



**ChampionsGate  
Community Development District**

**Adopted Budget  
FY 2012**



# Table of Contents

1-6 General Fund

7-8 Debt Service Fund

**CHAMPIONSGATE**  
Community Development District

General Fund Budget  
Fiscal Year 2012

ADOPTED BUDGET FY2011	ACTUAL THRU 06/30/11	NEXT 3 MONTHS	PROJECTED THRU 09/30/2011	ADOPTED BUDGET FY2012
-----------------------------	----------------------------	---------------------	---------------------------------	-----------------------------

**REVENUES:**

Operating & Maintenance Assessments - Tax Collector	\$443,801	\$438,892	\$0	\$438,892	\$727,144
Developer Contributions	\$283,343	\$195,320	\$24,300	\$219,620	\$0
Interest Income	\$250	\$997	\$263	\$1,260	\$750
<b>TOTAL REVENUES</b>	<b>\$727,394</b>	<b>\$635,209</b>	<b>\$24,563</b>	<b>\$659,772</b>	<b>\$727,894</b>

**EXPENDITURES:**

**Administrative:**

Supervisors Fees	\$4,000	\$1,200	\$1,200	\$2,400	\$4,000
FICA Expense	\$306	\$92	\$92	\$184	\$306
Engineering	\$2,000	\$2,244	\$0	\$2,244	\$2,000
Attorney	\$8,000	\$13,635	\$1,365	\$15,000	\$8,000
Annual Audit	\$7,100	\$7,100	\$0	\$7,100	\$7,100
Management Fees	\$31,907	\$23,955	\$7,952	\$31,907	\$33,502
Computer Time	\$1,000	\$750	\$250	\$1,000	\$1,000
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Trustee Fees	\$3,700	\$4,196	\$0	\$4,196	\$3,700
Arbitrage Rebate	\$600	\$0	\$600	\$600	\$600
Dissemination	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Telephone	\$100	\$0	\$100	\$100	\$100
Postage	\$1,000	\$577	\$148	\$725	\$1,000
Insurance	\$5,500	\$5,631	\$0	\$5,631	\$25,000
Printing & Binding	\$500	\$358	\$142	\$500	\$500
Legal Advertising	\$1,000	\$158	\$102	\$260	\$1,000
Other Current Charges	\$1,500	\$81	\$44	\$125	\$1,500
Office Supplies	\$250	\$107	\$43	\$150	\$250
Dues, Licenses, Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Administration	\$2,200	\$900	\$300	\$1,200	\$2,200
<b>TOTAL ADMINISTRATIVE</b>	<b>\$80,838</b>	<b>\$71,159</b>	<b>\$12,337</b>	<b>\$83,497</b>	<b>\$101,933</b>

**Maintenance:**

Landscape Maintenance Contract	\$138,000	\$112,024	\$36,024	\$148,048	\$150,000
Landscape Miscellaneous	\$0	\$0	\$0	\$0	\$2,400
Irrigation System / Maintenance	\$14,400	\$554	\$2,546	\$3,100	\$8,400
Irrigation Wells	\$9,600	\$5,160	\$2,580	\$7,740	\$8,400
Lakes/Fountains	\$12,000	\$8,992	\$1,692	\$10,684	\$12,000
Lighting	\$24,000	\$4,405	\$1,595	\$6,000	\$7,200
Miscellaneous	\$9,900	\$2,804	\$301	\$3,105	\$6,000
Painting Public Areas	\$3,000	\$0	\$750	\$750	\$1,500
Traffic Signals	\$6,000	\$3,188	\$480	\$3,668	\$6,000
Sidewalks	\$6,000	\$0	\$1,500	\$1,500	\$500
Signage	\$12,000	\$1,457	\$1,543	\$3,000	\$3,600
Trash Removal	\$2,400	\$1,940	\$670	\$2,610	\$3,000
Electric	\$60,000	\$36,372	\$12,028	\$48,400	\$50,400
Water/Sewer	\$1,200	\$3,447	\$150	\$3,597	\$3,600
Security	\$42,000	\$29,696	\$10,754	\$40,450	\$42,000
Onsite Management	\$97,200	\$72,900	\$24,300	\$97,200	\$156,372
Mosquito Control	\$13,200	\$4,675	\$2,805	\$7,480	\$7,600
Capital Expenses	\$195,656	\$0	\$0	\$0	\$156,989
<b>TOTAL MAINTENANCE</b>	<b>\$646,556</b>	<b>\$287,613</b>	<b>\$99,718</b>	<b>\$387,331</b>	<b>\$625,961</b>

<b>TOTAL EXPENDITURES</b>	<b>\$727,394</b>	<b>\$358,773</b>	<b>\$112,055</b>	<b>\$470,828</b>	<b>\$727,894</b>
---------------------------	------------------	------------------	------------------	------------------	------------------

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$276,436</b>	<b>(\$87,492)</b>	<b>\$188,944</b>	<b>\$0</b>
---------------------------------------	------------	------------------	-------------------	------------------	------------

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**REVENUES:**

**MAINTENANCE ASSESSMENT**

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

**INTEREST INCOME**

The District will invest surplus funds with US Bank.

**EXPENDITURES:**

**ADMINISTRATIVE:**

**SUPERVISORS FEES**

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings.

**FICA EXPENSE**

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

**ENGINEERING**

The District's engineer will be providing general engineering services to the District, e.g., attendance and preparation for monthly meetings, reviewing invoices, and various projects assigned as directed by the Board of Supervisors.

**ATTORNEY**

The District's attorney will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing contracts, agreements, resolutions, etc.

**ANNUAL AUDIT**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District's auditing firm is Grau & Associates.

**MANAGEMENT FEES**

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

**COMPUTER TIME**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-Central Florida, LLC.

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**COLLECTION AGENT**

The District will contract to levy and administer the collection of a Non-Ad Valorem assessment on all assessable property within the District.

**TRUSTEE FEES**

The District issued Series 1998 Capital Improvement Revenue Bonds that are deposited with a Trustee at USBank.

**ARBITRAGE REBATE**

The District had contracted with an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 1998 Capital Improvement Revenue Bonds.

**DISSEMINATION**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Prager, Sealy, & Co., LLC to provide this service and the amount is based upon this contract.

**TELEPHONE**

Telephone and fax machine.

**POSTAGE**

Mailing of Board Meeting Agenda's, checks for vendors, and any other required correspondence.

**INSURANCE**

The District's general liability, public officials liability and property insurance coverages are provide by the Preferred Governmental Insurance Trust.

**PRINTING & BINDING**

Printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

**LEGAL ADVERTISING**

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

**OTHER CURRENT CHARGES**

Bank charges and any other miscellaneous charges that the District may incur.

**OFFICE SUPPLIES**

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

**DUES, LICENSES, SUBSCRIPTIONS**

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

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**WEBSITE ADMINISTRATION**

The District costs as they relate to the ongoing maintenance of its own website.

**MAINTENANCE:**

**LANDSCAPE MAINTENANCE CONTRACT**

The District anticipates it will incur the following landscape maintenance expenses:

**LANDSCAPE MOWING/EDGING**

Mowing all turf areas once a week during the months of April – September, three times per month during the months of November – February. Edging, trimming, detailing of planted areas, pruning, shaping of all shrubs, tree rings, Palm trees up to twelve feet, blowing of all sidewalks, curbs, maintaining trees in pedestrian walkway areas to have a clearance of 7' and roadway trees a clearance of 12'.

**TURF CARE**

Fertilization & Pest control of St. Augustine 6 applications per year  
Fertilization & Pest Control of Bahia 3 applications per year

**TREE/SHRUB CARE**

Fertilization & Pest Control 6 applications per year.

**MULCH**

Scheduled as needed.

**BEDDING PLANTS**

Property to be changed out 4 times per year

**I-4 INTERCHANGE**

Mowing of I-4 Interchange bi-weekly, replacing sand, cleaning of sign wall etc  
Cleaning & Mowing of DOT Ditches  
Grad all for cleaning ditches @ Interchange

**LANDSCAPE/MISCELLANEOUS**

This category will be used for miscellaneous Landscape items, which occur currently, not budgeted.

**IRRIGATION SYSTEM/MAINTENANCE**

Monthly inspection and repairs of irrigation system

**IRRIGATION WELLS**

Monthly service and chemicals for well to eliminate rust

**LAKES/FOUNTAINS**

To record expenses for equipment, supplies, maintenance and contract services for fountains and lakes.

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**LIGHTING**

Repair and replacement of lighting fixtures throughout the property

**MISCELLANEOUS**

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

**PAINTING PUBLIC AREAS**

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

**TRAFFIC SIGNALS**

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

**SIDEWALKS**

To record cost to maintain all sidewalks.

**SIGNAGE**

To record cost to maintain all signs.

**TRASH REMOVAL**

To record the expenses related to trash and rubbish removal of miscellaneous items, dumpster contract service and hauling of miscellaneous items.

**Waste Management:**

Account#	Address	Estimated Monthly Amount	Estimated Annual Amount
191-0022627-0180-4	191-22627 ChampionsGate:1598 Goodman Rd	\$ 250.00	\$ 3,000.00
<b>Total</b>			<b>\$ 3,000.00</b>

**ELECTRIC**

To record cost of electric for project, such as street lighting, electric for irrigation wells and fountains.

**Progress Energy:**

Account#	Address	Estimated Monthly Amount	Estimated Annual Amount
79651 93441	8000 ChampionsGate Blvd Spkl H Fountain	\$ 1,300.00	\$ 15,600.00
69653 06401	8380 ChampionsGate Blvd Spkl C	\$ 1,000.00	\$ 12,000.00
24422 35567	8397 ChampionsGate Blvd Spkl F	\$ 300.00	\$ 3,600.00
55189 98425	8399 ChampionsGate Blvd Spkl B	\$ 100.00	\$ 1,200.00
12018 72541	8399 ChampionsGate Blvd Spkl E	\$ 500.00	\$ 6,000.00
17640 52567	8390 ChampionsGate Blvd TFLT	\$ 100.00	\$ 1,200.00
02439 43580	8301 ChampionsGate Blvd Spkl D	\$ 200.00	\$ 2,400.00
98090 66401	8300 ChampionsGate Blvd TFLT	\$ 100.00	\$ 1,200.00
13595 39424	8399 ChampionsGate Blvd Spkl A	\$ 400.00	\$ 4,800.00
52818 71551	0 Championsgate Blvd Spkl G	\$ 200.00	\$ 2,400.00
<b>Total</b>			<b>\$ 50,400.00</b>

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**WATER/SEWER**

To record the cost of running the fountains.

**KUA:**

<u>Account#</u>	<u>Address</u>	<u>Estimated Monthly Amount</u>	<u>Estimated Annual Amount</u>
1238560-690090	200 ChampionsGate Blvd	\$ 250.00	\$ 3,000.00
1238560-690100	100 ChampionsGate Blvd	\$ 50.00	\$ 600.00
<b>Total</b>			<b>\$ 3,600.00</b>

**SECURITY**

To record the expenses for security, contract guard service

**ONSITE MANAGEMENT**

Personnel used to maintain the District property

**MOSQUITO CONTROL**

Scheduled maintenance consists of mosquito spraying and larviciding along roadways and paths, and mosquito population monitoring in the form of landing rate counts and light traps.

**CAPITAL EXPENSES**

To record the cost of any major equipment cost



**CHAMPIONSGATE**  
Community Development District

**Debt Service Fund**  
**Series 1998A**  
Fiscal Year 2012

ADOPTED BUDGET FY2011	ADOPTED BUDGET FY2012
-----------------------------	-----------------------------

**REVENUES:**

Carry Forward Surplus	\$148,699	\$294,688
Assessments - Tax Collector	\$832,895	\$1,384,062
Assessments - Direct	\$551,167	\$0
Interest Income	\$0	\$0

<b>TOTAL REVENUES</b>	<b>\$1,532,761</b>	<b>\$1,678,750</b>
-----------------------	--------------------	--------------------

**EXPENDITURES:**

Interest - 11/1 (98A)	\$318,281	\$294,688
Principal (98A)	\$755,000	\$805,000
Interest - 5/1 (98A)	\$318,281	\$294,688

<b>TOTAL EXPENDITURES</b>	<b>\$1,391,563</b>	<b>\$1,394,375</b>
---------------------------	--------------------	--------------------

<b>EXCESS REVENUES</b>	<b>\$141,198</b>	<b>\$284,375</b>
------------------------	------------------	------------------

**CHAMPIONSGATE**  
**Community Development District**  
**SERIES 1998A CAPITAL IMPROVEMENT REVENUE BONDS**  
**DEBT SERVICE SCHEDULE**

**AMORTIZATION SCHEDULE**

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/11	\$10,185,000.00	6.250%	\$755,000.00	\$318,281.25	
11/01/11	\$9,430,000.00	6.250%	\$0.00	\$294,687.50	\$1,367,968.75
05/01/12	\$9,430,000.00	6.250%	\$805,000.00	\$294,687.50	
11/01/12	\$8,625,000.00	6.250%	\$0.00	\$269,531.25	\$1,369,218.75
05/01/13	\$8,625,000.00	6.250%	\$860,000.00	\$269,531.25	
11/01/13	\$7,765,000.00	6.250%	\$0.00	\$242,656.25	\$1,372,187.50
05/01/14	\$7,765,000.00	6.250%	\$915,000.00	\$242,656.25	
11/01/14	\$6,850,000.00	6.250%	\$0.00	\$214,062.50	\$1,371,718.75
05/01/15	\$6,850,000.00	6.250%	\$970,000.00	\$214,062.50	
11/01/15	\$5,880,000.00	6.250%	\$0.00	\$183,750.00	\$1,367,812.50
05/01/16	\$5,880,000.00	6.250%	\$1,035,000.00	\$183,750.00	
11/01/16	\$4,845,000.00	6.250%	\$0.00	\$151,406.25	\$1,370,156.25
05/01/17	\$4,845,000.00	6.250%	\$1,100,000.00	\$151,406.25	
11/01/17	\$3,745,000.00	6.250%	\$0.00	\$117,031.25	\$1,368,437.50
05/01/18	\$3,745,000.00	6.250%	\$1,170,000.00	\$117,031.25	
11/01/18	\$2,575,000.00	6.250%	\$0.00	\$80,468.75	\$1,367,500.00
05/01/19	\$2,575,000.00	6.250%	\$1,245,000.00	\$80,468.75	
11/01/19	\$1,330,000.00	6.250%	\$0.00	\$41,562.50	\$1,367,031.25
05/01/20	\$1,330,000.00	6.250%	\$1,330,000.00	\$41,562.50	\$1,371,562.50
			\$10,895,000.00	\$4,167,343.75	\$15,062,343.75