

*ChampionsGate Community  
Development District*

*Agenda*

*September 8, 2025*

# AGENDA

# *ChampionsGate*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

August 29, 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, September 8, 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 July 14, 2025 Meeting
4. Consideration of FDOT Subordination Agreements
  - A. Parcel 801.07
  - B. Parcel 802.02
  - C. Parcel 805.04
5. Ratification of ROW Utilization Agreement with Rida Associates Limited Partnership
6. Ratification of Auditing Services Agreement with Grau & Associates for Fiscal Year 2025
7. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Review and Acceptance of Annual Engineer's Report
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
  - D. On-Site Manager's Report
    - i. Consideration of Mosquito Management Agreement Renewal with Clarke Environmental Mosquito Management, Inc.
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

Sincerely,



Jason M. Showe  
District Manager

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

Enclosures

## SECTION III

**MINUTES OF MEETING  
CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, **July 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   | Assistant Secretary                     |
| Darlene Clevenger | Assistant Secretary <i>by telephone</i> |
| Douglas Cady      | Assistant Secretary                     |

Also present were:

|                |                                     |
|----------------|-------------------------------------|
| Jason Showe    | District Manager                    |
| Scott Clark    | District Counsel                    |
| Pete Glasscock | Hanson Walter                       |
| Marc Reicher   | RIDA Associates <i>by telephone</i> |
| 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 May 12, 2025 Meeting**

|   |
|---|
| On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the minutes of the May 12, 2025 meeting were approved as presented. |
|---|

**FOURTH ORDER OF BUSINESS****Public Hearing**

On MOTION by Mr. Tennyson seconded by Mr. Cady with all in favor the public hearing was opened.

**A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations**

Mr. Showe stated Resolution 2025-04 adopts the fiscal year 2026 budget. Exhibit A is the proposed budget that reflects no increase in assessments. Capital projects is on page 8 and we anticipate having over \$1 million funding available at the end of this year. We are setting aside funds in next year's budget for milling and resurfacing.

On MOTION by Mr. Tennyson seconded by Mr. Cady with all in favor Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations was approved.

**B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe stated Resolution 2025-05 imposes special assessments and certifies an assessment roll. Exhibit A to the resolution is the budget you just adopted and exhibit B is the spreadsheet that we transmit to the tax collector that assigns the operations and maintenance assessment to each parcel of property.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the public hearing was closed.

**FIFTH ORDER OF BUSINESS**

**Consideration of Extension of On-Site  
Management Agreement with Rida  
Associates Limited Partnership**

Mr. Showe stated this is an extension of the onsite management agreement with Rida that was drafted by counsel.

On MOTION by Mr. Tennyson seconded by Ms. Allen with all in favor the onsite management agreement with Rida Associates Limited Partnership was extended through September 30, 2027.

**SIXTH ORDER OF BUSINESS**

**Approval of Work Authorization Request for  
ChampionsGate West Retail & Office  
Overflow Parking Lot**

Mr. Fracaso stated we are asking approval from the board on construction of a small area of CDD property.

Mr. Clark stated most of this ties into the Polk County part of the roadway, a little overflow parking driveway on a CDD owned roadway and if the board approves this, we recommend using the right of way driveway utilization agreement that we have used for three other projects to verify that everything will be restored and if there is insurance coverage and things like that.

On MOTION by Mr. Cady seconded by Ms. Allen with all in favor the work authorization for ChampionsGate West retail & office overflow parking lot was approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Parcel 806.03 Subordination  
Agreement from FDOT**

**EIGHTH ORDER OF BUSINESS**

**Ratification of Parcel 808.04 Subordination  
Resolution 2025-03**

Mr. Showe stated you approved both these at the last meeting but there were scrivener errors.

Mr. Clark stated they use the same documents in Reunion as they do here and there were a couple references to Reunion Community Development District. We had those changed and executed and this is just ratifying the subordination agreement and the resolution.

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the subordination agreement with FDOT for Parcel 806.03 and Resolution 2025-03 were ratified.



**NINTH ORDER OF BUSINESS****Review and Acceptance of the Fiscal Year  
2024 Audit Report**

Mr. Showe stated you have the fiscal year 2024 audit and I will direct you to the last page that is the report to management and you will see there are no current year findings, no prior year findings and it is a clean audit.

On MOTION by Mr. Tennyson seconded by Ms. Allen with all in favor the fiscal year 2024 audit was accepted.

**TENTH ORDER OF BUSINESS****District Goals and Objectives**

- A. Adoption of Fiscal Year 2026 Goals and Objectives**
- B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute**

Mr. Showe stated these are the reporting measures and standards that we are required by statute to approve. We kept the fiscal year 2026 goals and objectives the same as this year. We also included the 2025 report; we have met all the goals for 2025.

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the fiscal year 2026 goals and objectives were approved, and the chair was authorized to execute the fiscal year 2025 report.

**ELEVENTH ORDER OF BUSINESS****Staff Reports**

- A. Attorney**

Mr. Reicher asked with the legislation for the new condo laws, are we impacted in any way or is it about the same?

Mr. Clark stated I have not done a deep dive on that, but my understanding is it simply revises portions of the law that the prior legislature passed that related only to condos and they don't regulate us. No change for us.

- B. Engineer**

There being no comments, the next item followed.

- C. Manager**

- i. Approval of Check Register**

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

**ii. Balance Sheet and Income Statement**

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

**iii. Approval of Fiscal Year 2026 Meeting Schedule**

On MOTION by Mr. Tennyson seconded by Mr. Cady with all in favor the fiscal year 2026 meeting schedule was approved.

**D. Onsite Manager's Report**

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

**i. Consideration of Proposal for Paver Repair from Weber Environmental Services**

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the proposal from Weber Environmental Services for paver repair in the amount of \$1,325 was approved.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the proposal for landscape improvements as outlined in the onsite manager's report to improve line of sight issues at various intersections in the amount of \$5,123 was approved.

**TWELFTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Allen asked what is going on outside the promenade entrance?

Ms. Fracaso stated Pike Electric that does the sub-contracting work for Duke was there with a new transformer.

Ms. Allen stated they literally buried the plants with dirt and did nothing to preserve all the landscaping.

Mr. Fracaso stated I will reach out to Duke this week to find out what their restoration process is.

**FOURTEENTH ORDER OF BUSINESS      Audience Comments**

There being no comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS      Adjournment**

|   |
|---|
| On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the meeting adjourned at 2:34 p.m. |
|---|

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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. 801.07  
SECTION 92130  
F.P. NO. 431456-1  
STATE ROAD 400  
COUNTY OSCEOLA

### **SUBORDINATION AGREEMENT**

THIS AGREEMENT, Made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, 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 801  
PERPETUAL EASEMENT**

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

---

THAT PART OF:

Lot 1, Championsgate Village Phase 12, according to the Plat thereof, as recorded in Plat Book 23, Page 43, of the Public records of Osceola County, Florida.

PARCEL NO. 801.07  
SECTION 92130  
F.P. NO. 431456-1  
PAGE 2

(BEING the lands described in Official Records Book 4871, Page 2561, 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 said Southeast 1/4, a distance of 113.63 feet to a point on the existing Northwesternly Limited Access Right of Way Line of State Road 400, as shown on said map; thence departing said West line, run North 18°46'04" East, along said Northwesternly Limited Access Right of Way Line, a distance of 278.69 feet to the Southeast corner of Lot 1, Championsgate Village Phase 12, Plat Book 23, Pages 43 and 44, Public Records of Osceola County, Florida; thence departing said Northwesternly Limited Access Right of Way Line run North 78°53'31" West along the South line of said Lot 1, a distance of 7.40 feet to the POINT OF BEGINNING; thence continue North 78°53'31" West, along said South line a distance of 22.47 feet; thence departing said South line, run North 18°46'04" East, a distance of 92.13 feet to the intersection with the North line of said Lot 1; thence South 78°42'35" East along said North line, a distance of 22.46 feet; thence departing said North line, run South 18°46'04" West, parallel to and 7.33 feet West of aforesaid Northwesternly Limited Access Right of Way Line, a distance of 92.05 feet to the POINT OF BEGINNING;

CONTAINING 2,051 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. 801.07  
SECTION 92130  
F.P. NO. 431456-1  
PAGE 3

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 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

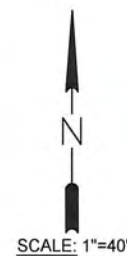
The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ as Chairman of the Board of Supervisors of the CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District, who is personally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

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



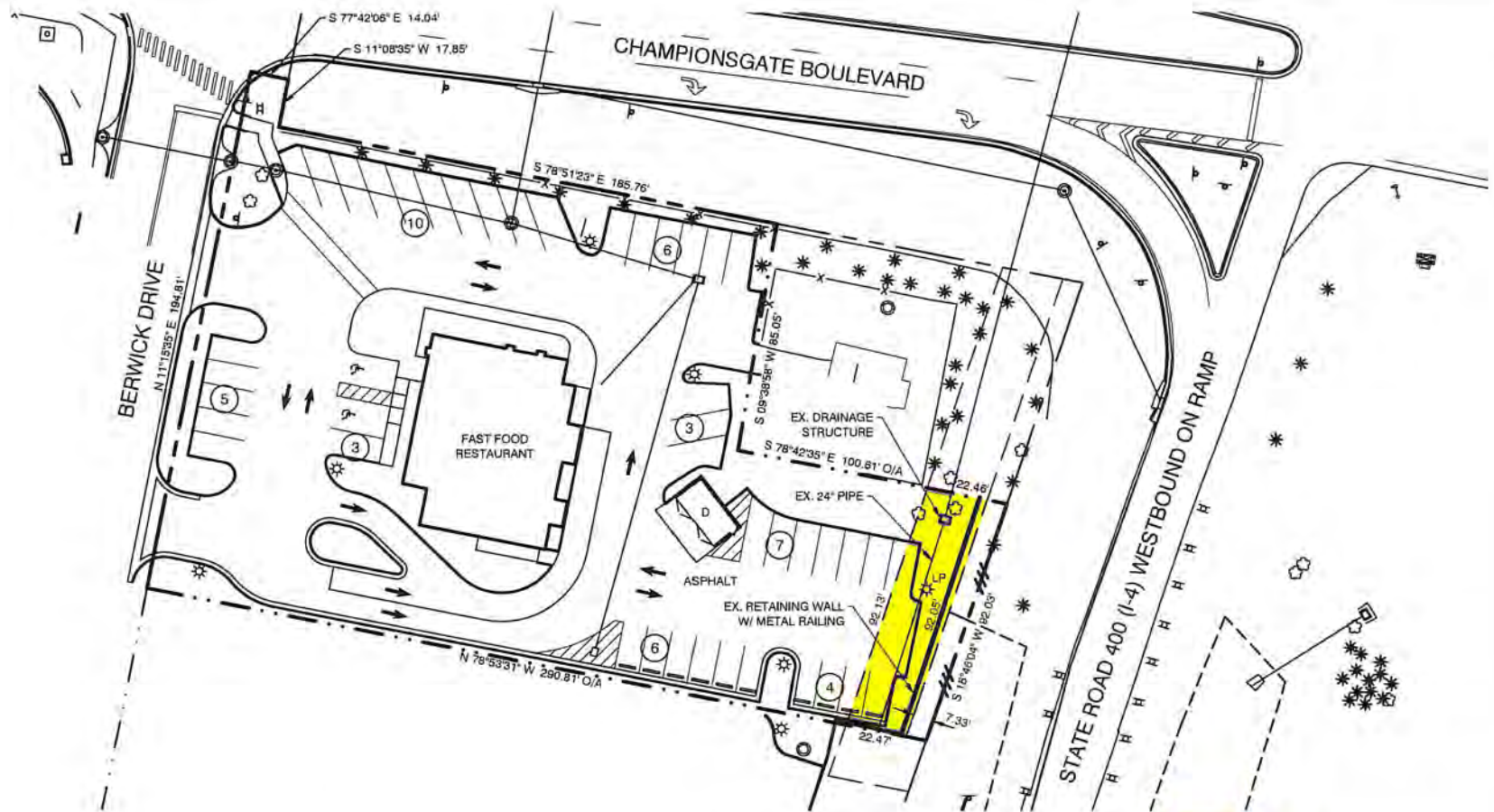


BEFORE ACQUISITION  
STATE ROAD NO. 400 (I-4)  
BARTHELL FAMILY TRUST  
PARCEL 801



LMA JOB #: 800-01.801





**BEFORE ACQUISITION  
STATE ROAD NO. 400 (I-4)  
BARTHELL FAMILY TRUST  
PARCEL 801**

SCALE: 1"=40'

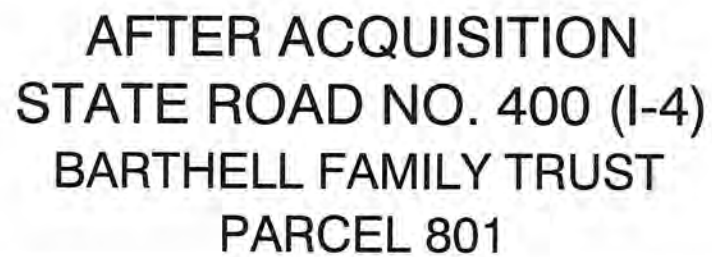
**PARCEL 801  
PERPETUAL DRAINAGE EASEMENT**

PARENT TRACT: 44,431 S.F./1.020 AC.  
PARCEL 801: 2,051 S.F./0.047 AC.  
REMAINDER: 44,431 S.F./1.020 AC.

**LMA**  
Landon, Moree & Associates, Inc.  
Civil & Environmental Engineers - Planners - Surveyors

31622 U.S. 19 North Palm Harbor, Florida 34684  
Phone: (727) 789-5010, Fax: (727) 787-4394  
Toll Free: (800) 262-7960, WWW.LMAENGR.COM

LMA JOB #: 800-01.801



**LMA**  
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Civil & Environmental Engineers - Planners - Surveyors

31622 U.S. 19 North Palm Harbor, Florida 34684  
Phone: (727) 789-5010, Fax: (727) 787-4394  
Toll Free: (800) 262-7960, [WWW.LMAENGR.Com](http://WWW.LMAENGR.Com)

93

## SECTION B

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. 802.02  
SECTION 92130  
F.P. NO. 431456-1  
STATE ROAD 400  
COUNTY OSCEOLA

### **SUBORDINATION AGREEMENT**

THIS AGREEMENT, Made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, 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 802  
PERPETUAL EASEMENT**

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

---

THAT PART OF:

Tract LS-1 of ChampionsGate Village Phase 12, according to the map or plat thereof recorded in Plat Book 23 Page 43, of the Public Records of Osceola County, Florida.

PARCEL NO. 802.02  
SECTION 92130  
F.P. NO. 431456-1  
PAGE 2

(BEING a portion of the lands described in Official Records Book 3931, Page 738, 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 113.63 feet to a point on the existing Northwesterly Limited Access Right of Way Line of State Road 400, as shown on said map; thence departing said West line, run North 18°46'04" East, along said existing Northwesterly Limited Access Right of Way Line, a distance of 370.72 feet to the Southeast corner of Tract LS-1, Championsgate Village Phase 12, Plat Book 23, Pages 43 and 44, Public Records of Osceola County, Florida; thence departing said Northwesterly Limited Access Right of Way Line, run North 78°42'35" West along the South line of said Tract LS-1, a distance of 7.40 feet to the POINT OF BEGINNING; thence continue North 78°42'35" West along said South line a distance of 22.46 feet; thence departing said South line, run North 18°46'04" East, a distance of 85.96 feet to the intersection with the existing South Limited Access Right of Way Line of State Road 400, as shown on said map; thence South 78°51'23" East along said South Limited Access Right of Way Line a distance of 22.47 feet; thence departing said South Limited Access Right of Way Line, run South 18°46'04" West, parallel to and 7.33 feet West of aforesaid Northwesterly Limited Access Right of Way Line, a distance of 86.02 feet to the POINT OF BEGINNING.

CONTAINING 1,915 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. 802.02  
SECTION 92130  
F.P. NO. 431456-1  
PAGE 3

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 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

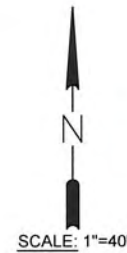
The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ as Chairman of the Board of Supervisors of the CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District, who is personally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

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





BEFORE ACQUISITION  
STATE ROAD NO. 400 (I-4)  
CG DOWNTOWN ASSOC., L.L.C.  
PARCEL 802

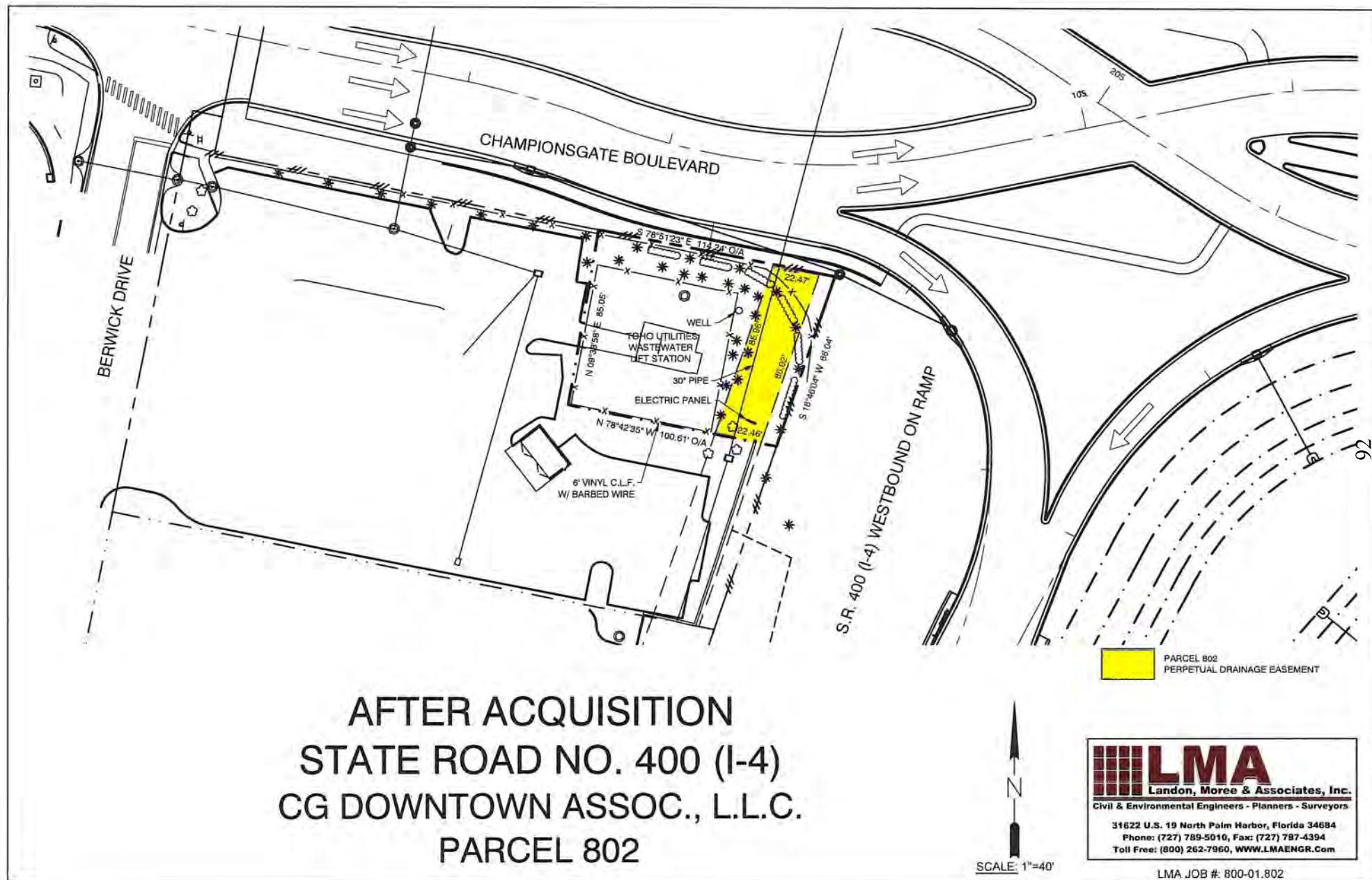


**LMA**  
Landon, Moree & Associates, Inc.  
Civil & Environmental Engineers - Planners - Surveyors  
31622 U.S. 19 North Palm Harbor, Florida 34684  
Phone: (727) 789-5010, Fax: (727) 787-4394  
Toll Free: (800) 262-7960, WWW.LMAENGR.Com

LMA JOB #: 800-01.802







# SECTION C

36-SUB02-09/01  
January 19, 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. 805.04  
SECTION 92130  
F.P. NO. 431456-1  
STATE ROAD 400  
COUNTY OSCEOLA

### **SUBORDINATION AGREEMENT**

THIS AGREEMENT, Made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, 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 805  
PERPETUAL EASEMENT**

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

---

THAT PART OF:

Lot 1, ChampionsGate Village Phase 10, according to the plat thereof as recorded in Plat Book 18, Page 37, Public Records of Osceola County, Florida.

PARCEL NO. 805.04  
SECTION 92130  
F.P. NO. 431456-1  
PAGE 2

(BEING the lands described in Official Records Book 4912, Page 2378, 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 158.69 feet to the POINT OF BEGINNING; thence departing said North Limited Access Right of Way Line, run North 44°57'04" East, a distance of 115.71 feet to the intersection with the Northeasterly line of Lot 1, Championsgate Village Phase 10, Plat Book 18, Page 37, Public Records of Osceola County, Florida; thence South 31°10'32" East along said Northeasterly line, a distance of 13.48 feet to the intersection with the existing Northwesterly Limited Access Right of Way Line of State Road 400, as shown on said map; thence departing said Northeasterly line and said Northwesterly Limited Access Right of Way Line, run South 43°26'15" West, a distance of 101.95 feet to the intersection with the aforesaid North Limited Access Right of Way Line of State Road 400; thence North 78°51'23" West along said North Limited Access Right of Way Line, a distance of 18.99 feet to the POINT OF BEGINNING.

CONTAINING 1,575 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. 805.04  
SECTION 92130  
F.P. NO. 431456-1  
PAGE 3

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 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

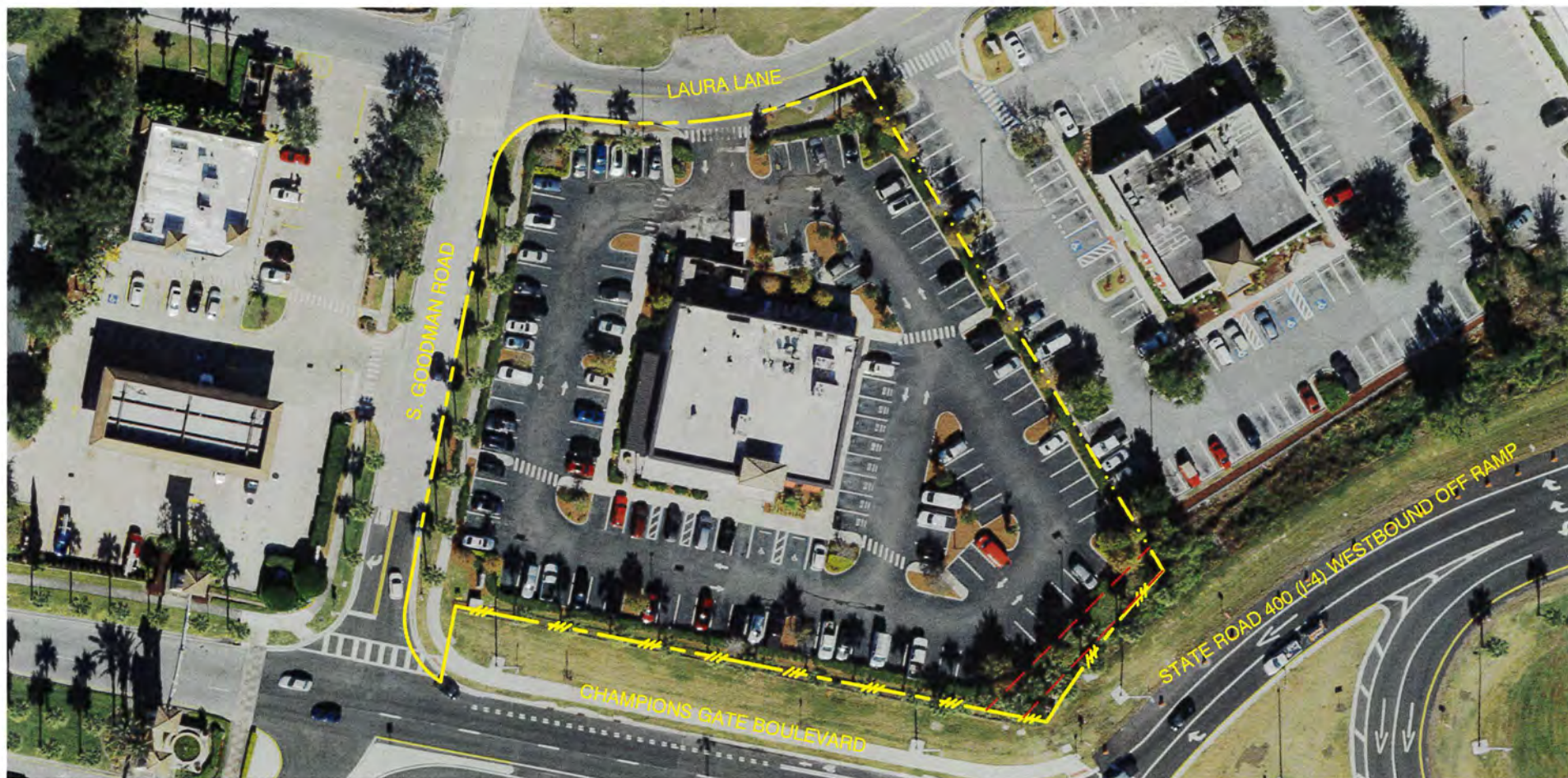
ADDRESS OF GRANTOR:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

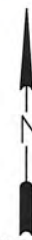
The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ as Chairman of the Board of Supervisors of the CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District, who is personally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

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





BEFORE ACQUISITION  
STATE ROAD NO. 400 (I-4)  
AMW PROPERTIES, L.L.C.  
PARCEL 805

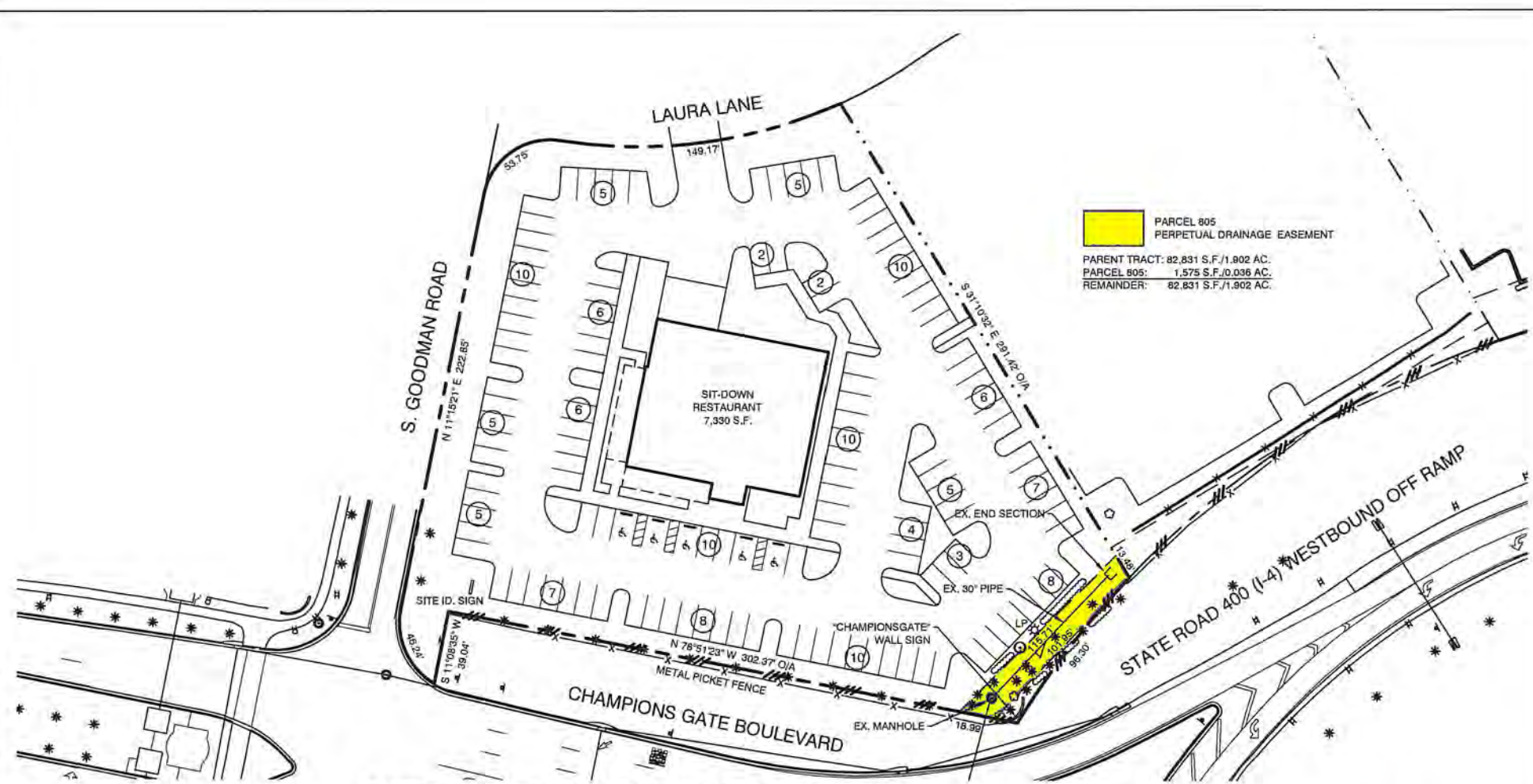



SCALE: 1"=50'

**LMA**  
Landon, Moree & Associates, Inc.  
Civil & Environmental Engineers - Planners - Surveyors  
31622 U.S. 19 North Palm Harbor, Florida 34684  
Phone: (727) 789-5010, Fax: (727) 787-4394  
Toll Free: (800) 262-7960, WWW.LMAENGR.Com

LMA JOB #: 800-01.805





 **PARCEL 805**  
**PERPETUAL DRAINAGE EASEMENT**  
 PARENT TRACT: 82,831 S.F./1.902 AC.  
 PARCEL 805: 1,575 S.F./0.036 AC.  
 REMAINDER: 82,831 S.F./1.902 AC.

**BEFORE ACQUISITION**  
**STATE ROAD NO. 400 (I-4)**  
**AMW PROPERTIES, L.L.C.**  
**PARCEL 805**

N  
 SCALE: 1"=50'



**LMA**  
 Landon, Moree & Associates, Inc.  
 Civil & Environmental Engineers - Planners - Surveyors  
 31622 U.S. 19 North Palm Harbor, Florida 34684  
 Phone: (727) 789-5010, Fax: (727) 787-4394  
 Toll Free: (800) 262-7960, WWW.LMAENGR.Com

LMA JOB #: 800-01.805





## SECTION V

## **RIGHT OF WAY UTILIZATION AGREEMENT**

This Agreement made and entered into this 20<sup>th</sup> day of August, 20 25 (the "Agreement"), by and between CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT, c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, hereinafter referred to as the "DISTRICT," and RIDA ASSOCIATES LIMITED PARTNERSHIP, hereinafter referred to as "LICENSEE."

The DISTRICT'S issuance of a right of way utilization permit to the LICENSEE is subject to the terms and conditions of this Agreement for the following described limits and as graphically shown on Exhibit "A":

Property Subject to Agreement: That certain portion of ChampionsGate Boulevard as shown on Plat Book 12, Pages 39 through 42, Osceola County, Florida ("Tract H").

Limits of Works: Improvements in Osceola County consisting of the construction of an overflow parking lot to serve LICENSEE's proposed retail project along ChampionsGate Boulevard along a portion of Tract H as shown on Exhibit "A" (the "Work").

### **CONDITIONS OF PERMIT**

1. Upon completion of the Work, the LICENSEE shall be responsible to maintain, replace, repair and restore all sod, landscaping, or other improvements within the limits of works in the entire right of way regardless if the LICENSEE installed the improvements.
2. The LICENSEE shall not, while performing the Work, except as depicted on Exhibit "A," damage or disturb any portion of the DISTRICT's right of way without prior written approval by the DISTRICT and the DISTRICT's prior written approval of a plan to restore the disturbed area.
3. Nothing contained herein or by virtue of the installation and/or maintenance of the Work shall give or grant the LICENSEE any prescriptive or adverse right, title or interest in the DISTRICT right of way. Neither this Agreement, nor any other permits issued by the DISTRICT to the LICENSEE shall create any property right in the DISTRICT's right of way. LICENSEE agrees that it shall not attempt to record this Agreement or any other permit(s) in the official land records of Osceola County, Florida. Any attempt to record either this Agreement or any other

permit(s) shall be cause for immediate termination of this Agreement and the other permit(s) by the DISTRICT.

4. The Work shall be performed as shown on Exhibit “A” attached hereto and incorporated herein by reference (the “Project”), in accordance with all specifications and design standards that are part thereof. The duties and obligations of the LICENSEE described in Exhibit “A” may also be referred to herein as the “Scope of Work.” LICENSEE shall comply with Osceola County, Florida Department of Transportation and other agency regulations and requirements for directional drill crossing of roadways.
5. The Work shall be performed and maintained in such a manner as to minimize interference with the intended use of the DISTRICT right of way. The Work shall be constructed and maintained in such a manner as to not create a safety hazard for the use of the DISTRICT right of way by the Public. Prior to commencing the Intersection Improvements, LICENSEE shall provide an approved Maintenance of Traffic (MOT) Plan for District’s approval. The MOT plan shall be coordinated with the District’s representative and shall be adhered to and enforced any time work is being performed on the Project, regardless whether a permit is required. The MOT plan shall conform to the latest edition of the FDOT Design Standards 600 series and The Manual on Uniform Traffic Control Devices (MUTCD). A copy of the MOT plan shall be kept on the Project site at all times. The MOT plan is valid for the duration of the Project. LICENSEE shall have the responsibility of the setup and removal of all MOT devices when required.
6. If any of the LICENSEE’S Work causes a safety hazard, causes damage to any other improvements within the DISTRICT right of way, or interferes with any construction, reconstruction, alteration, modification or improvement by the DISTRICT, the hazard or interference shall be removed or relocated by LICENSEE within 24 hours of receipt of notification from the DISTRICT. Failure to remove or relocate the hazard or interference within the said 24 hour period shall entitle the DISTRICT to remove the specific hazard or interference and the LICENSEE shall pay any costs incurred by the DISTRICT for such removal or relocation. Failure to remove or relocate the hazard or interference within 24 hours of receipt of notice from the DISTRICT, and failure to reimburse the DISTRICT for the cost

incurred by the DISTRICT to remove or relocate the hazard or interference, shall each be cause for immediate termination of this Agreement by the DISTRICT.

7. Any hazard that is created by the LICENSEE's performance of the Work and is determined by the DISTRICT, in its sole and absolute discretion, to be of such significance that it is creating an immediate danger to users of the right of way or any improvements within the right of way, the DISTRICT may immediately, and without prior notice to the LICENSEE, remove or eliminate said hazard and require the LICENSEE to reimburse the DISTRICT for all cost associated with the removal or elimination of that hazard. Failure to reimburse the DISTRICT for the cost incurred by the DISTRICT to remove or eliminate the hazard shall be cause for immediate termination of this Agreement by the DISTRICT.
8. The Work shall be located and maintained in such a manner as to not create a sight distance problem for existing or future driveway or road connections. Sight distance standards shall be those set forth in the latest edition of the FDOT Design Standards or Osceola County Land Development Code. Upon receipt of notice from the DISTRICT that any improvement installed by the LICENSEE creates a sight distance safety hazard (a "Non-compliant Improvement"), LICENSEE shall remove and relocate LICENSEE's Non-compliant Improvement(s) at LICENSEE's sole cost and expense, to the extent necessary to comply with the latest edition of the FDOT Design Standards and/or Land Development Code sight distance regulations. Removal and relocation of Non-compliant Improvements shall be completed within 24 hours of the LICENSEE's receipt of the DISTRICT's notice. Failure to remove and relocate any Non-compliant Improvement within 24 hours of the LICENSEE's receipt of the DISTRICT's notice shall be cause for immediate termination of this Agreement.
9. Irrigation systems existing in the DISTRICT right of way are not listed with utility relocation companies and as such may be damaged by other right of way users, licensees and/or easement holders. The DISTRICT will not be responsible for any damage to the LICENSEE's irrigation systems installed in conjunction with this Agreement resulting from the issuance by the DISTRICT of a right of way utilization permit to any such user or resulting from any other user's activities within the DISTRICT right of way. The LICENSEE agrees that before performance of any work within the right of way, LICENSEE will contact "Sunshine State

One Call” and withhold commencement of work until all underground utilities have been properly located and marked.

10. The LICENSEE agrees to be liable for any and all damages, losses, and expenses incurred, by the DISTRICT, caused by the acts and/or omissions of the LICENSEE, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. To the extent permitted by law, the LICENSEE agrees to indemnify, defend and hold the DISTRICT harmless for any and all claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney’s fees, arising from any and all acts and/or omissions of the LICENSEE, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. Said indemnification, defense, and hold harmless actions shall not be limited by any insurance amounts required hereunder.

#### 11. INSURANCE

A. The LICENSEE shall not commence any installation and/or maintenance work in connection with this Agreement until it has obtained all of the following types of insurance and has provided proof of same to the DISTRICT, in the form of a certificate prior to the start of any work, nor shall the LICENSEE allow any subcontractor to commence work on its subcontract until all similar insurance required of the subcontractor has been so obtained and approved. All insurance policies shall be with insurers qualified and doing business in Florida.

B. The LICENSEE shall maintain the following types of insurance, with the respective minimum limits:

1. AUTOMOBILE LIABILITY: Combined Property Damage and Bodily Injury, One Million Dollars (\$1,000,000.00) – Any Auto:
2. GENERAL LIABILITY: One Million Dollars (\$1,000,000.00) each occurrence:
3. DAMAGE TO RENTED PREMISES – Fifty Thousand Dollars (\$50,000.00) Any single occurrence:
4. MEDICAL EXPENSES: Five Thousand Dollars (\$5,000.00), any one person;
5. PERSONAL & ADVERTISING INJURY: One Million Dollars (\$1,000,000.00);
6. GENERAL AGGREGATE: One Million Dollars (\$1,000,000.00);

7. **WORKERS' COMPENSATION:** Employers liability insurance which covers the statutory obligation for all persons engaged in the performance of the work required hereunder with limits not less than \$1,000,000.00 per occurrence. Evidence of qualified self-insurance status will suffice for this subsection. The LICENSEE understands and acknowledges that it shall be solely responsible for any and all medical and liability costs associated with an injury to itself and/or to its employees, subcontractors, volunteers, and the like, including the costs to defend the DISTRICT in the event of litigation against same.

C. The LICENSEE shall name the "ChampionsGate Community Development District" as additional insured, to the extent of the services to be provided hereunder, on all required insurance policies, and provide the DISTRICT with proof of same.

D. The LICENSEE shall provide the DISTRICT's District Manager with a Certificate of Insurance evidencing such coverage for the duration of this Agreement. Said Certificate of Insurance shall be dated and show:

1. The name of the insured LICENSEE,
2. The specified job by name and job number,
3. The name of the insurer,
4. The number of the policy,
5. The effective date,
6. The termination date,
7. A statement that the insurer will mail notice to the DISTRICT at least thirty (30) days prior to any material changes in the provisions or cancellation of the policy.
8. The Certificate Holders Box must read as follows. Any other wording in the Certificate Holders Box shall not be acceptable.

|   |
|---|
| <p style="text-align: center;"><b>ChampionsGate Community Development District,<br/>Board of Supervisors c/o District Manager<br/>219 E. Livingston Street<br/>Orlando, Florida 32801</b></p> |
|---|

E. Receipt of certificates or other documentation of insurance or policies or copies of policies by the DISTRICT, or by any of its representatives, which indicates less coverage

than is required, does not constitute a waiver of the LICENSEE's obligation to fulfill the insurance requirements specified herein.

F. The LICENSEE shall ensure that any sub-contractor(s), hired to perform any of the duties contained in the Scope of Services of this Agreement, maintain the same insurance requirements set forth herein. In addition, the LICENSEE shall maintain proof of same on file and made readily available upon request by the DISTRICT.

G. The DISTRICT shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the LICENSEE and/or subcontractor providing such insurance.

H. All insurance carriers shall have an AM Best Rating of at least A- and a size of VII or larger. The General Liability and Workers' Compensation policies shall have a waiver of subrogation in favor of ChampionsGate Community Development District. The liability policies shall be Primary/Non-Contributory.

13. Provisions, restrictions and conditions of this Agreement shall not be modified or amended except in a written instrument which has been executed and acknowledged by authorized representatives of the LICENSEE and the DISTRICT.

14. DISTRICT is subject to the requirements of Chapter 119 of the Florida Statutes pertaining to Public Records. As such, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the DISTRICT in connection with the transaction of its official business are public records.

In connection with this Agreement, LICENSEE shall comply with Chapter 119, Florida Statutes, as follows:

A. Keep and maintain public records required by the DISTRICT to perform the services that are the subject of this Agreement.

B. Upon the request of the DISTRICT's Custodian of Public Records, provide the DISTRICT with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law.



C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the DISTRICT.

D. Upon completion of the Agreement, transfer, at no cost, to the DISTRICT all public records in LICENSEE's possession or keep and maintain public records required by the DISTRICT to perform the services that are the subject of this Agreement. If LICENSEE transfers all public records to the DISTRICT upon completion of the Agreement, LICENSEE shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If LICENSEE keeps and maintains public records upon completion of the Agreement, LICENSEE shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the DISTRICT, upon request from the DISTRICT's Custodian of Public Records, in a format that is compatible with the DISTRICT's information technology systems.

**IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE DISTRICT IN THIS AGREEMENT.**

15. E-Verify Requirement.

A. The DISTRICT is subject to the requirements of section 448.095, Florida Statutes, pertaining to the use of the E-Verify system to confirm the work authorization status of all employees hired on or after January 1, 2021. By signing this Agreement, LICENSEE acknowledges and confirms that it is registered with and uses the E-Verify system to confirm the work authorization status of all new hires. LICENSEE further confirms that it shall only subcontract work to be performed under this Agreement to subcontractors who are registered with and use the E-Verify system and have provided to LICENSEE the affidavit described in section 448.095(5)(b). LICENSEE must maintain a copy of the subcontractor's affidavit for the duration of this Agreement.

B. Upon a good faith belief that LICENSEE has knowingly violated section 448.09(1), DISTRICT shall terminate this Agreement. Such termination shall not constitute a

breach by the DISTRICT. In addition, LICENSEE may not thereafter be awarded a public contract for at least 1 year after the date on which this Agreement was terminated and shall be liable to DISTRICT for any additional costs incurred thereby as a result of the termination.

C. Upon a good faith belief that any of LICENSEE's subcontractors have knowingly violated section 448.09(1), but the LICENSEE otherwise complied with this subsection, DISTRICT shall promptly notify the LICENSEE and order the LICENSEE to immediately terminate its contract with the subcontractor.

16. All notices required or desired pursuant to this Agreement shall be made in writing and shall be delivered through the United States Postal Services, first class mail, postage prepaid and addressed to the following addresses:

To the DISTRICT: ChampionsGate Community Development District  
c/o Governmental Management Services - Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801  
Attention: Jason M. Showe, District Manager  
Telephone: (407) 841-5524

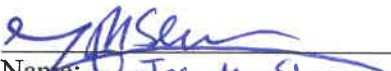
With a copy to: Clark & Albaugh, PLLC  
1800 Town Plaza Court  
Winter Springs, FL 32708  
Attention: Scott D. Clark, District Counsel  
Telephone: (407) 647-7600


To the LICENSEE: Rida Associates Limited Partnership  
4669 SW Freeway, Suite 400  
Houston, TX 77027  
Attention: Ira Mitzner  
Telephone: \_\_\_\_\_

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement on the day,  
month, and year last executed below.

DISTRICT:  
CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT

Attest:

  
Name: Jason M. Shum  
Title: Asst Secretary

By:   
Name: Lee Dawson  
Title: Chairman  
Date: 8/20/25

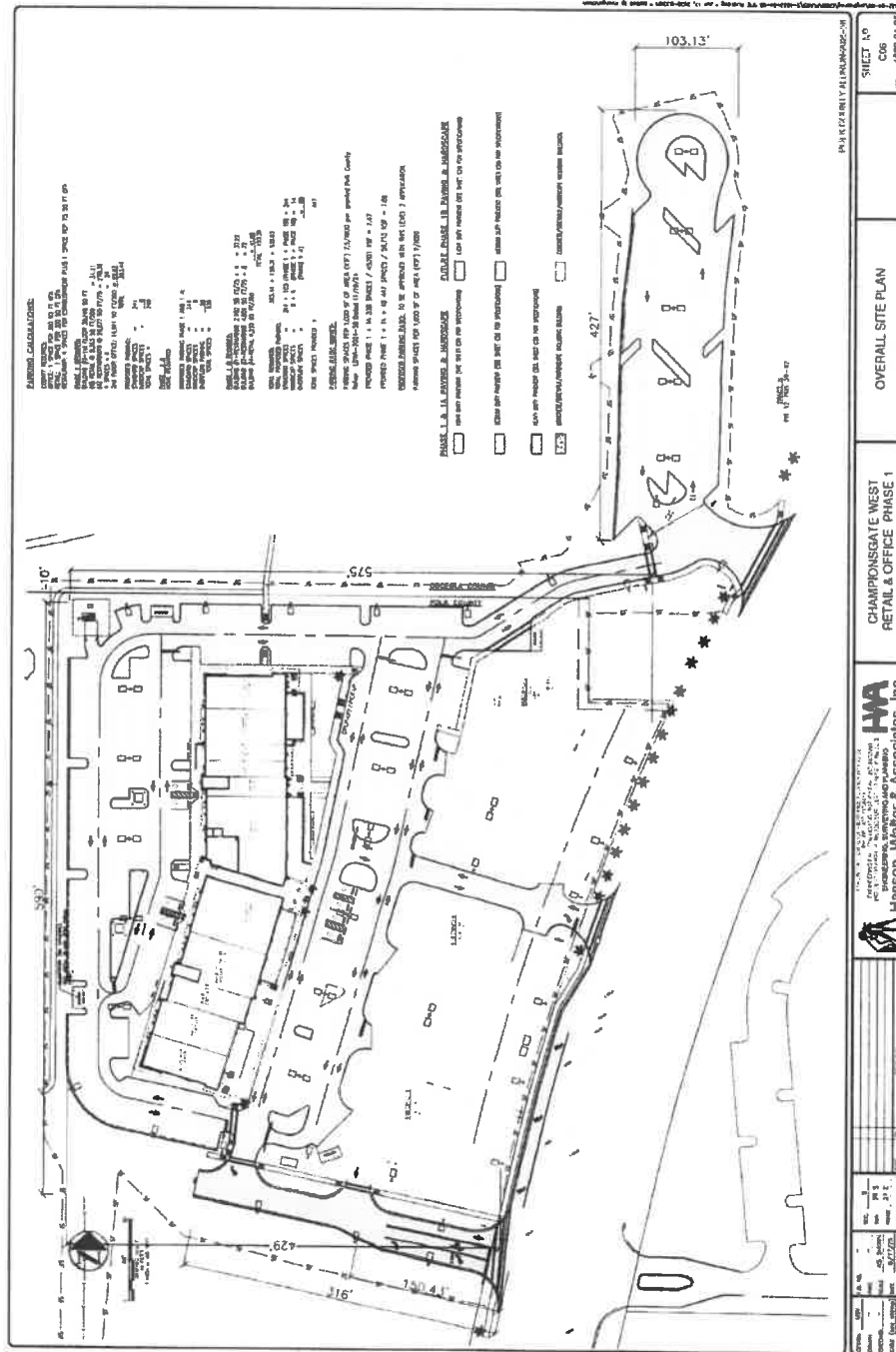
WITNESSES:-

Printed \_\_\_\_\_  
\_\_\_\_\_  
Printed \_\_\_\_\_  
\_\_\_\_\_

LICENSEE:-  
RIDA ASSOCIATES LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
Printed: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

# EXHIBIT "A"



## SECTION VI



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

August 11, 2025

Board of Supervisors  
ChampionsGate Community Development District  
219 East Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide ChampionsGate Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of ChampionsGate Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.



**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.**

Our fee for these services will not exceed \$3,700 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to ChampionsGate Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of ChampionsGate Community Development District.

By:  \_\_\_\_\_

Title: **Assistant Secretary** \_\_\_\_\_

Date: **8/25/25** \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

**Peer Review Team**  
**FICPA Peer Review Committee**

**850.224.2727, x5957**

**cc: Daniel Hevia, Racquel McIntosh**

**Firm Number: 900004390114**

**Review Number: 594791**

## SECTION VII

## SECTION B

# SECTION i



**HANSON, WALTER & ASSOCIATES, INC.**

**PROFESSIONAL ENGINEERING, SURVEYING & PLANNING**

July 8, 2025

Mr. Jason Showe  
Governmental Management Services - District Manager  
Champions Gate Community Development District  
219 E. Livingston St.  
Orlando, FL 32801

Re: Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture  
Champions Gate Community Development District  
HWA #4832-07

Dear Mr. Showe:

Hanson, Walter & Associates, Inc., in accordance with Section 9.21 of the Master Trust Indenture, has completed our annual review of the portions of the project within the ChampionsGate Community Development District. We have performed an overall site inspection of District owned facilities and are relying on District sources we believe as credible and what has been represented to us is accurate to the best of our knowledge. We find these portions have been maintained in sufficiently good repair with the following exception(s), which are also indicated on the attached color aerial map exhibit;

1. The weir structure south of the apartments is starting to become overgrown with vegetation. The structure should be cleared for proper control of flow of stormwater to the pond. This effort should be completed by District Staff.
2. The soil in the bank at the mitered end section on the South slope has eroded away and the void should be filled with dirt and re-sodded. This effort should be completed by District Staff.
3. The crosswalk pavers are dislodged at the intersection of Links and Masters Blvd. and should be replaced. The estimated cost to replace the crosswalk is \$5,000.
4. The control structure south of Portofino Dr. needs to be cleared of vegetation and trash. This effort should be completed by District Staff.
5. Numerous Sidewalk cracks and or Joints have more than the ADA allowable elevation change. Please see attached map for locations. The CDD has a sidewalk maintenance repair program in place and these areas should be monitored for ADA compliance.
6. The Outfall Structures on both sides of Legends Blvd. need to be cleared of vegetation and trash. This effort should be completed by District Staff.
7. The Wier and Skimmer along the Wetland on the East side of Masters Blvd. (South end) needs to be cleared of overgrown vegetation. This effort should be completed by District Staff.

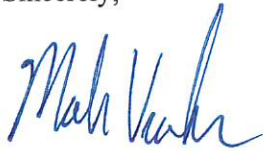
8. The grate atop the control structure on the West side of the shopping center is starting to fill with debris. The control structure grate should be cleaned out for proper drainage. There is also trash along the pond bank that should be cleared. This effort should be completed by District Staff.
9. Championsgate Blvd is showing excessive cracking on the road pavement. The Blvd. is scheduled for resurfacing in Fiscal Year 2027.

It is our opinion that the Operations and Maintenance budget for the fiscal year 2025 is sufficient for proper maintenance of the Champions Gate Community Development District.

In addition, the current limits of insurance coverage for Hanson, Walter & Associates, Inc., are adequate in accordance with Section 9.14 of the Master Trust Indenture and the District carries insurance that is similar to other Districts we are familiar with and the coverage is typical of other Districts for the infrastructure that is managed by the District. However, insurance requirements in general are not an area of expertise of Hanson, Walter & Associates, Inc.

If you should have any questions or require additional information, please contact our office.

Sincerely,



Mark Vincutonis, P.E.  
attachment



8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433  
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: [hwa@hansonwalter.com](mailto:hwa@hansonwalter.com)  
Website: [www.hansonwalter.com](http://www.hansonwalter.com)





# SECTION C

# SECTION i



# ChampionsGate

## Community Development District

### Summary of Invoices

May 01, 2025 - August 31, 2025

| Fund         | Date              | Check No.'s | Amount               |
|--------------|-------------------|-------------|----------------------|
| General Fund |                   |             |                      |
|              | 5/1/25            | 5449-5451   | \$ 14,427.84         |
|              | 5/9/25            | 5452-5454   | 19,491.29            |
|              | 5/16/25           | 5455-5456   | 4,333.17             |
|              | 5/21/25           | 5457-5460   | 3,035.36             |
|              | 6/3/25            | 5461-5463   | 16,624.32            |
|              | 6/11/25           | 5464-5468   | 14,578.60            |
|              | 6/17/25           | 5469-5470   | 4,132.25             |
|              | 6/24/25           | 5471-5474   | 17,157.15            |
|              | 7/1/25            | 5475-5476   | 14,323.34            |
|              | 7/8/25            | 5477-5478   | 489.85               |
|              | 7/16/25           | 5479-5483   | 24,915.52            |
|              | 7/22/25           | 5484-5487   | 4,023.06             |
|              | 7/30/25           | 5488        | 360.00               |
|              | 8/5/25            | 5489-5492   | 29,733.13            |
|              | 8/12/25           | 5493-5496   | 14,356.85            |
|              | 8/21/25           | 5497-5500   | 6,309.44             |
|              | 8/26/25           | 5501-5503   | 5,953.00             |
|              |                   |             | <hr/>                |
|              |                   |             | \$ 194,244.17        |
| Payroll      |                   |             |                      |
|              | <u>July 2025</u>  |             |                      |
|              | Darin Tennyson    | 50477       | \$ 184.70            |
|              | Darlene Clevenger | 50478       | 162.70               |
|              | Douglas Cady      | 50479       | 184.70               |
|              | Elizabeth Allen   | 50480       | 184.70               |
|              | Lee Dawson        | 50481       | 184.70               |
|              |                   |             | <hr/>                |
|              |                   |             | \$ 901.50            |
| <b>TOTAL</b> |                   |             | <b>\$ 195,145.67</b> |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|-----------------------------|
| 5/01/25       | 00030 | 5/01/25 19129                     | 202504 310-51300-31500                           | MTG/AGDA/PREP/I-4 TAKING            | *      | 1,768.00  |                             |
|               |       |                                   |  | CLARK & ALBAUGH LLP *DNU*           |        |           | 1,768.00 005449             |
| 5/01/25       | 00022 | 4/25/25 35981A                    | 202504 320-53800-46800                           | 2ARCH.FOUNTAIN CLN APR25            | *      | 360.00    |                             |
|               |       |                                   |  | FOUNTAIN DESIGN GROUP, INC.         |        |           | 360.00 005450               |
| 5/01/25       | 00105 | 5/01/25 45778                     | 202505 320-53800-12000                           | ONSITE SERVICES MAY25               | *      | 12,299.84 |                             |
|               |       |                                   |  | RIDA ASSOCIATES LIMITED PARTNERSHIP |        |           | 12,299.84 005451            |
| 5/09/25       | 00153 | 4/30/25 25630402                  | 202504 320-53800-34500                           | SECURITY SVCS APR25                 | *      | 2,600.00  |                             |
|               |       |                                   |  | EZRA JACKSON                        |        |           | 2,600.00 005452             |
| 5/09/25       | 00139 | 4/30/25 27370402                  | 202504 320-53800-34500                           | SCHEDULER FEE APR25                 | *      | 750.00    |                             |
|               |       | 4/30/25 27370403                  | 202504 320-53800-34500                           | SECURITY SVCS APR25                 | *      | 2,860.00  |                             |
|               |       |                                   |  | MAURICE NORMAN VILSAINT DBA         |        |           | 3,610.00 005453             |
| 5/09/25       | 00157 | 5/01/25 204265                    | 202505 320-53800-46200                           | LANDSCAPE MAINT MAY25               | *      | 13,281.29 |                             |
|               |       |                                   |  | WEBER ENVIRONMENTAL SERVICES LLC    |        |           | 13,281.29 005454            |
| 5/16/25       | 00049 | 5/01/25 268                       | 202505 310-51300-34000                           | MANAGEMENT FEES MAY25               | *      | 3,541.67  |                             |
|               |       | 5/01/25 268                       | 202505 310-51300-35200                           | WEBSITE ADMIN MAY25                 | *      | 122.50    |                             |
|               |       | 5/01/25 268                       | 202505 310-51300-35100                           | INFORMATION TECH MAY25              | *      | 157.50    |                             |
|               |       | 5/01/25 268                       | 202505 310-51300-51000                           | OFFICE SUPPLIES MAY25               | *      | .48       |                             |
|               |       | 5/01/25 268                       | 202505 310-51300-42000                           | POSTAGE MAY25                       | *      | 41.02     |                             |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES    |        |           | 3,863.17 005455             |
| 5/16/25       | 00026 | 5/08/25 2024272                   | 202505 320-53800-46700                           | WATER MANAGEMENT MAY25              | *      | 470.00    |                             |
|               |       |                                   |  | THE LAKE DOCTORS, INC.              |        |           | 470.00 005456               |
| 5/21/25       | 00047 | 5/15/25 1036243                   | 202505 320-53800-46900                           | MOSQUITO MGMT SRVC MAY25            | *      | 1,011.20  |                             |
|               |       |                                   |  | CLARKE ENVIRONMENTAL MOSQUITO MGMT  |        |           | 1,011.20 005457             |
|               |       |                                   |  | CHMP CHAMP GATE TVISCARRA           |        |           |                             |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS    | VENDOR NAME                         | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|---|-------------------------------------|--------|-----------|-----------------------------|
| 5/21/25       | 00095 | 5/19/25 5293921                   | 202504 310-51300-31100<br>PREP & ATTEND CDD MEETING | HANSON, WALTER & ASSOCIATES, INC.   | *      | 225.00    | 225.00 005458               |
| 5/21/25       | 00048 | 4/30/25 2504-030                  | 202504 320-53800-47200<br>FIXED DETECT TIME/ZONES   |                                     | *      | 419.60    |                             |
|               |       | 5/01/25 2505-003                  | 202505 320-53800-47200<br>TRAFFIC SIGNAL MNT MAY25  | TRAFFIC ENGINEERING&MANAGEMENT LLC  | *      | 447.00    | 866.60 005459               |
| 5/21/25       | 00157 | 4/30/25 204898                    | 202504 320-53800-35100<br>IRRIGATION REPAIRS APR25  | WEBER ENVIRONMENTAL SERVICES LLC    | *      | 932.56    | 932.56 005460               |
| 6/03/25       | 00022 | 5/27/25 36233A                    | 202505 320-53800-46800<br>2 ARCH FOUNTAIN CLN MAY25 | FOUNTAIN DESIGN GROUP, INC.         | *      | 724.48    | 724.48 005461               |
| 6/03/25       | 00052 | 6/02/25 27632                     | 202505 310-51300-32200<br>FY24 AUDIT SERVICES       | GRAU & ASSOCIATES                   | *      | 3,600.00  | 3,600.00 005462             |
| 6/03/25       | 00105 | 6/02/25 45810                     | 202506 320-53800-12000<br>ONSITE SERVICES JUN25     | RIDA ASSOCIATES LIMITED PARTNERSHIP | *      | 12,299.84 | 12,299.84 005463            |
| 6/11/25       | 00030 | 6/03/25 19154                     | 202505 310-51300-31500<br>REV AGEND/I4 EXPNSN/AUDIT | CLARK & ALBAUGH LLP *DNU*           | *      | 3,604.00  | 3,604.00 005464             |
| 6/11/25       | 00153 | 5/31/25 25630506                  | 202505 320-53800-34500<br>SECURITY SVCS MAY25       | EZRA JACKSON                        | *      | 2,600.00  | 2,600.00 005465             |
| 6/11/25       | 00139 | 5/31/25 27370501                  | 202505 320-53800-34500<br>SECURITY SVCS MAY25       |                                     | *      | 2,600.00  |                             |
|               |       | 5/31/25 27370501                  | 202505 320-53800-34500<br>SCHEDULER FEE MAY25       | MAURICE NORMAN VILSAINT DBA         | *      | 750.00    | 3,350.00 005466             |
| 6/11/25       | 00048 | 5/31/25 2505-036                  | 202505 320-53800-47200<br>OBSRV CNTRLR FUNC/TRAFFIC |                                     | *      | 419.60    |                             |
|               |       | 6/02/25 2506-003                  | 202506 320-53800-47200<br>TRAFFIC SIGNAL MNT JUN25  | TRAFFIC ENGINEERING&MANAGEMENT LLC  | *      | 447.00    | 866.60 005467               |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|-----------------------------|
| 6/11/25       | 00157 | 5/29/25 205373                    | 202505 320-53800-46300                           | RMV SHRUBS/PREP BED/SOD             | *      | 4,158.00  |                             |
|               |       |                                   |  | WEBER ENVIRONMENTAL SERVICES LLC    |        |           | 4,158.00 005468             |
| 6/17/25       | 00049 | 6/01/25 269                       | 202506 310-51300-34000                           | MANAGEMENT FEES JUN25               | *      | 3,541.67  |                             |
|               |       | 6/01/25 269                       | 202506 310-51300-35200                           | WEBSITE ADMIN JUN25                 | *      | 122.50    |                             |
|               |       | 6/01/25 269                       | 202506 310-51300-35100                           | INFORMATION TECH JUN25              | *      | 157.50    |                             |
|               |       | 6/01/25 269                       | 202506 310-51300-51000                           | OFFICE SUPPLIES JUN25               | *      | .51       |                             |
|               |       | 6/01/25 269                       | 202506 310-51300-42000                           | POSTAGE JUN25                       | *      | 10.07     |                             |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES    |        |           | 3,832.25 005469             |
| 6/17/25       | 00095 | 6/16/25 5294150                   | 202505 310-51300-31100                           | PREP CDD MTG/RVW RDWY MPS           | *      | 300.00    |                             |
|               |       |                                   |  | HANSON, WALTER & ASSOCIATES, INC.   |        |           | 300.00 005470               |
| 6/24/25       | 00047 | 6/16/25 1036779                   | 202506 320-53800-46900                           | MOSQUITO MGMT SRVC JUN25            | *      | 1,011.20  |                             |
|               |       |                                   |  | CLARKE ENVIRONMENTAL MOSQUITO MGMT  |        |           | 1,011.20 005471             |
| 6/24/25       | 00165 | 5/21/25 317550                    | 202505 320-53800-46800                           | DYE TEST CLOCK TOWER FNTN           | *      | 895.00    |                             |
|               |       |                                   |  | SPIES POOL, LLC                     |        |           | 895.00 005472               |
| 6/24/25       | 00026 | 6/12/25 2024273                   | 202506 320-53800-46700                           | MTHLY WATER MGMT JUN25              | *      | 470.00    |                             |
|               |       |                                   |  | THE LAKE DOCTORS, INC.              |        |           | 470.00 005473               |
| 6/24/25       | 00157 | 5/29/25 206063                    | 202505 320-53800-35100                           | HUNT PGP RTR/RAINBIRD SPR           | *      | 1,499.66  |                             |
|               |       | 6/02/25 205509                    | 202506 320-53800-46200                           | LANDSCAPE MAINT JUN25               | *      | 13,281.29 |                             |
|               |       |                                   |  | WEBER ENVIRONMENTAL SERVICES LLC    |        |           | 14,780.95 005474            |
| 7/01/25       | 00164 | 7/01/25 19180                     | 202506 310-51300-31500                           | RVW CORRES/FDOT/ROW IMPRV           | *      | 2,023.50  |                             |
|               |       |                                   |  | CLARK & ALBAUGH, PLLC               |        |           | 2,023.50 005475             |
| 7/01/25       | 00105 | 7/01/25 45839                     | 202507 320-53800-12000                           | ONSITE SERVICES JUL25               | *      | 12,299.84 |                             |
|               |       |                                   |  | RIDA ASSOCIATES LIMITED PARTNERSHIP |        |           | 12,299.84 005476            |
|               |       |                                   |  | CHMP CHAMP GATE TVISCARRA           |        |           |                             |



| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS    | VENDOR NAME                         | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|---|-------------------------------------|--------|-----------|-----------------------------|
| 7/08/25       | 00022 | 6/25/25 36540A                    | 202506 320-53800-46800<br>2 ARCH FOUNTAIN CLN JUN25 | FOUNTAIN DESIGN GROUP, INC.         | *      | 360.00    | 360.00 005477               |
| 7/08/25       | 00105 | 7/07/25 CDD-0707                  | 202506 320-53800-49100<br>HOMEDEPOT-HDX 50G BLK BGS |                                     | *      | 79.88     |                             |
|               |       | 7/07/25 CDD-0707                  | 202506 320-53800-49100<br>HOMEDEPOT-ZEP PURPLE DEGR |                                     | *      | 49.97     |                             |
|               |       |                                   |   | RIDA ASSOCIATES LIMITED PARTNERSHIP |        |           | 129.85 005478               |
| 7/16/25       | 00153 | 6/30/25 25630605                  | 202506 320-53800-34500<br>SECURITY SVCS JUN25       | EZRA JACKSON                        | *      | 2,940.00  | 2,940.00 005479             |
| 7/16/25       | 00049 | 7/01/25 270                       | 202507 310-51300-34000<br>MANAGEMENT FEES JUL25     |                                     | *      | 3,541.67  |                             |
|               |       | 7/01/25 270                       | 202507 310-51300-35200<br>WEBSITE ADMIN JUL25       |                                     | *      | 122.50    |                             |
|               |       | 7/01/25 270                       | 202507 310-51300-35100<br>INFORMATION TECH JUL25    |                                     | *      | 157.50    |                             |
|               |       | 7/01/25 270                       | 202507 310-51300-42000<br>POSTAGE JUL25             |                                     | *      | 52.21     |                             |
|               |       |                                   |   | GOVERNMENTAL MANAGEMENT SERVICES    |        |           | 3,873.88 005480             |
| 7/16/25       | 00139 | 6/30/25 27370602                  | 202506 320-53800-34500<br>SECURITY SVCS JUN25       |                                     | *      | 3,120.00  |                             |
|               |       | 6/30/25 27370602                  | 202506 320-53800-34500<br>SCHEDULER FEE JUN25       |                                     | *      | 750.00    |                             |
|               |       |                                   |   | MAURICE NORMAN VILSAINT DBA         |        |           | 3,870.00 005481             |
| 7/16/25       | 00048 | 6/30/25 2506-026                  | 202506 320-53800-47200<br>RESET CONTROLLR/DETET SYS |                                     | *      | 419.60    |                             |
|               |       | 6/30/25 2506-027                  | 202506 320-53800-47200<br>PED PUSH BUTTN/ROUND POLE |                                     | *      | 83.75     |                             |
|               |       | 7/01/25 2507-003                  | 202507 320-53800-47200<br>TRAFFIC SIGNAL MNT JUL25  |                                     | *      | 447.00    |                             |
|               |       |                                   |   | TRAFFIC ENGINEERING&MANAGEMENT LLC  |        |           | 950.35 005482               |
| 7/16/25       | 00157 | 7/01/25 206703                    | 202507 320-53800-46200<br>LANDSCAPE MAINT JUL25     |                                     | *      | 13,281.29 |                             |
|               |       |                                   |   | WEBER ENVIRONMENTAL SERVICES LLC    |        |           | 13,281.29 005483            |
| 7/22/25       | 00047 | 7/15/25 1037387                   | 202507 320-53800-46900<br>MOSQUITO MGMT SRVC JUL25  |                                     | *      | 1,011.20  |                             |
|               |       |                                   |   | CLARKE ENVIRONMENTAL MOSQUITO MGMT  |        |           | 1,011.20 005484             |
|               |       |                                   |   | CHMP CHAMP GATE TVISCARRA           |        |           |                             |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                         | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|-----------------------------|
| 7/22/25       | 00095 | 7/15/25 5294373                   | 202506 310-51300-31100                           | ANNUAL TRUST INDENT INSPC           | *      | 1,940.00  |                             |
|               |       |                                   |  | HANSON, WALTER & ASSOCIATES, INC.   |        |           | 1,940.00 005485             |
| 7/22/25       | 00004 | 6/30/25 11943904                  | 202506 310-51300-48000                           | NOT PH/ADOPT FY26 BUDGET            | *      | 601.86    |                             |
|               |       |                                   |  | TRIBUNE PUBLISHING COMPANY LLC DBA  |        |           | 601.86 005486               |
| 7/22/25       | 00026 | 7/14/25 2024274                   | 202507 320-53800-46700                           | MTHLY WATER MGMT JUL25              | *      | 470.00    |                             |
|               |       |                                   |  | THE LAKE DOCTORS, INC.              |        |           | 470.00 005487               |
| 7/30/25       | 00022 | 7/25/25 36796A                    | 202507 320-53800-46800                           | 2 ARCH FOUNTAIN CLN JUL25           | *      | 360.00    |                             |
|               |       |                                   |  | FOUNTAIN DESIGN GROUP, INC.         |        |           | 360.00 005488               |
| 8/05/25       | 00164 | 8/01/25 19206                     | 202507 310-51300-31500                           | RVW AGENDA/BUDGET/BOS MTG           | *      | 2,380.00  |                             |
|               |       |                                   |  | CLARK & ALBAUGH, PLLC               |        |           | 2,380.00 005489             |
| 8/05/25       | 00105 | 8/01/25 45868                     | 202508 320-53800-12000                           | ONSITE SERVICES AUG25               | *      | 12,299.84 |                             |
|               |       |                                   |  | RIDA ASSOCIATES LIMITED PARTNERSHIP |        |           | 12,299.84 005490            |
| 8/05/25       | 00048 | 8/01/25 2508-003                  | 202508 320-53800-47200                           | TRAFFIC SIGNAL MNT AUG25            | *      | 447.00    |                             |
|               |       |                                   |  | TRAFFIC ENGINEERING&MANAGEMENT LLC  |        |           | 447.00 005491               |
| 8/05/25       | 00157 | 8/01/25 207976                    | 202508 320-53800-46200                           | LANDSCAPE MAINT AUG25               | *      | 13,281.29 |                             |
|               |       | 8/05/25 208531                    | 202508 320-53800-47500                           | RMV RECES PAVRS/INST BASE           | *      | 1,325.00  |                             |
|               |       |                                   |  | WEBER ENVIRONMENTAL SERVICES LLC    |        |           | 14,606.29 005492            |
| 8/12/25       | 00042 | 7/31/25 803760                    | 202507 320-53800-47300                           | 54W 22K LED LAMP/277V TRN           | *      | 554.00    |                             |
|               |       |                                   |  | ALL STATES LIGHTING, INC            |        |           | 554.00 005493               |
| 8/12/25       | 00153 | 7/31/25 25630707                  | 202507 320-53800-34500                           | SECURITY SVCS JUL25                 | *      | 3,380.00  |                             |
|               |       |                                   |  | EZRA JACKSON                        |        |           | 3,380.00 005494             |
| 8/12/25       | 00139 | 7/31/25 27370701                  | 202507 320-53800-34500                           | SECURITY SVCS JUL25                 | *      | 3,120.00  |                             |
|               |       | 7/31/25 27370701                  | 202507 320-53800-34500                           | SCHEDULER FEE JUL25                 | *      | 750.00    |                             |
|               |       |                                   |  | MAURICE NORMAN VILSAINT DBA         |        |           | 3,870.00 005495             |
|               |       |                                   |  | CHMP CHAMP GATE TVISCARRA           |        |           |                             |

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT     | ....CHECK....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--|------------------------------------|--------|------------|---------------------------|
| 8/12/25            | 00157 | 7/30/25 208615                    | 202507 320-53800-35100                           | RPL TIMER CG BLDG/TIE IN           | *      | 6,552.85   |                           |
|                    |       |                                   |  | WEBER ENVIRONMENTAL SERVICES LLC   |        |            | 6,552.85 005496           |
| 8/21/25            | 00162 | 8/14/25 5892                      | 202508 320-53800-53100                           | INST.PED IMPACT STOP DELI          | *      | 950.00     |                           |
|                    |       |                                   |  | ABC SEALCOATING AND PAVING LLC     |        |            | 950.00 005497             |
| 8/21/25            | 00047 | 8/15/25 1037957                   | 202508 320-53800-46900                           | MOSQUITO MGMT SRVCS AUG25          | *      | 1,011.20   |                           |
|                    |       |                                   |  | CLARKE ENVIRONMENTAL MOSQUITO MGMT |        |            | 1,011.20 005498           |
| 8/21/25            | 00049 | 8/01/25 271                       | 202508 310-51300-34000                           | MANAGEMENT FEES AUG25              | *      | 3,541.67   |                           |
|                    |       | 8/01/25 271                       | 202508 310-51300-35200                           | WEBSITE ADMIN AUG25                | *      | 122.50     |                           |
|                    |       | 8/01/25 271                       | 202508 310-51300-35100                           | INFORMATION TECH AUG25             | *      | 157.50     |                           |
|                    |       | 8/01/25 271                       | 202508 310-51300-51000                           | OFFICE SUPPLIES                    | *      | .54        |                           |
|                    |       | 8/01/25 271                       | 202508 310-51300-42000                           | POSTAGE                            | *      | 76.03      |                           |
|                    |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES   |        |            | 3,898.24 005499           |
| 8/21/25            | 00095 | 8/18/25 5294600                   | 202507 310-51300-31100                           | PREP AND ATTEND CDD MTG            | *      | 450.00     |                           |
|                    |       |                                   |  | HANSON, WALTER & ASSOCIATES, INC.  |        |            | 450.00 005500             |
| 8/26/25            | 00022 | 8/25/25 36966A                    | 202508 320-53800-46800                           | 2 ARCH FOUNTAIN CLN AUG25          | *      | 360.00     |                           |
|                    |       |                                   |  | FOUNTAIN DESIGN GROUP, INC.        |        |            | 360.00 005501             |
| 8/26/25            | 00026 | 8/20/25 2024275                   | 202508 320-53800-46700                           | MTHLY WATER MGMT AUG25             | *      | 470.00     |                           |
|                    |       |                                   |  | THE LAKE DOCTORS, INC.             |        |            | 470.00 005502             |
| 8/26/25            | 00157 | 8/21/25 208921                    | 202508 320-53800-46300                           | RMV SHRUB/LIG/TREE RINGS           | *      | 5,123.00   |                           |
|                    |       |                                   |  | WEBER ENVIRONMENTAL SERVICES LLC   |        |            | 5,123.00 005503           |
| TOTAL FOR BANK A   |       |                                   |  |                                    |        | 194,244.17 |                           |
| TOTAL FOR REGISTER |       |                                   |  |                                    |        | 194,244.17 |                           |

CHMP CHAMP GATE TVISCARRA

## SECTION ii

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

***Unaudited Financial Reporting***  
***August 31, 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**  
**August 31, 2025**

|  | <i>General<br/>Fund</i> | <i>Capital Reserve<br/>Fund</i> | <i>Totals<br/>Governmental Funds</i> |
|--|-------------------------|---------------------------------|--------------------------------------|
| <b>Assets:</b>                             |                         |                                 |                                      |
| Cash - Truist Bank                         | \$ 99,668               | \$ 70,226                       | \$ 169,894                           |
| Investments:                               |                         |                                 |                                      |
| State Board of Administration              | 190,400                 | 1,021,721                       | 1,212,122                            |
| <b>Total Assets</b>                        | <b>\$ 290,068</b>       | <b>\$ 1,091,947</b>             | <b>\$ 1,382,015</b>                  |
| <b>Liabilities:</b>                        |                         |                                 |                                      |
| Accounts Payable                           | \$ -                    | \$ -                            | \$ -                                 |
| <b>Total Liabilities</b>                   | <b>\$ -</b>             | <b>\$ -</b>                     | <b>\$ -</b>                          |
| <b>Fund Balances:</b>                      |                         |                                 |                                      |
| Assigned For Capital Reserves              | \$ -                    | \$ 1,091,947                    | \$ 1,091,947                         |
| Unassigned                                 | 290,068                 | -                               | 290,068                              |
| <b>Total Fund Balances</b>                 | <b>\$ 290,068</b>       | <b>\$ 1,091,947</b>             | <b>\$ 1,382,015</b>                  |
| <b>Total Liabilities &amp; Fund Equity</b> | <b>\$ 290,068</b>       | <b>\$ 1,091,947</b>             | <b>\$ 1,382,015</b>                  |



# ChampionsGate

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

|  | Adopted           | Prorated Budget   | Actual            |                  |
|--|-------------------|-------------------|-------------------|------------------|
|  | Budget            | Thru 08/31/25     | Thru 08/31/25     | Variance         |
| <b><u>Revenues:</u></b>                    |                   |                   |                   |                  |
| Special Assessments                        | \$ 729,046        | \$ 729,046        | \$ 733,133        | \$ 4,087         |
| Interest                                   | 6,000             | 5,500             | 13,881            | 8,381            |
| <b>Total Revenues</b>                      | <b>\$ 735,046</b> | <b>\$ 734,546</b> | <b>\$ 747,014</b> | <b>\$ 12,468</b> |
| <b><u>Expenditures:</u></b>                |                   |                   |                   |                  |
| <b><u>Administrative:</u></b>              |                   |                   |                   |                  |
| Supervisor Fees                            | \$ 6,000          | \$ 5,500          | \$ 5,000          | \$ 500           |
| FICA Expense                               | 459               | 421               | 383               | 38               |
| Engineering Fees                           | 10,000            | 9,167             | 4,673             | 4,494            |
| Attorney                                   | 22,500            | 20,625            | 15,153            | 5,472            |
| Annual Audit                               | 3,600             | 3,600             | 3,600             | -                |
| Assessment Administration                  | 5,250             | 5,250             | 5,250             | -                |
| Management Fees                            | 42,500            | 38,958            | 38,958            | (0)              |
| Information Technology                     | 1,890             | 1,733             | 1,733             | -                |
| Website Maintenance                        | 1,470             | 1,348             | 1,348             | -                |
| Telephone                                  | 100               | 92                | -                 | 92               |
| Postage                                    | 500               | 458               | 438               | 21               |
| Printing & Binding                         | 500               | 458               | 16                | 442              |
| Insurance                                  | 14,063            | 14,063            | 13,679            | 384              |
| Legal Advertising                          | 2,500             | 2,292             | 602               | 1,690            |
| Other Current Charges                      | 2,000             | 1,833             | 1,685             | 149              |
| Office Supplies                            | 125               | 115               | 16                | 98               |
| Property Appraiser Fees                    | 550               | 550               | 348               | 202              |
| Dues, Licenses & Subscriptions             | 175               | 175               | 175               | -                |
| <b>Total Administrative:</b>               | <b>\$ 114,182</b> | <b>\$ 106,637</b> | <b>\$ 93,055</b>  | <b>\$ 13,581</b> |
| <b><u>Operations &amp; Maintenance</u></b> |                   |                   |                   |                  |
| Onsite Management                          | \$ 147,600        | \$ 135,300        | \$ 135,298        | \$ 2             |
| Property Insurance                         | 48,145            | 48,145            | 43,484            | 4,661            |
| Electric                                   | 35,000            | 32,083            | 26,031            | 6,053            |
| Water/Sewer                                | 500               | 458               | 173               | 285              |
| Trash Removal                              | 2,370             | 2,173             | 2,727             | (555)            |
| Landscape Maintenance                      | 162,975           | 149,394           | 147,594           | 1,800            |
| Landscape Contingency                      | 20,000            | 18,333            | 13,369            | 4,964            |
| Lake Maintenance                           | 6,120             | 5,610             | 5,345             | 265              |
| Fountain Maintenance                       | 7,860             | 7,205             | 11,632            | (4,427)          |
| Irrigation Maintenance                     | 20,000            | 18,333            | 23,793            | (5,460)          |
| Repairs & Maintenance                      | 6,000             | 5,500             | 1,418             | 4,082            |
| Lighting                                   | 10,000            | 9,167             | 6,140             | 3,027            |
| Painting Public Areas                      | 2,500             | 2,292             | -                 | 2,292            |
| Traffic Signals                            | 10,000            | 9,167             | 7,833             | 1,334            |
| Sidewalks                                  | 30,000            | 27,500            | 1,325             | 26,175           |
| Signage                                    | 3,500             | 3,208             | 950               | 2,258            |
| Security                                   | 70,000            | 64,167            | 62,180            | 1,987            |
| Mosquito Control                           | 6,741             | 6,179             | 7,993             | (1,814)          |
| Hurricane Expenses                         | -                 | -                 | 8,068             | (8,068)          |
| <b>Total Field Operations:</b>             | <b>\$ 589,311</b> | <b>\$ 544,214</b> | <b>\$ 505,353</b> | <b>\$ 38,860</b> |

# ChampionsGate

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

|                                       | Adopted             | Prorated Budget     | Actual              |                  |
|---------------------------------------|---------------------|---------------------|---------------------|------------------|
|                                       | Budget              | Thru 08/31/25       | Thru 08/31/25       | Variance         |
| <b><u>Reserves</u></b>                |                     |                     |                     |                  |
| Capital Reserve Transfer              | \$ 416,639          | \$ 416,639          | \$ 416,639          | \$ -             |
| <b>Total Reserves</b>                 | <b>\$ 416,639</b>   | <b>\$ 416,639</b>   | <b>\$ 416,639</b>   | <b>\$ -</b>      |
| <b>Total Expenditures</b>             | <b>\$ 1,120,132</b> | <b>\$ 1,067,490</b> | <b>\$ 1,015,048</b> | <b>\$ 52,442</b> |
| <b>Excess Revenues (Expenditures)</b> | <b>\$ (385,086)</b> |                     | <b>\$ (268,033)</b> |                  |
| <b>Fund Balance - Beginning</b>       | <b>\$ 385,086</b>   |                     | <b>\$ 558,101</b>   |                  |
| <b>Fund Balance - Ending</b>          | <b>\$ -</b>         |                     | <b>\$ 290,068</b>   |                  |

# ChampionsGate

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

|                                       | Adopted           | Prorated Budget   | Actual              |                   |
|---------------------------------------|-------------------|-------------------|---------------------|-------------------|
|                                       | Budget            | Thru 08/31/25     | Thru 08/31/25       | Variance          |
| <b>Revenues:</b>                      |                   |                   |                     |                   |
| Transfer In                           | \$ 416,639        | \$ 416,639        | \$ 416,639          | \$ -              |
| Interest                              | 25,000            | 22,917            | 37,699              | 14,782            |
| <b>Total Revenues</b>                 | <b>\$ 441,639</b> | <b>\$ 439,556</b> | <b>\$ 454,338</b>   | <b>\$ 14,782</b>  |
| <b>Expenditures:</b>                  |                   |                   |                     |                   |
| Contingency                           | \$ 500            | \$ 458            | \$ 461              | \$ (3)            |
| Capital Outlay                        | 200,000           | 183,333           | 22,125              | 161,208           |
| <b>Total Expenditures</b>             | <b>\$ 200,500</b> | <b>\$ 183,792</b> | <b>\$ 22,586</b>    | <b>\$ 161,208</b> |
| <b>Excess Revenues (Expenditures)</b> | <b>\$ 241,139</b> | <b>\$ 255,764</b> | <b>\$ 431,752</b>   |                   |
| <b>Fund Balance - Beginning</b>       | <b>\$ 609,990</b> |                   | <b>\$ 660,196</b>   |                   |
| <b>Fund Balance - Ending</b>          | <b>\$ 851,129</b> |                   | <b>\$ 1,091,947</b> |                   |

**ChampionsGate**  
Community Development District  
Month to Month

|  | Oct                 | Nov              | Dec               | Jan                | Feb                | Mar                | Apr                | May                | Jun                | Jul                | Aug                | Sept        | Total               |
|--|---------------------|------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------|---------------------|
| <b>Revenues:</b>                           |                     |                  |                   |                    |                    |                    |                    |                    |                    |                    |                    |             |                     |
| Special Assessments                        | \$ -                | \$ 85,361        | \$ 562,582        | \$ 24,841          | \$ 21,204          | \$ 6,929           | \$ 9,902           | \$ 10,718          | \$ 11,553          | \$ 43              | \$ -               | \$ -        | \$ 733,133          |
| Interest                                   | 1,483               | 1,393            | 1,395             | 1,361              | 1,225              | 1,353              | 1,308              | 1,355              | 1,092              | 1,017              | 900                | -           | 13,881              |
| <b>Total Revenues</b>                      | <b>\$ 1,483</b>     | <b>\$ 86,753</b> | <b>\$ 563,977</b> | <b>\$ 26,202</b>   | <b>\$ 22,429</b>   | <b>\$ 8,282</b>    | <b>\$ 11,209</b>   | <b>\$ 12,073</b>   | <b>\$ 12,645</b>   | <b>\$ 1,060</b>    | <b>\$ 900</b>      | <b>\$ -</b> | <b>\$ 747,014</b>   |
| <b>Expenditures:</b>                       |                     |                  |                   |                    |                    |                    |                    |                    |                    |                    |                    |             |                     |
| <b><u>Administrative:</u></b>              |                     |                  |                   |                    |                    |                    |                    |                    |                    |                    |                    |             |                     |
| Supervisor Fees                            | \$ -                | \$ -             | \$ 1,000          | \$ -               | \$ 1,000           | \$ -               | \$ 1,000           | \$ 1,000           | \$ -               | \$ 1,000           | \$ -               | \$ -        | \$ 5,000            |
| FICA Expense                               | -                   | -                | 77                | -                  | 77                 | -                  | 77                 | 77                 | -                  | 77                 | -                  | -           | 383                 |
| Engineering Fees                           | 1,183               | 125              | 225               | -                  | 225                | -                  | 225                | 300                | 1,940              | 450                | -                  | -           | 4,673               |
| Attorney                                   | 578                 | 170              | 1,326             | -                  | 2,572              | 732                | 1,768              | 3,604              | 2,024              | 2,380              | -                  | -           | 15,153              |
| Annual Audit                               | -                   | -                | -                 | -                  | -                  | -                  | -                  | 3,600              | -                  | -                  | -                  | -           | 3,600               |
| Assessment Administration                  | 5,250               | -                | -                 | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -           | 5,250               |
| Management Fees                            | 3,542               | 3,542            | 3,542             | 3,542              | 3,542              | 3,542              | 3,542              | 3,542              | 3,542              | 3,542              | 3,542              | -           | 38,958              |
| Information Technology                     | 158                 | 158              | 158               | 158                | 158                | 158                | 158                | 158                | 158                | 158                | 158                | -           | 1,733               |
| Website Maintenance                        | 123                 | 123              | 123               | 123                | 123                | 123                | 123                | 123                | 123                | 123                | 123                | -           | 1,348               |
| Telephone                                  | -                   | -                | -                 | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -           | -                   |
| Postage                                    | 6                   | 16               | 6                 | 21                 | 93                 | 84                 | 33                 | 41                 | 10                 | 52                 | 76                 | -           | 438                 |
| Printing & Binding                         | -                   | -                | -                 | -                  | -                  | 16                 | -                  | -                  | -                  | -                  | -                  | -           | 16                  |
| Insurance                                  | 13,679              | -                | -                 | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -           | 13,679              |
| Legal Advertising                          | -                   | -                | -                 | -                  | -                  | -                  | -                  | -                  | 602                | -                  | -                  | -           | 602                 |
| Other Current Charges                      | 167                 | 142              | 141               | 193                | 129                | 138                | 144                | 154                | 155                | 167                | 154                | -           | 1,685               |
| Office Supplies                            | 0                   | 0                | 0                 | 13                 | 1                  | 1                  | 0                  | 0                  | 1                  | -                  | 1                  | -           | 16                  |
| Property Appraiser Fees                    | -                   | -                | -                 | 348                | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -           | 348                 |
| Dues, Licenses & Subscriptions             | -                   | 175              | -                 | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -           | 175                 |
| <b>Total Administrative:</b>               | <b>\$ 24,685</b>    | <b>\$ 4,450</b>  | <b>\$ 6,596</b>   | <b>\$ 4,396</b>    | <b>\$ 7,917</b>    | <b>\$ 4,792</b>    | <b>\$ 7,068</b>    | <b>\$ 12,598</b>   | <b>\$ 8,553</b>    | <b>\$ 7,947</b>    | <b>\$ 4,053</b>    | <b>\$ -</b> | <b>\$ 93,055</b>    |
| <b><u>Operations &amp; Maintenance</u></b> |                     |                  |                   |                    |                    |                    |                    |                    |                    |                    |                    |             |                     |
| Onsite Management                          | \$ 12,300           | \$ 12,300        | \$ 12,300         | \$ 12,300          | \$ 12,300          | \$ 12,300          | \$ 12,300          | \$ 12,300          | \$ 12,300          | \$ 12,300          | \$ 12,300          | \$ -        | \$ 135,298          |
| Property Insurance                         | 43,484              | -                | -                 | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -           | 43,484              |
| Electric                                   | 2,853               | 2,744            | 2,777             | 2,664              | 841                | 4,264              | 1,870              | 2,090              | 2,139              | 1,760              | 2,029              | -           | 26,031              |
| Water/Sewer                                | 13                  | 15               | 23                | 23                 | 20                 | 6                  | -                  | 18                 | 18                 | 18                 | 18                 | -           | 173                 |
| Trash Removal                              | 237                 | 237              | 237               | 237                | 237                | 237                | 237                | 237                | 237                | 296                | 296                | -           | 2,727               |
| Landscape Maintenance                      | 13,581              | 13,581           | 13,581            | 13,581             | 13,581             | 13,581             | 12,981             | 13,281             | 13,281             | 13,281             | 13,281             | -           | 147,594             |
| Landscape Contingency                      | -                   | 2,069            | -                 | -                  | 2,019              | -                  | -                  | 4,158              | -                  | -                  | 5,123              | -           | 13,369              |
| Lake Maintenance                           | 505                 | 505              | 505               | 505                | 505                | 470                | 470                | 470                | 470                | 470                | 470                | -           | 5,345               |
| Fountain Maintenance                       | 1,175               | 360              | 360               | 610                | 1,850              | 2,707              | 1,871              | 1,619              | 360                | 360                | 360                | -           | 11,632              |
| Irrigation System/Maintenance              | -                   | 2,004            | 1,436             | 5,096              | 3,173              | 3,099              | 933                | 1,500              | -                  | 6,553              | -                  | -           | 23,793              |
| Repairs & Maintenance                      | 185                 | -                | -                 | -                  | -                  | 1,104              | -                  | -                  | 130                | -                  | -                  | -           | 1,418               |
| Lighting                                   | 3,687               | -                | -                 | 791                | 1,108              | -                  | -                  | -                  | -                  | 554                | -                  | -           | 6,140               |
| Painting Public Areas                      | -                   | -                | -                 | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -           | -                   |
| Traffic Signals                            | 867                 | 1,056            | 992               | 447                | 447                | 447                | 867                | 867                | 950                | 447                | 447                | -           | 7,833               |
| Sidewalks                                  | -                   | -                | -                 | -                  | -                  | -                  | -                  | -                  | -                  | -                  | 1,325              | -           | 1,325               |
| Signage                                    | -                   | -                | -                 | -                  | -                  | -                  | -                  | -                  | -                  | -                  | 950                | -           | 950                 |
| Security                                   | 6,470               | 6,210            | 5,950             | 5,690              | 5,170              | 6,470              | 6,210              | 5,950              | 6,810              | 7,250              | -                  | -           | 62,180              |
| Mosquito Control                           | 963                 | 963              | -                 | -                  | -                  | 1,011              | 1,011              | 1,011              | 1,011              | 1,011              | 1,011              | -           | 7,993               |
| Hurricane Expenses                         | 8,068               | -                | -                 | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -           | 8,068               |
| <b>Total Operations &amp; Maintenance:</b> | <b>\$ 94,386</b>    | <b>\$ 42,044</b> | <b>\$ 38,162</b>  | <b>\$ 41,945</b>   | <b>\$ 41,252</b>   | <b>\$ 45,697</b>   | <b>\$ 38,749</b>   | <b>\$ 43,501</b>   | <b>\$ 37,706</b>   | <b>\$ 44,300</b>   | <b>\$ 37,611</b>   | <b>\$ -</b> | <b>\$ 505,353</b>   |
| <b><u>Reserves</u></b>                     |                     |                  |                   |                    |                    |                    |                    |                    |                    |                    |                    |             |                     |
| Capital Reserve Transfer                   | \$ -                | \$ -             | \$ 416,639        | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -        | \$ 416,639          |
| <b>Total Reserves</b>                      | <b>\$ -</b>         | <b>\$ -</b>      | <b>\$ 416,639</b> | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b> | <b>\$ 416,639</b>   |
| <b>Total Expenditures</b>                  | <b>\$ 119,071</b>   | <b>\$ 46,494</b> | <b>\$ 461,397</b> | <b>\$ 46,341</b>   | <b>\$ 49,169</b>   | <b>\$ 50,488</b>   | <b>\$ 45,817</b>   | <b>\$ 56,099</b>   | <b>\$ 46,259</b>   | <b>\$ 52,248</b>   | <b>\$ 41,664</b>   | <b>\$ -</b> | <b>\$ 1,015,048</b> |
| <b>Excess Revenues (Expenditures)</b>      | <b>\$ (117,588)</b> | <b>\$ 40,260</b> | <b>\$ 102,580</b> | <b>\$ (20,139)</b> | <b>\$ (26,740)</b> | <b>\$ (42,206)</b> | <b>\$ (34,608)</b> | <b>\$ (44,026)</b> | <b>\$ (33,614)</b> | <b>\$ (51,188)</b> | <b>\$ (40,764)</b> | <b>\$ -</b> | <b>\$ (268,033)</b> |

**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&amp;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              |
| 05/12/25     | ACH                 | \$163.01             | \$3.27              | \$0.00                  | \$0.00           | \$159.74             | \$159.74               | \$159.74             |
| 05/12/25     | ACH                 | \$10,773.57          | \$215.46            | \$0.00                  | \$0.00           | \$10,558.11          | \$10,558.11            | \$10,558.11          |
| 06/09/25     | ACH                 | \$161.44             | \$3.23              | \$0.00                  | \$0.00           | \$158.21             | \$158.21               | \$158.21             |
| 06/09/25     | ACH                 | \$1,886.22           | \$37.73             | \$0.00                  | \$0.00           | \$1,848.49           | \$1,848.49             | \$1,848.49           |
| 06/16/25     | ACH                 | \$9,741.35           | \$194.82            | \$0.00                  | \$0.00           | \$9,546.53           | \$9,546.53             | \$9,546.53           |
| 07/30/25     | ACH                 | \$0.00               | \$0.00              | \$0.00                  | \$43.09          | \$43.09              | \$43.09                | \$43.09              |
| <b>TOTAL</b> |                     | <b>\$ 776,057.22</b> | <b>\$ 14,945.14</b> | <b>\$ 28,800.12</b>     | <b>\$ 821.02</b> | <b>\$ 733,132.98</b> | <b>\$ 733,132.98</b>   | <b>\$ 733,132.98</b> |

|                      |                                     |
|----------------------|-------------------------------------|
| <b>100.56%</b>       | <b>Net Percent Collected</b>        |
| <b>\$ (4,087.04)</b> | <b>Balance Remaining to Collect</b> |

## SECTION D

## ChampionsGate Community Development District

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

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Traffic: FHP continues to work in the area, did meet with FHP officer to discuss shifting of times when on-site.

Landscape: We have removed shrubs/bushes at the Legends intersection to address line of site at the intersection; additionally oak trees were trimmed & lifted at the Masters intersection.

Maintenance: Crosswalk pavers have been repaired on Masters at the entrance to Bella Trae. Staff has begun working on the engineer's reports of deficiencies.

TOHO: TOHO force main repair has been signed off with all restoration work completed.

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# SECTION i



## Clarke Environmental Mosquito Management, Inc. 2025-2027 Service Agreement | ChampionsGate CDD

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### Part I. General Service

- A. Computer System and Record Keeping Database
- B. Public Relations and Educational Brochures
- C. Mosquito Hotline Citizen Response- (800) 443-2034
- D. Comprehensive Insurance Coverage for ChampionsGate CDD
- E. Program Consulting and Quality Control Staff
- F. Regulatory compliance on local, state, and federal levels

### Part II. Adult Control

- A. Surveillance and Monitoring:
  - 1. BG Counter Trap: Operation throughout program months (October-November and March-September) to collect adult mosquitoes and will be monitored weekly.
- B. Adulticiding in Authorized Spray Zones:
  - 1. 39 weekly community-wide truck ULV treatments of up to 3 miles of streets with Duet, BioMist® or other pyrethroid insecticide from October-November then March -September.
- C. Adulticiding Operational Procedures
  - 1. Notification of community contact.
  - 2. Weather limit monitoring and compliance.
  - 3. ULV particle size evaluation.
  - 4. Insecticide dosage and quality control analysis.

### Parts I and II

**\$9,004.50**

**\*\*NPDES Permit:** A National Pollutant Discharge Elimination System (NPDES) permit is necessary for the execution of the work for mosquito control effective October 31, 2011. Any additional costs associated with activities and/or services that may be required by Clarke in order to comply with an NPDES permit are not included in this proposal.



## Clarke Environmental Mosquito Management, Inc. 2025-2027 Service Agreement | ChampionsGate CDD

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**Program Payment Plan.** For Parts I and II as specified in the 2025-2027 Professional Services Cost Outline, the total for the program is \$9,274.64 from 2025-2026 and \$9,552.88 from 2026-2027. The payments will be due according to the payment schedule listed below. Payments will be invoiced when the treatment is completed.

### PROGRAM PAYMENT PLAN

| Month        | 2025-2026         | 2026-2027         |
|--------------|-------------------|-------------------|
| October 1    | \$1,030.52        | \$1,061.43        |
| November 1   | \$1,030.52        | \$1,061.43        |
| March 1      | \$1,030.52        | \$1,061.43        |
| April 1      | \$1,030.52        | \$1,061.43        |
| May 1        | \$1,030.52        | \$1,061.43        |
| June 1       | \$1,030.52        | \$1,061.43        |
| July 1       | \$1,030.52        | \$1,061.43        |
| August 1     | \$1,030.52        | \$1,061.43        |
| September 1  | \$1,030.48        | \$1,061.44        |
| <b>TOTAL</b> | <b>\$9,274.64</b> | <b>\$9,552.88</b> |

### Approved Contract Period and Agreement:

Please check one of the following contract periods:

- ☐ 2025-2026 Season  
☐ 2025-2027 Season

**If you would like to pay by credit card please provide the information to your control consultant.**

### For ChampionsGate CDD:

Sign Name: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

### For Clarke Environmental Mosquito Management, Inc.:

Name: \_\_\_\_\_ Title: Control Consultant Date: \_\_\_\_\_  
Cherrief Jackson



Clarke Environmental Mosquito Management, Inc.  
2025-2027 Service Agreement | ChampionsGate CDD

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**Client Authorization**

**Administrative Information:**

**Invoices should be sent to:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_  
Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ P.O. # \_\_\_\_\_  
Accounts Payable E-Mail : \_\_\_\_\_ County: \_\_\_\_\_

**Treatment Address (if different from above):**

Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_  
County: \_\_\_\_\_

**Contact Person for ChampionsGate CDD:**

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Pager: \_\_\_\_\_

**Alternate Contact Person for ChampionsGate CDD:**

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Pager: \_\_\_\_\_

**Please sign and return a copy of the complete contract for our files to:**

Clarke Environmental Mosquito Management, Inc., Attn: Crystal Challacombe  
3036 Michigan Avenue, Kissimmee, FL 34744; Fax number 407-944-0709