

*ChampionsGate Community
Development District*

Agenda

May 11, 2026

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

May 4, 2026

Board of Supervisors
ChampionsGate Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the ChampionsGate Community Development District will be held **Monday, May 11, 2026, at 2:00 p.m. at the Offices of Rida and Associates, 8390 ChampionsGate Blvd., Suite 104, ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 13, 2026 Meeting
4. Consideration of Resolution 2026-03 Adopting a Records Retention Policy
5. Consideration of Resolution 2026-04 Selecting a District Records Office within Osceola County
6. Review and Acceptance of Fiscal Year 2025 Audit Report
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters - 1,445
 - D. On-Site Manager's Report
 - i. Florida Highway Patrol Update
 - ii. Fiscal Year 2027 Budget Updates
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

SECTION III

**MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, **April 13, 2026** 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 <i>by telephone</i>
Darlene Clevenger	Assistant Secretary
Douglas Cady	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel <i>by telephone</i>
Pete Glasscock	Hanson Walter
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 December 8,
2025 Meeting**

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the minutes of the December 8, 2025 meeting were approved as presented.
--

FOURTH ORDER OF BUSINESS

Public Hearing to Consider Resolution 2026-01 Abandonment of Access and Utility Easement

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

Mr. Clark stated there is a piece of access and utility easement near Laura Lane behind some of the commercial development, which is in the way of some other things that the developer wants to do with it. It is an easement that is not being used. The area is depicted in the sketch of survey that is attached to the resolution. When that happens it is not a public easement, it is a CDD easement. We ask the owner to make a request, which they did, that the easement be abandoned. I have gone through this with the developer’s representatives, with Evan on behalf of the CDD and with our engineer to make sure there is nothing there that we needed and there is not. There is a separate Duke Power easement that will remain that we are not doing anything with. This is basically an area where Laura Lane was redirected and the access to the back of some of those out parcels was put in a different place. Statutorily we have the power under Chapter 190 to either grant or abandon easements. There is not a very specific process or outline so we mimic the county ordinances that call for a two week notice by publication. We have done that, we outlined in the resolution the findings that these are easements that are not necessary for the operation of the district. There is an exhibit A attached, which has a legal description and a drawing that depicts the area that we are looking to abandon. We have a public hearing opened so we can call for public comment if there is any.

Mr. Fracaso stated the reason behind this is we have a ground lease for Electrify America, and they want to put a 16 or 18 bank EV charging site here. Essentially, they are building a parking lot with EV chargers on each side with a drive lane going down the center. The drainage easement will stay in place for the outflow from the pond.

There being no public comments, the board took the following action.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor Resolution 2026-01 Abandonment of Access and Utility Easement was approved.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing**

Mr. Showe stated Resolution 2026-02 approves the proposed fiscal year 2027 budget, sets the public hearing for July 13, 2026 and directs staff to transmit this to Osceola County as well as post it on the district’s website. We were able to keep the assessments level for another year.

On MOTION by Mr. Tennyson seconded by Mr. Cady with all in favor Resolution 2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Data Sharing and Usage
Agreement with Osceola County Property
Appraiser**

On MOTION by Ms. Clevenger seconded by Mr. Tennyson with all in favor the Data Sharing and Usage Agreement with Osceola County Property Appraiser was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark stated we had a request recently on behalf of the Watson Building, they are entering into an agreement with Spectrum to bring fiber to their building. Spectrum presented the CDD with their form of agreement they wanted us to sign, which I was not happy with, that was worded towards a customer and we are not a customer. They are just looking for the right to come into portions of our right of way and bring their line up to the building. I asked that they provide us with more information on the route and exactly what they were putting in and I think Evan is working on that, but we don’t have that yet. To prevent delaying them when they are ready to go I prepared this agreement, which is based on the standard right of way utilization agreement that we have used before. It contains the restrictions on what they do, protections for us in the event that they mess up or damage some things. I would be looking for approval in

substantial form of this agreement once we have the exact detail to attach so we are not waiting for another meeting for them to go ahead.

Mr. Fracaso stated I have a map and they intend to begin at the current vault they have on the corner of Millers, Goodman and ChampionsGate, they are going to bore underneath Goodman, trench in front of 7-11 and bore under the driveway again, do some additional trenching to a new vault location and run their line into Watson. I pushed for this agreement so we would have some kind of fallback in case they hit anything through their boring or trenching. We ran into that recently when they ran a line into the Omni, the main underground feed, and took out the power.

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor a right of way utilization agreement with Spectrum was approved in substantially final form subject to review by counsel.

Mr. Clark stated I will give a legislative update at the next meeting. There are things waiting for the governor to sign or not sign but we are not quite there yet.

B. Engineer

Mr. Glasscock stated our yearly inspections are coming around. We will be inspecting the things we are responsible for taking care of.

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. General Election Qualifying Period and Procedure

Mr. Showe stated seat 4, Mr. Dawson's seat, and seat 3, Ms. Clevenger's seat, are up for election this year. In order to qualify for election you will need to go to the supervisor of

elections office and file for election. The qualifying period is from noon June 8th to noon June 12th. You can go early and put in your qualifying information. It is all done through the supervisor of elections. If you want to qualify by having 25 signatures, that is due by May 11th.

D. Onsite Manager’s Report

Mr. Fracaso reviewed the onsite manager’s report, copy of which was included in the agenda package and discussed what the board would like to do with the damaged landscaping and reported that Weber will be replacing some St. Augustine sod due to irrigation issues.

i. Consideration of Landscape Proposals from Weber Environmental Services

This item was tabled.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisor’s Requests

There being no comments, the next item followed.

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 Mr. Tennyson with all in favor the meeting adjourned at 2:43 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or

the District Manager. The Board, and the District's records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with Section 668.50, Florida Statutes, and Section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of May 2026.

ATTEST:

**CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: District Amendments to General Records Schedules Established by the Division

Exhibit A

District Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

SECTION V

RESOLUTION 2026-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

WHEREAS, District records are available for public review and inspection at the offices of Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, FL 32801.

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

SECTION 1. The District’s local records office shall be located at 2651 Remington Blvd., Kissimmee, FL 34744.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 11th day of May 2026.

ATTEST:

**CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SECTION VI

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
TABLE OF CONTENTS**

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
ChampionsGate Community Development District
Osceola County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of ChampionsGate Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 16, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 16, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of ChampionsGate Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,790,290.
- The change in the District's total net position in comparison with the prior fiscal year was (\$271,876), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,330,066, an increase of \$111,769 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, assigned to capital reserves and subsequent years expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and physical environment functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 1,353,604	\$ 1,231,854
Capital assets, net of depreciation	2,460,224	2,843,869
Total assets	<u>3,813,828</u>	<u>4,075,723</u>
Current liabilities	23,538	13,557
Total liabilities	<u>23,538</u>	<u>13,557</u>
Net position		
Investment in capital assets	2,460,224	2,843,869
Unrestricted	1,330,066	1,218,297
Total net position	<u>\$ 3,790,290</u>	<u>\$ 4,062,166</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expenses exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 748,300	\$ 746,896
Unrestricted investment earnings	55,851	62,189
Total revenues	<u>804,151</u>	<u>809,085</u>
Expenses:		
General government	142,914	142,788
Physical environment	933,113	1,048,419
Total expenses	<u>1,076,027</u>	<u>1,191,207</u>
Change in net position	<u>(271,876)</u>	<u>(382,122)</u>
Net position - beginning	<u>4,062,166</u>	<u>4,444,288</u>
Net position - ending	<u>\$ 3,790,290</u>	<u>\$ 4,062,166</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$1,076,027. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments and interest income, decreased during the fiscal year. The decrease in revenues was the result of a decrease in interest income. In total, expenses decreased from the prior fiscal year, due to less maintenance expenses during the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS

At September 30, 2025, the District had \$15,048,244 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$12,588,020 has been taken, which resulted in a net book value of \$2,460,224. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the ChampionsGate Community Development District's Finance Department at 219 E. Livingston St., Orlando, Florida, 32801.

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 175,201
Investments	1,116,392
Assessments receivable	4,824
Prepays	57,187
Capital assets:	
Nondepreciable	1,771,447
Depreciable, net	688,777
Total assets	3,813,828
 LIABILITIES	
Accounts payable	23,538
Total liabilities	23,538
 NET POSITION	
Investment in capital assets	2,460,224
Unrestricted	1,330,066
Total net position	\$ 3,790,290

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Charges for Services</u>	<u>Governmental Activities</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
Primary government:				
Governmental activities:				
General government	\$ 142,914	\$ 142,914	\$ -	
Physical environment	933,113	605,386	(327,727)	
Total governmental activities	1,076,027	748,300	(327,727)	
General revenues:				
Unrestricted investment earnings			55,851	
Total general revenues			55,851	
Change in net position			(271,876)	
Net position - beginning			4,062,166	
Net position - ending			\$ 3,790,290	

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Capital Projects	
ASSETS			
Cash	\$ 94,840	\$ 80,361	\$ 175,201
Investments	90,980	1,025,412	1,116,392
Assessments receivable	4,824	-	4,824
Prepaid items	57,187	-	57,187
Total assets	\$ 247,831	\$ 1,105,773	\$ 1,353,604
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 23,538	\$ -	\$ 23,538
Total liabilities	23,538	-	23,538
Fund balances:			
Nonspendable:			
Prepaid items	57,187	-	57,187
Assigned to:			
Capital reserves	-	1,105,773	1,105,773
Subsequent year's expenditures	31,736	-	31,736
Unassigned	135,370	-	135,370
Total fund balances	224,293	1,105,773	1,330,066
Total liabilities and fund balances	\$ 247,831	\$ 1,105,773	\$ 1,353,604

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds	\$ 1,330,066
-----------------------------------	--------------

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	15,048,244	
Accumulated depreciation	(12,588,020)	2,460,224
Net position of governmental activities		\$ 3,790,290

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Capital Projects	
REVENUES			
Assessments	\$ 737,957	\$ -	\$ 737,957
Interest	14,461	41,390	55,851
Miscellaneous	166	10,177	10,343
Total revenues	752,584	51,567	804,151
EXPENDITURES			
Current:			
General government	142,914	-	142,914
Physical environment	526,839	504	527,343
Capital Outlay	-	22,125	22,125
Total expenditures	669,753	22,629	692,382
Excess (deficiency) of revenues over (under) expenditures	82,831	28,938	111,769
OTHER FINANCING SOURCES (USES)			
Transfer in/out	(416,639)	416,639	-
Total other financing sources (uses)	(416,639)	416,639	-
Net change in fund balances	(333,808)	445,577	111,769
Fund balances - beginning	558,101	660,196	1,218,297
Fund balances - ending	\$ 224,293	\$ 1,105,773	\$ 1,330,066

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 111,769
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	22,125
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	<u>(405,770)</u>
Change in net position of governmental activities	<u>\$ (271,876)</u>

See notes to the financial statements

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

ChampionsGate Community Development District (the "District") was created by Osceola County Ordinance 98-10 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes in August 1998. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. At the fiscal year end, all seats were elected through the general election process. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District as well as for capital reserves.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Capital assets of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	20 - 30
Improvements other than buildings	10 - 15
Machinery and equipment	5 - 10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Florida Prime	\$ 1,116,392	S&P AAAm	Weighted average of the fund portfolio: 47 days
	<u>\$ 1,116,392</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Transfer in</u>	<u>Transfer out</u>
General	\$ -	\$ 416,639
Capital projects	416,639	-
Total	<u>\$ 416,639</u>	<u>\$ 416,639</u>

Transfers from the general fund to the capital projects fund were made in order to fund capital reserves for future maintenance projects.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 1,771,447	\$ -	\$ -	\$ 1,771,447
Total capital assets, not being depreciated	<u>1,771,447</u>	<u>-</u>	<u>-</u>	<u>1,771,447</u>
Capital assets, being depreciated				
Infrastructure	10,639,240	-	-	10,639,240
Improvements other than buildings	2,566,107	-	-	2,566,107
Machinery and equipment	49,325	22,125	-	71,450
Total capital assets, being depreciated	<u>13,254,672</u>	<u>22,125</u>	<u>-</u>	<u>13,276,797</u>
Less accumulated depreciation for:				
Infrastructure	9,716,004	377,495	-	10,093,499
Improvements other than buildings	2,416,921	28,275	-	2,445,196
Machinery and equipment	49,325	-	-	49,325
Total accumulated depreciation	<u>12,182,250</u>	<u>405,770</u>	<u>-</u>	<u>12,588,020</u>
Total capital assets, being depreciated, net	<u>1,072,422</u>	<u>(383,645)</u>	<u>-</u>	<u>688,777</u>
Governmental activities capital assets, net	<u>\$ 2,843,869</u>	<u>\$ (383,645)</u>	<u>\$ -</u>	<u>\$ 2,460,224</u>

Depreciation expense was charged to the physical environment function.

NOTE 7 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 729,046	\$ 737,957	\$ 8,911
Interest	6,000	14,461	8,461
Miscellaneous	-	166	166
Total revenues	735,046	752,584	17,538
EXPENDITURES			
Current:			
General government	114,182	142,914	(28,732)
Physical environment	589,311	526,839	62,472
Total expenditures	703,493	669,753	33,740
Excess (deficiency) of revenues over (under) expenditures	31,553	82,831	51,278
OTHER FINANCING SOURCES (USES)			
Carryforward surplus	385,086	-	(385,086)
Transfer out	(416,639)	(416,639)	-
Total other financing sources (uses)	(31,553)	(416,639)	(385,086)
Net change in fund balance	\$ -	(333,808)	\$ (333,808)
Fund balance - beginning		558,101	
Fund balance - ending		\$ 224,293	

See notes to required supplementary information

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	\$5,541.00
Independent contractor compensation	\$637,235.87
Construction projects to begin on or after October 1; (>\$65K)	0
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	\$278.50 - \$305.21
Special assessments collected	\$737,957
Outstanding Bonds:	Not applicable



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
ChampionsGate Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of ChampionsGate Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 16, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 16, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
ChampionsGate Community Development District
Osceola County, Florida

We have examined ChampionsGate Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of ChampionsGate Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 16, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
ChampionsGate Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of ChampionsGate Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated March 16, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 16, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of ChampionsGate Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank ChampionsGate Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 16, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION VII

SECTION C

SECTION i

ChampionsGate

Community Development District

Summary of Invoices

April 01, 2026 - April 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	4/1/26	5593-5595	\$ 3,794.00
	4/9/26	5596-5600	28,631.86
	4/17/26	5601-5604	5,545.79
	4/24/26	5605-5607	7,720.00
			\$ 45,691.65
Payroll			
	<u>April 2026</u>		
	Darin Tennyson	50492	\$ 184.70
	Darlene Clevenger	50493	162.70
	Douglas Cady	50494	184.70
	Elizabeth Allen	50495	184.70
	Lee Dawson	50496	184.70
			\$ 901.50
TOTAL			\$ 46,593.15

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26	00164	4/01/26	19381	202603	310	51300	31500		REVIEW/FINALIZE EASEMENT CLARK AND ALBAUGH PLLC	*	3,434.00	3,434.00	005593
4/01/26	00010	3/24/26	38813A	202603	320	53800	46800		2 ARCH FOUNTAIN CLN MAR26 3/24/26 38813A 202603 320-53800-46800 2 ARCH FOUNTAIN CLN MAR26 CORAL SPRINGS IMPROVEMENT DISTRICT	* V	360.00 360.00-	.00	005594
4/01/26	00022	3/24/26	38813A	202603	320	53800	46800		2 ARCH FOUNTAIN CLN MAR26 FOUNTAIN DESIGN GROUP INC	*	360.00	360.00	005595
4/09/26	00113	2/10/26	2019031	202602	310	51300	49200		2025 TAX ROLL ADMIN FEE OSCEOLA CTY. PROPERTY APPRAISER	*	930.11	930.11	005596
4/09/26	00105	4/01/26	46113	202604	320	53800	12000		ONSITE SERVICES APR26 4/06/26 CDD-0406 202603 320-53800-35300 1 BLACK PIPE CAP/NIPP RIDA ASSOCIATES LIMITED PARTNERSHIP	* *	12,299.84 122.97	12,422.81	005597
4/09/26	00048	4/01/26	2604-003	202604	320	53800	47200		TRAFFIC SIGNAL MNT APR26 TRAFFIC ENGINEERING AND MANAGEMENT	*	447.00	447.00	005598
4/09/26	00111	2/10/26	1185-9	202602	320	53800	47400		2GAL KENYA CORAL/DAKOTA THE SHERWIN WILLIAMS CO	*	222.53	222.53	005599
4/09/26	00157	4/01/26	218655	202604	320	53800	46200		LANDSCAPE MAINT APR26 WEBER ENVIRONMENTAL SERVICES LLC	*	14,609.41	14,609.41	005600
4/17/26	00047	4/15/26	1038878	202604	320	53800	46900		MOSQUITO MGMT SRVC APR26 CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	1,030.52	1,030.52	005601
4/17/26	00049	4/01/26	280	202604	310	51300	34000		MANAGEMENT FEES APR26 4/01/26 280 202604 310-51300-35200 WEBSITE ADMIN FEE APR26 4/01/26 280 202604 310-51300-35100 INFORMATION TECH APR26	* * *	3,647.92 126.17 162.33		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26	280		280	202604	310	51300	51000		OFFICE SUPPLIES APR26	*	.33		
4/01/26	280		280	202604	310	51300	42000		POSTAGE APR26	*	8.42		
GOVERNMENTAL MANAGEMENT SERVICES												3,945.17	005602
4/17/26	00095	4/14/26	5296015	202603	310	51300	31100		ACCESS & UTILITY EASEMENT	*	200.00		
HANSON, WALTER & ASSOCIATES, INC.												200.00	005603
4/17/26	00105	4/13/26	CDD-5512	202603	320	53800	47400		TRAFFIC STRIPIN/DEGREASER	*	319.80		
4/13/26		CDD-8900	202603	320	53800	53100		10 HARDWOOD DOWELS	*	50.30			
RIDA ASSOCIATES LIMITED PARTNERSHIP												370.10	005604
4/24/26	00167	3/31/26	24530406	202603	320	53800	34500		SECURITY SRVC MAR26	*	2,600.00		
ENCORE SECURITY SERVICES LLC												2,600.00	005605
4/24/26	00139	3/31/26	27370302	202603	320	53800	34500		SECURITY SRVC MAR26	*	3,900.00		
3/31/26		27370302	202603	320	53800	34500		SCHEDULER FEE MAR26	*	750.00			
MAURICE NORMAN VILSAINT												4,650.00	005606
4/24/26	00026	4/21/26	2105318	202604	320	53800	46700		MTHLY WATER MGMT APR26	*	470.00		
THE LAKE DOCTORS INC												470.00	005607
TOTAL FOR BANK A											45,691.65		
TOTAL FOR REGISTER											45,691.65		

SECTION ii

ChampionsGate
Community Development District

Unaudited Financial Reporting
April 30, 2026



Table of Contents

1 Balance Sheet

2-3 General Fund Income Statement

4 Capital Reserve Fund

5 Month to Month

6 Assessment Receipt Schedule

ChampionsGate
Community Development District
Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash - Truist Bank	\$ 120,115	\$ 80,505	\$ 200,620
Investments:			
State Board of Administration	352,647	1,088,884	1,441,531
Prepaid Expenses	-	-	-
Total Assets	\$ 472,762	\$ 1,169,389	\$ 1,642,151
Liabilities:			
Accounts Payable	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -
Fund Balances:			
Assigned For Capital Reserves	\$ -	\$ 1,169,389	\$ 1,169,389
Unassigned	472,762	-	472,762
Total Fund Balances	\$ 472,762	\$ 1,169,389	\$ 1,642,151
Total Liabilities & Fund Equity	\$ 472,762	\$ 1,169,389	\$ 1,642,151

ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments	\$ 729,046	\$ 716,201	\$ 716,201	\$ -
Interest	6,000	3,500	7,493	3,993
Total Revenues	\$ 735,046	\$ 719,701	\$ 723,694	\$ 3,993
Expenditures:				
Administrative:				
Supervisor Fees	\$ 6,000	\$ 3,500	\$ 2,000	\$ 1,500
FICA Expense	459	268	153	115
Engineering Fees	10,000	5,833	200	5,633
Attorney	22,500	13,125	6,754	6,371
Annual Audit	3,700	3,700	3,700	-
Assessment Administration	5,408	5,408	5,408	-
Management Fees	43,775	25,535	25,535	(0)
Information Technology	1,948	1,136	1,136	0
Website Maintenance	1,514	883	883	(0)
Telephone	100	58	-	58
Postage	500	292	158	134
Printing & Binding	300	175	-	175
Insurance	15,889	15,889	14,500	1,389
Legal Advertising	2,500	1,458	-	1,458
Other Current Charges	2,000	1,167	967	199
Office Supplies	125	73	3	70
Property Appraiser Fees	400	400	930	(530)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 117,293	\$ 79,076	\$ 62,503	\$ 16,573
Operations & Maintenance				
Onsite Management	\$ 147,600	\$ 86,100	\$ 86,099	\$ 1
Property Insurance	46,963	46,963	42,687	4,276
Electric	36,000	21,000	14,593	6,407
Water/Sewer	500	292	125	166
Trash Removal	3,977	2,320	2,118	202
Landscape Maintenance	179,313	104,599	102,266	2,333
Landscape Contingency	20,000	11,667	7,662	4,005
Lake Maintenance	6,240	3,640	3,290	350
Fountain Maintenance	8,320	4,853	2,257	2,596
Irrigation Maintenance	20,000	11,667	27,757	(16,090)
Repairs & Maintenance	6,000	3,500	9,719	(6,219)
Lighting	10,000	5,833	2,927	2,907
Painting Public Areas	2,500	1,458	1,085	374
Traffic Signals	10,000	5,833	5,723	110
Sidewalks	30,000	17,500	19,825	(2,325)
Signage	3,500	2,042	547	1,495
Security	70,000	40,833	40,900	(67)
Mosquito Control	9,556	5,574	4,122	1,452
Total Field Operations:	\$ 610,469	\$ 375,675	\$ 373,702	\$ 1,973

ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Reserves</i>				
Capital Reserve Transfer	\$ 39,020	\$ 39,020	\$ 39,020	\$ -
Total Reserves	\$ 39,020	\$ 39,020	\$ 39,020	\$ -
Total Expenditures	\$ 766,782	\$ 493,771	\$ 475,224	\$ 18,546
Excess Revenues (Expenditures)	\$ (31,736)		\$ 248,469	
Fund Balance - Beginning	\$ 31,736		\$ 224,293	
Fund Balance - Ending	\$ -		\$ 472,762	

ChampionsGate

Community Development District

Capital Reserve

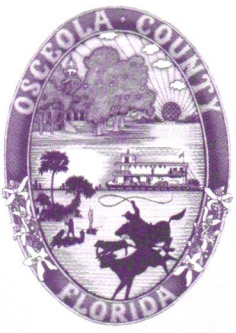
Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Transfer In	\$ 39,020	\$ 39,020	\$ 39,020	\$ -
Interest	30,000	17,500	24,898	7,398
Total Revenues	\$ 69,020	\$ 56,520	\$ 63,918	\$ 7,398
Expenditures:				
Contingency	\$ 550	\$ 321	\$ 301	\$ 20
Capital Outlay	200,000	116,667	-	116,667
Total Expenditures	\$ 200,550	\$ 116,988	\$ 301	\$ 116,667
Excess Revenues (Expenditures)	\$ (131,530)	\$ (60,468)	\$ 63,617	
Fund Balance - Beginning	\$ 1,094,721		\$ 1,105,772	
Fund Balance - Ending	\$ 963,191		\$ 1,169,389	

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	\$ 587,210	\$ 19,504	\$ 12,706	\$ 8,558	\$ 11,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 716,201
Interest	252	158	725	1,694	1,566	1,655	1,443	-	-	-	-	-	7,493
Total Revenues	\$ 252	\$ 77,161	\$ 587,935	\$ 21,198	\$ 14,272	\$ 10,214	\$ 12,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 723,694
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	-	-	77	-	-	-	77	-	-	-	-	-	153
Engineering Fees	-	-	-	-	-	200	-	-	-	-	-	-	200
Attorney	34	102	1,994	136	1,054	3,434	-	-	-	-	-	-	6,754
Annual Audit	-	-	-	-	3,700	-	-	-	-	-	-	-	3,700
Assessment Administration	5,408	-	-	-	-	-	-	-	-	-	-	-	5,408
Management Fees	3,648	3,648	3,648	3,648	3,648	3,648	3,648	-	-	-	-	-	25,535
Information Technology	162	162	162	162	162	162	162	-	-	-	-	-	1,136
Website Maintenance	126	126	126	126	126	126	126	-	-	-	-	-	883
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	76	9	8	31	8	17	8	-	-	-	-	-	158
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	14,500	-	-	-	-	-	-	-	-	-	-	-	14,500
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	171	187	152	119	113	113	113	-	-	-	-	-	967
Office Supplies	1	0	0	1	0	0	0	-	-	-	-	-	3
Property Appraiser Fees	-	-	-	-	930	-	-	-	-	-	-	-	930
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 24,302	\$ 4,234	\$ 7,167	\$ 4,223	\$ 9,742	\$ 7,701	\$ 5,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,503
Operations & Maintenance													
Onsite Management	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,099
Property Insurance	42,687	-	-	-	-	-	-	-	-	-	-	-	42,687
Electric	2,060	2,308	2,087	2,491	2,155	1,667	1,826	-	-	-	-	-	14,593
Water/Sewer	18	-	19	29	29	12	17	-	-	-	-	-	125
Trash Removal	303	303	303	303	303	303	303	-	-	-	-	-	2,118
Landscape Maintenance	14,609	14,609	14,609	14,609	14,609	14,609	14,609	-	-	-	-	-	102,266
Landscape Contingency	-	3,787	1,325	1,325	1,225	-	-	-	-	-	-	-	7,662
Lake Maintenance	470	470	470	470	470	470	470	-	-	-	-	-	3,290
Fountain Maintenance	457	360	360	360	360	360	-	-	-	-	-	-	2,257
Irrigation System/Maintenance	8,783	1,946	4,345	7,267	5,416	-	-	-	-	-	-	-	27,757
Repairs & Maintenance	252	818	3,274	4,250	1,003	123	-	-	-	-	-	-	9,719
Lighting	-	1,543	-	991	-	393	-	-	-	-	-	-	2,927
Painting Public Areas	542	-	-	-	223	320	-	-	-	-	-	-	1,085
Traffic Signals	1,733	1,755	447	447	447	447	447	-	-	-	-	-	5,723
Sidewalks	-	-	-	-	19,825	-	-	-	-	-	-	-	19,825
Signage	-	497	-	-	-	50	-	-	-	-	-	-	547
Security	6,730	6,210	6,730	6,990	6,990	7,250	-	-	-	-	-	-	40,900
Mosquito Control	1,031	1,031	-	-	-	1,031	1,031	-	-	-	-	-	4,122
Total Operations & Maintenance:	\$ 91,975	\$ 47,935	\$ 46,269	\$ 51,831	\$ 65,354	\$ 39,335	\$ 31,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 373,702
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 39,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,020
Total Reserves	\$ -	\$ -	\$ 39,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,020
Total Expenditures	\$ 116,277	\$ 52,169	\$ 92,456	\$ 56,054	\$ 75,096	\$ 47,035	\$ 36,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 475,224
Excess Revenues (Expenditures)	\$ (116,025)	\$ 24,992	\$ 495,479	\$ (34,856)	\$ (60,824)	\$ (36,822)	\$ (23,475)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,469

SECTION iii



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 27, 2026

Ms. Syanne Hall
Recording Secretary
ChampionsGate Community Development District
c/o Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

RE: ChampionsGate Community Development District – Registered Voters

Dear Ms. Hall:

Thank you for your letter requesting confirmation of the number of registered voters within the ChampionsGate Community Development District as of April 15, 2026.

The number of registered voters within the ChampionsGate CDD is 1,445 as of April 15, 2026.

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

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

*Vote
Osceola*

SECTION D

ChampionsGate Community Development District

To: ChampionsGate CDD Board
From: Evan Fracasso
CC: Jason Showe; Marc Reicher
Date: April 29, 2026
Re: September Onsite Managers report

Traffic: FHP continues to work in the area.
Will need to discuss the future expectation of off duty police enforcement.

Landscape: Plant material continues to flush out after the freeze. Will continue to assess condition & may have to in-fill areas affected by the freeze.

Maintenance: Concrete repairs completed on Legends.

Lighting: Still waiting on the pole light that was hit by car on ChampionsGate Blvd in front of McDonalds.

AllState Lighting is scheduled to be out for several lights throughout the district.
