

*ChampionsGate Community
Development District*

Agenda

December 8, 2025

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

December 1, 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, December 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 September 8, 2025 Meeting
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - 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 Proposal for Concrete Sidewalk Repairs from Miller Seal Coating & Striping
5. Other Business
6. Supervisor's Requests
7. Adjournment

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

Sincerely,



Jason M. Showe
District Manager

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

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, **September 8, 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
Douglas Cady	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark <i>by phone</i>	District Counsel
Pete Glasscock	Hanson Walter
Marc Reicher	RIDA Associates
Evan Fracaso	RIDA Associates

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the July 14, 2025
Meeting**

On MOTION by Mr. Cady seconded by Mr. Tennyson with all in favor the Minutes of the July 14, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of FDOT Subordination Agreements

- A. Parcel 801.07**
- B. Parcel 802.02**
- C. Parcel 805.04**

Mr. Showe stated after the last meeting we received a couple more agreements from FDOT on the I-4 project where they need additional drainage.

On MOTION by Ms. Clevenger seconded by Mr. Dawson with all in favor the FDOT Subordination Agreements were approved.

FIFTH ORDER OF BUSINESS

Ratification of ROW Utilization Agreement with Rida Associates Limited Partnership

On MOTION by Mr. Dawson seconded by Mr. Cady with all in favor the Right of Way Utilization Agreement with Rida Associates was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Auditing Services Agreement with Grau & Associates for Fiscal Year 2025

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the Auditing Services Agreement with Grau & Associates to Perform the Fiscal Year 2025 audit was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

There being no comments, the next item followed.

- B. Engineer**

- i. Review and Acceptance of Annual Engineer's Report**

Mr. Glasscock stated overall it was mainly vegetation issues. I will be looking at the roadway a little closer as I pass through from time to time. I have noticed the alligator cracking is getting more severe and will keep an eye on that.

C. Manager

i. Approval of Check Register

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

ii. Balance Sheet and Income Statement

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

D. Onsite Manager's Report

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

i. Consideration of Mosquito Management Agreement Renewal with Clarke Environmental Mosquito Management, Inc.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the proposal from Clarke Environmental Mosquito Management, Inc. was approved for a two-year term.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dawson stated we talked about putting an enhancement at the end of the islands, let's look at that again.

TENTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the meeting adjourned at 2:22 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION C

SECTION i

ChampionsGate

Community Development District

Summary of Invoices

September 01, 2025 - November 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	9/2/25	5504-5505	\$ 685.00
	9/9/25	5506-5508	19,491.29
	9/16/25	5509-5512	24,108.57
	9/19/25	5513	57,187.00
	10/2/25	5514-5517	14,812.04
	10/6/25	5518-5521	22,252.04
	10/14/25	5522-5528	23,896.65
	10/21/25	5529	1,030.52
	10/28/25	5530	360.00
	11/4/25	5531-5533	13,071.79
	11/11/25	5534-5536	8,016.20
	11/20/25	5537-5538	4,197.24
	11/25/25	5539-5543	25,749.47
			\$ 214,857.81
Payroll			
	<u>September 2025</u>		
	Darin Tennyson	50482	\$ 184.70
	Darlene Clevenger	50483	162.70
	Douglas Cady	50484	184.70
	Elizabeth Allen	50485	184.70
	Lee Dawson	50486	184.70
			\$ 901.50
TOTAL			\$ 215,759.31

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/02/25	00164	9/02/25 19243	202508 310-51300-31500 ROW UTIL.AGR/INSUR.DOCS	CLARK & ALBAUGH, PLLC	*	238.00	238.00 005504
9/02/25	00048	9/02/25 2509-003	202509 320-53800-47200 TRAFFIC SIGNAL MNT SEP25	TRAFFIC ENGINEERING AND MANAGEMENT	*	447.00	447.00 005505
9/09/25	00153	8/31/25 25630811	202508 320-53800-34500 SECURITY SVCS AUG25	EZRA JACKSON	*	3,120.00	3,120.00 005506
9/09/25	00139	8/31/25 27370801	202508 320-53800-34500 SECURITY SVCS AUG25		*	2,340.00	
		8/31/25 27370801	202508 320-53800-34500 SCHEDULER FEE AUG25	MAURICE NORMAN VILSAINT DBA	*	750.00	3,090.00 005507
9/09/25	00157	9/02/25 209376	202509 320-53800-46200 LAWN MAINTENANCE SEP25	WEBER ENVIRONMENTAL SERVICES LLC	*	13,281.29	13,281.29 005508
9/16/25	00049	9/01/25 272	202509 310-51300-34000 MANAGEMENT FEES SEP25		*	3,541.67	
		9/01/25 272	202509 310-51300-35200 WEBSITE ADMIN SEP25		*	122.50	
		9/01/25 272	202509 310-51300-35100 INFORMATION TECH SEP25		*	157.50	
		9/01/25 272	202509 310-51300-51000 OFFICE SUPPLIES		*	.36	
		9/01/25 272	202509 310-51300-42000 POSTAGE	GOVERNMENTAL MANAGEMENT SERVICES	*	8.92	3,830.95 005509
9/16/25	00105	9/01/25 45911	202509 320-53800-12000 ONSITE SERVICES SEP25	RIDA ASSOCIATES LIMITED PARTNERSHIP	*	12,299.84	12,299.84 005510
9/16/25	00026	9/11/25 2024276	202509 320-53800-46700 MTHLY WATER MGMT SEP25	THE LAKE DOCTORS INC	*	470.00	470.00 005511
9/16/25	00157	8/28/25 209982	202508 320-53800-35100 IRG RPR-AUG25-ROTOR/SOCKT		*	2,101.89	
		8/29/25 209945	202508 320-53800-46300 TREE TRIM-MASTERS BLVD		*	3,154.00	

CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/29/25	209975	202508 320-53800-35100		*	2,251.89		
				RPR MAINLINE-RPLC BRKN HD	WEBER ENVIRONMENTAL SERVICES LLC			7,507.78	005512
9/19/25	00093	9/16/25	29279	202509 300-15500-10000		*	14,500.00		
				FY26 GEN.LIAB/PUBLIC OFFC					
		9/16/25	29279	202509 300-15500-10000		*	42,687.00		
				FY26 PROPERTY INSURANCE	EGIS INSURANCE ADVISORS LLC			57,187.00	005513
10/02/25	00164	10/01/25	19265	202509 310-51300-31500		*	1,141.00		
				CLARKE ENVIRO RENEW/MTG	CLARK & ALBAUGH, PLLC			1,141.00	005514
10/02/25	00047	9/15/25	1038250	202509 320-53800-46900		*	1,011.20		
				MOSQUITO MGMT SRVC SEP25	CLARKE ENVIRONMENTAL MOSQUITO MGMT			1,011.20	005515
10/02/25	00022	9/25/25	37271A	202509 320-53800-46800		*	360.00		
				2 ARCH FOUNTAIN CLN SEP25	FOUNTAIN DESIGN GROUP INC			360.00	005516
10/02/25	00105	10/01/25	45931	202510 320-53800-12000		*	12,299.84		
				ONSITE SERVICES OCT25	RIDA ASSOCIATES LIMITED PARTNERSHIP			12,299.84	005517
10/06/25	00042	9/30/25	802282	202509 320-53800-47300		*	6,204.75		
				SVC CALL-13STEPDWN/14LAMP	ALL STATES LIGHTING, INC			6,204.75	005518
10/06/25	00105	10/06/25	CDD-1006	202508 320-53800-49100		*	175.88		
				4-DUALACTION 365 W&GK CON	RIDA ASSOCIATES LIMITED PARTNERSHIP			175.88	005519
10/06/25	00048	9/30/25	2509-039	202509 320-53800-47200		*	815.00		
				REMOVE WASP NEST/CLN CAM					
		10/01/25	2510-003	202510 320-53800-47200		*	447.00		
				TRAFFIC SIGNAL MNT OCT25	TRAFFIC ENGINEERING AND MANAGEMENT			1,262.00	005520
10/06/25	00157	10/01/25	211435	202510 320-53800-46200		*	14,609.41		
				LAWN MAINTENANCE OCT25	WEBER ENVIRONMENTAL SERVICES LLC			14,609.41	005521
10/14/25	00153	9/30/25	25630903	202509 320-53800-34500		*	2,860.00		
				SCRTY 09/03/25 - 09/30/25	EZRA JACKSON			2,860.00	005522
					CHMP CHAMP GATE TVISCARRA				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/14/25	00104	10/01/25 91939	202510 310-51300-54000		*	175.00	
			FY26 SPECIAL DISTRICT FEE				
				FLORIDA DEPARTMENT OF COMMERCE			175.00 005523
10/14/25	00049	9/15/25 273	202510 310-51300-31700		*	5,408.00	
			FY26 ASSESSMENT ROLL CERT				
		10/01/25 274	202510 310-51300-34000		*	3,647.92	
			MANAGEMENT FEES OCT25				
		10/01/25 274	202510 310-51300-35200		*	126.17	
			WEBSITE ADMIN OCT25				
		10/01/25 274	202510 310-51300-35100		*	162.33	
			INFORMATION TECH OCT25				
		10/01/25 274	202510 310-51300-51000		*	.57	
			OFFICE SUPPLIES				
		10/01/25 274	202510 310-51300-42000		*	76.44	
			POSTAGE				
				GOVERNMENTAL MANAGEMENT SERVICES			9,421.43 005524
10/14/25	00139	9/30/25 27370901	202509 320-53800-34500		*	2,860.00	
			SCRTY 09/01/25 - 09/26/25				
		9/30/25 27370901	202509 320-53800-34500		*	750.00	
			MTHLY SCHEDULER FEE SEP25				
				MAURICE NORMAN VILSAINT DBA			3,610.00 005525
10/14/25	00027	9/05/25 12477671	202509 310-51300-48000		*	257.00	
			NOT.OF FY26 MEETING DATES				
				ORLANDO SENTINEL			257.00 005526
10/14/25	00026	10/13/25 2024277	202510 320-53800-46700		*	470.00	
			MTHLY WATER MGMT OCT25				
				THE LAKE DOCTORS INC			470.00 005527
10/14/25	00157	9/30/25 211550	202509 320-53800-35100		*	7,103.22	
			RPR 4 MNLN BRKS/WIRE/TIMR				
				WEBER ENVIRONMENTAL SERVICES LLC			7,103.22 005528
10/21/25	00047	10/15/25 1038447	202510 320-53800-46900		*	1,030.52	
			MOSQUITO MGMT SRVC OCT25				
				CLARKE ENVIRONMENTAL MOSQUITO MGMT			1,030.52 005529
10/28/25	00022	10/31/25 37501A	202510 320-53800-46800		*	360.00	
			2 ARCH FOUNTAIN CLN OCT25				
				FOUNTAIN DESIGN GROUP INC			360.00 005530
11/04/25	00164	11/01/25 19289	202510 310-51300-31500		*	34.00	
			REV.OF HANDLING ANN.RENEW				
				CLARK & ALBAUGH, PLLC			34.00 005531
				CHMP CHAMP GATE TVISCARRA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
11/04/25	00043	11/04/25 30086	202511 320-53800-49100 12-CUSTOM CG FLAGS 3X5'	FLAG WORLD INC	*	737.95	737.95 005532
11/04/25	00105	11/01/25 45960	202511 320-53800-12000 ONSITE SERVICES NOV25	RIDA ASSOCIATES LIMITED PARTNERSHIP	*	12,299.84	12,299.84 005533
11/11/25	00153	10/31/25 25631003	202510 320-53800-34500 SECURITY SVCS OCT25	EZRA JACKSON	*	2,860.00	2,860.00 005534
11/11/25	00139	10/31/25 27370101	202510 320-53800-34500 SCHEDULER FEE OCT25		*	750.00	
		10/31/25 27371001	202510 320-53800-34500 SECURITY SVCS OCT25	MAURICE NORMAN VILSAINT DBA	*	3,120.00	3,870.00 005535
11/11/25	00048	10/31/25 2510-032	202510 320-53800-47200 SVC CALL-MMU RESET/TEST		*	839.20	
		11/03/25 2511-003	202510 320-53800-47200 TRAFFIC SIGNAL MNT NOV25	TRAFFIC ENGINEERING AND MANAGEMENT	*	447.00	1,286.20 005536
11/20/25	00049	11/01/25 275	202511 310-51300-34000 MANAGEMENT FEES NOV25		*	3,647.92	
		11/01/25 275	202511 310-51300-35200 WEBSITE ADMIN NOV25		*	126.17	
		11/01/25 275	202511 310-51300-35100 INFORMATION TECH NOV25		*	162.33	
		11/01/25 275	202511 310-51300-51000 OFFICE SUPPLIES		*	.42	
		11/01/25 275	202511 310-51300-42000 POSTAGE	GOVERNMENTAL MANAGEMENT SERVICES	*	8.57	3,945.41 005537
11/20/25	00105	11/18/25 CDD-1622	202510 320-53800-49100 4-30 SECONDS O/DR 3200Z		*	119.92	
		11/18/25 CDD-1622	202510 320-53800-49100 3-ROUNDUP DUALACTION W&GK	RIDA ASSOCIATES LIMITED PARTNERSHIP	*	131.91	251.83 005538
11/25/25	00047	11/17/25 1038557	202511 320-53800-46900 MOSQUITO MGMT SRVC NOV25	CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	1,030.52	1,030.52 005539

CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
11/25/25	00062	11/19/25 30565	202511 320-53800-53100	RPLC LED DRIVER TO RPR P	*	496.50	
				DON BELL SIGNS LLC			496.50 005540
11/25/25	00022	11/24/25 37807A	202511 320-53800-46800	2 ARCH FOUNTAIN CLN NOV25	*	360.00	
				FOUNTAIN DESIGN GROUP INC			360.00 005541
11/25/25	00026	11/21/25 2024278	202511 320-53800-46700	MTHLY WATER MGMT NOV25	*	470.00	
				THE LAKE DOCTORS INC			470.00 005542
11/25/25	00157	10/29/25 213420	202510 320-53800-35100	RPLC DOUBLER/SOLENOID/DBY	*	8,783.04	
		11/03/25 213160	202511 320-53800-46200	LAWN MAINTNENACE NOV25	*	14,609.41	
				WEBER ENVIRONMENTAL SERVICES LLC			23,392.45 005543
TOTAL FOR BANK A						214,857.81	
TOTAL FOR REGISTER						214,857.81	

SECTION ii

ChampionsGate
Community Development District

Unaudited Financial Reporting
November 30, 2025



Table of Contents

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

ChampionsGate
Community Development District
Balance Sheet
November 30, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash - Truist Bank	\$ 105,071	\$ 80,276	\$ 185,347
Investments:			
State Board of Administration	46,389	1,032,654	1,079,043
Total Assets	\$ 151,460	\$ 1,112,930	\$ 1,264,390
Liabilities:			
Accounts Payable	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -
Fund Balances:			
Assigned For Capital Reserves	\$ -	\$ 1,112,930	\$ 1,112,930
Unassigned	151,460	-	151,460
Total Fund Balances	\$ 151,460	\$ 1,112,930	\$ 1,264,390
Total Liabilities & Fund Equity	\$ 151,460	\$ 1,112,930	\$ 1,264,390

ChampionsGate

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<u>Revenues:</u>				
Special Assessments	\$ 729,046	\$ 77,004	\$ 77,004	\$ -
Interest	6,000	1,000	410	(590)
Total Revenues	\$ 735,046	\$ 78,004	\$ 77,413	\$ (590)
<u>Expenditures:</u>				
<u>Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	459	77	-	77
Engineering Fees	10,000	1,667	-	1,667
Attorney	22,500	3,750	34	3,716
Annual Audit	3,700	-	-	-
Assessment Administration	5,408	5,408	5,408	-
Management Fees	43,775	7,296	7,296	(0)
Information Technology	1,948	325	325	0
Website Maintenance	1,514	252	252	(0)
Telephone	100	17	-	17
Postage	500	83	85	(2)
Printing & Binding	300	50	-	50
Insurance	15,889	15,889	14,500	1,389
Legal Advertising	2,500	417	-	417
Other Current Charges	2,000	333	358	(24)
Office Supplies	125	21	1	20
Property Appraiser Fees	400	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 117,293	\$ 36,759	\$ 28,433	\$ 8,325
<u>Operations & Maintenance</u>				
Onsite Management	\$ 147,600	\$ 24,600	\$ 24,600	\$ 0
Property Insurance	46,963	46,963	42,687	4,276
Electric	36,000	6,000	2,230	3,770
Water/Sewer	500	83	18	65
Trash Removal	3,977	663	605	58
Landscape Maintenance	179,313	29,886	29,219	667
Landscape Contingency	20,000	3,333	-	3,333
Lake Maintenance	6,240	1,040	940	100
Fountain Maintenance	8,320	1,387	720	667
Irrigation Maintenance	20,000	3,333	8,783	(5,450)
Repairs & Maintenance	6,000	1,000	990	10
Lighting	10,000	1,667	-	1,667
Painting Public Areas	2,500	417	-	417
Traffic Signals	10,000	1,667	1,733	(67)
Sidewalks	30,000	5,000	-	5,000
Signage	3,500	583	497	87
Security	70,000	11,667	6,730	4,937
Mosquito Control	9,556	1,593	2,061	(468)
Hurricane Expenses	-	-	-	-
Total Field Operations:	\$ 610,469	\$ 140,881	\$ 121,812	\$ 19,068

ChampionsGate

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<u>Reserves</u>				
Capital Reserve Transfer	\$ 39,020	\$ -	\$ -	\$ -
Total Reserves	\$ 39,020	\$ -	\$ -	\$ -
Total Expenditures	\$ 766,782	\$ 177,640	\$ 150,246	\$ 27,394
Excess Revenues (Expenditures)	\$ (31,736)		\$ (72,832)	
Fund Balance - Beginning	\$ 31,736		\$ 224,293	
Fund Balance - Ending	\$ -		\$ 151,460	

ChampionsGate

Community Development District

Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Transfer In	\$ 39,020	\$ -	\$ -	\$ -
Interest	30,000	5,000	7,243	2,243
Total Revenues	\$ 69,020	\$ 5,000	\$ 7,243	\$ 2,243
Expenditures:				
Contingency	\$ 550	\$ 92	\$ 86	\$ 6
Capital Outlay	200,000	33,333	-	33,333
Total Expenditures	\$ 200,550	\$ 33,425	\$ 86	\$ 33,333
Excess Revenues (Expenditures)	\$ (131,530)	\$ (28,425)	\$ 7,157	
Fund Balance - Beginning	\$ 1,094,721		\$ 1,105,772	
Fund Balance - Ending	\$ 963,191		\$ 1,112,930	

ChampionsGate
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 77,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77,004
Interest	252	158	-	-	-	-	-	-	-	-	-	-	410
Total Revenues	\$ 252	\$ 77,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77,413
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	34	-	-	-	-	-	-	-	-	-	-	-	34
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,408	-	-	-	-	-	-	-	-	-	-	-	5,408
Management Fees	3,648	3,648	-	-	-	-	-	-	-	-	-	-	7,296
Information Technology	162	162	-	-	-	-	-	-	-	-	-	-	325
Website Maintenance	126	126	-	-	-	-	-	-	-	-	-	-	252
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	76	9	-	-	-	-	-	-	-	-	-	-	85
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	14,500	-	-	-	-	-	-	-	-	-	-	-	14,500
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	171	187	-	-	-	-	-	-	-	-	-	-	358
Office Supplies	1	0	-	-	-	-	-	-	-	-	-	-	1
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 24,302	\$ 4,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,433
<u>Operations & Maintenance</u>													
Onsite Management	\$ 12,300	\$ 12,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,600
Property Insurance	42,687	-	-	-	-	-	-	-	-	-	-	-	42,687
Electric	2,060	170	-	-	-	-	-	-	-	-	-	-	2,230
Water/Sewer	18	-	-	-	-	-	-	-	-	-	-	-	18
Trash Removal	303	303	-	-	-	-	-	-	-	-	-	-	605
Landscape Maintenance	14,609	14,609	-	-	-	-	-	-	-	-	-	-	29,219
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	470	470	-	-	-	-	-	-	-	-	-	-	940
Fountain Maintenance	360	360	-	-	-	-	-	-	-	-	-	-	720
Irrigation System/Maintenance	8,783	-	-	-	-	-	-	-	-	-	-	-	8,783
Repairs & Maintenance	252	738	-	-	-	-	-	-	-	-	-	-	990
Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting Public Areas	-	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Signals	1,733	-	-	-	-	-	-	-	-	-	-	-	1,733
Sidewalks	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	497	-	-	-	-	-	-	-	-	-	-	497
Security	6,730	-	-	-	-	-	-	-	-	-	-	-	6,730
Mosquito Control	1,031	1,031	-	-	-	-	-	-	-	-	-	-	2,061
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 91,336	\$ 30,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	121,812
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 115,637	\$ 34,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150,246
Excess Revenues (Expenditures)	\$ (115,385)	\$ 42,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(72,832)

ChampionsGate

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

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

ON ROLL ASSESSMENTS

							100.00%	100.00%
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Total
11/14/25	ACH	\$3,635.21	\$69.29	\$170.55	\$0.00	\$3,395.37	\$3,395.37	\$3,395.37
11/21/25	ACH	\$78,240.61	\$1,502.22	\$3,129.87	\$0.00	\$73,608.52	\$73,608.52	\$73,608.52
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0					

10.56%	Net Percent Collected
\$ 652,042.05	Balance Remaining to Collect

SECTION D

ChampionsGate Community Development District

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

Traffic: FHP continues to work in the area, FDOT is ahead of schedule on the bridge work at the I-4 interchange.

Landscape: We had a lighting strike on ChampionsGate Blvd across from Tropical Escape. This resulted in the loss of 3 of the palms at the bullnose of the island. These have been removed and will be replaced with a triple foxtail palm.

Maintenance: On-site staff has been working on some minor repairs to the bowl fountain at the ChampionsGate arches. During cleaning we found some cracks on the main bowl which was allowing water to leak onto the base structure causing water staining. Interior of bowl has been coated with hydraulic cement with fountain base scheduled to be painted.

We have a proposal to address concrete issues on both sides of Legends Blvd along with the other bullnose at the Legends & CG Blvd intersection.

Lighting: Don Bell Signs was out last month to replace the LED driver on the "P" of ChampionsGate last month. Additionally AllState Lighting has been out to address street lights out in the district.

SECTION i

PROPOSAL

Proposal Date:
12.1.2025
Company:
RIDA
8390 ChampionsGate Blvd.
Suite 104
ChampionsGate, FL 33896
Att: Evan Ftacasso
614.361.7677
efracasso@championsgate.com



PROPOSAL

Direct Phone #
407-864-6220
Fax #
407-386-7174
E-mail
info@millersealcoating.com

one year warranty on product and workmanship

Proposal prices are only guaranteed for 30 days from the proposal date

Scope of Work: (7) Sidewalk repairs (986 sq ft) & (24' F-Curb / 6'x10' Bullnose)
(51) Grinds as Add Option)

This Consists of:

- Saw-Cut, Remove and Haul Existing Concrete Sidewalks, & 24' F Curb Bullnose
- Stump Grinder to Trim / Remove Roots, Hauling od All Debris
- Set Up Forming, Place Concrete, 3000 PSI with Fiber and Broom Finishing
- Bull nose will be 10" slab in-fill within 24' New F Curb and Rebar Reinforcement
- Grinds (Add Option) Scarify and Grind uneven Sidewalk Joints, Dust Collection Included

ADD Option: (51) Sidewalk Joint Grinds ADD \$ 3,350.00 to total cost

Total Proposal Amount:

\$19,825.00

TERMS: 50% DEPOSIT, BALANCE DUE UPON COMPLETION

Thank You For The Opportunity

Proposal Submitted By:

Michael Spina

Authorized Signature

Michael Spina

Proposal Acceptance:

The above total proposal amount, conditions and specifications are satisfactory and acceptable

You are hear by authorized to complete this contract as specified, execution of the proposal constitutes a legal and binding contract subject to the terms and conditions as set forth above

Terms: final payment in full upon completion. A finance charge of 1 1/2% per month which is annual percentage rate of 18% will be applied to unpaid past due balance.

Authorized Signature:

Title:

Date: