



**ChampionsGate
Community Development District**

**Proposed Budget
FY 2021**



Table of Contents

1	<hr/>	<u>General Fund</u>
2-7	<hr/>	<u>General Fund Narrative</u>
8	<hr/>	<u>Capital Projects Fund</u>

CHAMPIONSGATE
Community Development District

General Fund Budget
Fiscal Year 2020

ADOPTED BUDGET FY2020	ACTUAL THRU 04/30/20	NEXT 5 MONTHS	PROJECTED THRU 9/30/20	PROPOSED BUDGET FY2021
--------------------------------------	-------------------------------------	------------------------------	---------------------------------------	---------------------------------------

REVENUES:

Maintenance Assessments	\$729,046	\$706,354	\$22,692	\$729,046	\$729,046
Miscellaneous Revenue	\$0	\$4,912	\$0	\$4,912	\$0
TOTAL REVENUES	\$729,046	\$711,266	\$22,692	\$733,958	\$729,046

EXPENDITURES:

Administrative:

Supervisors Fees	\$6,000	\$1,400	\$3,000	\$4,400	\$6,000
FICA Expense	\$459	\$107	\$230	\$337	\$459
Engineering	\$10,000	\$6,688	\$5,312	\$12,000	\$10,000
Attorney	\$22,500	\$8,793	\$11,207	\$20,000	\$22,500
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,000
Management Fees	\$36,603	\$21,352	\$15,251	\$36,603	\$36,603
Information Technology	\$4,400	\$1,867	\$1,333	\$3,200	\$3,200
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Telephone	\$100	\$17	\$83	\$100	\$100
Postage	\$1,500	\$491	\$509	\$1,000	\$1,500
Insurance	\$11,500	\$10,589	\$0	\$10,589	\$11,700
Printing & Binding	\$1,000	\$248	\$352	\$600	\$1,000
Legal Advertising	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Other Current Charges	\$250	\$85	\$65	\$150	\$250
Property Appraiser Fees	\$465	\$323	\$0	\$323	\$400
Property Taxes	\$50	\$0	\$0	\$0	\$50
Office Supplies	\$250	\$81	\$69	\$150	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$105,752	\$61,216	\$38,911	\$100,127	\$104,687

Maintenance:

Property Insurance	\$22,000	\$20,527	\$0	\$20,527	\$22,600
Landscape Maintenance Contract	\$139,583	\$81,257	\$58,160	\$139,416	\$139,583
Landscape Miscellaneous	\$8,000	\$1,073	\$6,927	\$8,000	\$8,000
Irrigation System/Maintenance	\$20,000	\$9,954	\$10,046	\$20,000	\$20,000
Lakes/Fountains	\$13,200	\$4,590	\$3,850	\$8,440	\$13,200
Lighting	\$12,000	\$1,414	\$4,586	\$6,000	\$8,000
Miscellaneous	\$2,000	\$5,996	\$0	\$5,996	\$4,465
Painting Public Areas	\$600	\$0	\$300	\$300	\$600
Traffic Signals	\$10,000	\$6,349	\$3,651	\$10,000	\$10,000
Sidewalks	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Signage	\$6,000	\$750	\$2,250	\$3,000	\$6,000
Trash Removal	\$4,000	\$2,536	\$185	\$2,721	\$4,500
Electric	\$50,000	\$28,572	\$21,428	\$50,000	\$52,000
Water/Sewer	\$1,000	\$96	\$74	\$170	\$500
Security	\$50,000	\$24,759	\$15,000	\$39,759	\$50,000
Onsite Management	\$147,600	\$86,099	\$61,499	\$147,598	\$147,600
Mosquito Control	\$7,600	\$1,870	\$3,740	\$5,610	\$7,600
Transfer Out - Capital Reserve	\$119,711	\$119,711	\$0	\$119,711	\$119,711
TOTAL MAINTENANCE	\$623,294	\$395,552	\$196,695	\$592,247	\$624,359

TOTAL EXPENDITURES	\$729,046	\$456,767	\$235,607	\$692,374	\$729,046
---------------------------	------------------	------------------	------------------	------------------	------------------

EXCESS REVENUES (EXPENDITURES)	\$0	\$254,499	(\$212,915)	\$41,584	\$0
---------------------------------------	------------	------------------	--------------------	-----------------	------------

**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.

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISORS FEES

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 6 Board meetings during the fiscal year.

FICA EXPENSE

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

ENGINEERING

The District's Engineer, Hanson, Water & Associates, will be providing general engineering services to the District, e.g., attendance and preparation for the monthly Board meetings, review of invoices, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

ATTORNEY

The District's Attorney, Clark & Albaugh, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager

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 has contracted with Grau & Associates for this service.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

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.

INFORMATION TECHNOLOGY

Represents costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

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.

TELEPHONE

Telephone and fax machine.

POSTAGE

The District incurs charges for mailing Board meeting agenda packages, invoices to third parties, checks for vendors and other required correspondence.

INSURANCE

The District's general liability and public officials' liability coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

PRINTING & BINDING

The District incurs charges for 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. The District publishes all of its legal advertising in the Orlando Sentinel.

OTHER CURRENT CHARGES

Represents bank charges and any other miscellaneous charges that the District may incur during the fiscal year.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

PROPERTY APPRAISER FEES

Represents a fee charged by Osceola County Property Appraiser’s office for assessment administration services.

PROPERTY TAXES

Represents the non-ad valorem assessment from Osceola County that will be charged to the District.

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 Department of Economic Opportunity for \$175.

MAINTENANCE:

PROPERTY INSURANCE

The District’s property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

LANDSCAPE MAINTENANCE CONTRACT

The District has contracted with Weber Environmental Services, Inc. to provide the monthly landscaping services which include turf care, shrubs/ground cover care, annuals, tree care, irrigation system, pressuring washing and litter removal.

Description	Monthly Amount	Annual Amount
Landscape Maintenance Contract	\$11,632	\$139,583
Total		<u>\$139,583</u>

LANDSCAPE MISCELLANEOUS

This category will be used for the annual palm tree trimming as well as any miscellaneous landscape items not included under the landscape contract.

IRRIGATION SYSTEM/MAINTENANCE

Monthly inspection and repairs of irrigation system.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

LAKES/FOUNTAINS

To record expenses for equipment, supplies, maintenance and contract services for fountains and lakes. The District has contracted The Lake Doctors, Inc. and Fountain Design Group, Inc.

Description	Monthly Amount	Annual Amount
Lake Services	\$470	\$5,640
Fountain Services	\$150	\$1,800
Fountain Quarterly Services @ \$250		\$1,000
Contingency		\$4,760
Total		\$13,200

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 within the District boundaries

TRASH REMOVAL

To record the expenses related to trash and rubbish removal of miscellaneous items, dumpster contract service and hauling of miscellaneous items. The District has the following utility account with Waste Management.

Account#	Address	Monthly Amount	Annual Amount
4/70186-52000	8390 ChampionsGate Blvd. Ste.104	\$365	\$4,380
	Contingency		\$120
Total			\$4,500

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

ELECTRIC

To record cost of electric for projects, such as street lighting, electric for irrigation wells and fountains. The District has the following utility accounts with Duke Energy.

Account#	Address	Monthly Amount	Annual Amount
02439 43580	8301 ChampionsGate Blvd Spkl D	\$300	\$3,600
12018 72541	8399 ChampionsGate Blvd Spkl E	\$675	\$8,100
13595 39424	81811 ChampionsGate Blvd Spkl A	\$500	\$6,000
17640 52567	8390 ChampionsGate Blvd TFLT	\$40	\$480
24422 35567	8397 ChampionsGate Blvd Spkl F	\$150	\$1,800
52818 71551	0 Championsgate Blvd Spkl G	\$200	\$2,400
55298 37013	1500 Berwick Dr Spkl	\$85	\$1,020
69653 06401	8380 ChampionsGate Blvd Spkl C	\$650	\$7,800
79651 93441	81801 ChampionsGate Blvd Spkl H Fountain	\$1,500	\$18,000
98090 66401	8300 ChampionsGate Blvd TFLT	\$40	\$480
	Contingency		\$2,320
Total			\$52,000

WATER/SEWER

To record the cost of running the fountains. The District has the following accounts with Toho Water Authority.

Account#	Address	Monthly Amount	Annual Amount
2587190-690100	100 ChampionsGate Blvd	\$20	\$240
	Contingency		\$260
Total			\$500

SECURITY

To record the expenses for security, contract guard service provided by Osceola County Sheriff's Office per an agreement with the District. Patrols will be done on Fridays, Saturdays and one other day of choice of the Sheriff's Office during the fiscal year.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

ONSITE MANAGEMENT

Personnel used to maintain the District property. The District has contracted with Rida Associates Limited Partnership.

Description	Monthly Amount	Annual Amount
Onsite Management Services	\$12,300	\$147,600
Total		\$147,600

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. The District has contracted with Clarke Environmental Mosquito Management, Inc.

TRANSFER OUT - CAPITAL RESERVE

Funds transferred out to Capital Reserve for capital outlay expenses.

CHAMPIONSGATE
Community Development District

Capital Projects Fund
Fiscal Year 2020

ADOPTED BUDGET FY2020	ACTUAL THRU 4/30/20	NEXT 5 MONTHS	PROJECTED THRU 9/30/20	PROPOSED BUDGET FY2021
-----------------------------	---------------------------	---------------------	------------------------------	------------------------------

REVENUES:

Transfer In	\$119,711	\$119,711	\$0	\$119,711	\$119,711
Interest	\$4,000	\$7,953	\$2,047	\$10,000	\$4,000
TOTAL REVENUES	\$123,711	\$127,664	\$2,047	\$129,711	\$123,711

EXPENDITURES:

Capital Projects - Other	\$100,000	\$189,167	\$200,396	\$389,563	\$100,000
TOTAL EXPENDITURES	\$100,000	\$189,167	\$200,396	\$389,563	\$100,000
EXCESS REVENUES	\$23,711	(\$61,503)	(\$198,349)	(\$259,852)	\$23,711
FUND BALANCE - BEGINNING	\$256,874	\$803,377	\$0	\$803,377	\$543,525
FUND BALANCE - ENDING	\$280,585	\$741,875	(\$198,349)	\$543,525	\$567,236

FY20 Projected Expenses	Amount
Sadler's Site Works, LLC	
6' Wide Pedestrian Boarwalk	\$127,075
Sidewalk & Curbing	\$27,241
5' Sidewalk for ChampionsGate Blvd	\$29,790
Sidewalk Repairs for Legends Blvd	\$16,290
Total	\$200,396