

*ChampionsGate Community
Development District*

Agenda

August 14, 2018

AGENDA

ChampionsGate

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 7, 2018

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 **Tuesday, August 14, 2018 at 2:00 p.m. at the Offices of Rida Associates, 8390 ChampionsGate Blvd., Suite 104, ChampionsGate, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 8, 2018 Meeting
4. Consideration of Proposals
 - A. Proposals (2) for Replacement Lighting Breaker Boxes & Panel Trims
 - B. Proposals (2) for Concrete Sidewalk Repair, Truncated Dome Installation and Thermoplastic Traffic Markings
 - C. Proposals (3) for Roadwork on Goodman Road Right Turn Lane
 - D. Proposals (4) for Resurfacing Masters Blvd.
5. Contract Renewals
 - A. Landscape Maintenance Agreement with Weber Environmental Services, Inc.
 - B. Extension of On-Site Management Agreement with Rida Associates Limited Partnership
 - C. Extension of Traffic Signal Maintenance Agreement with Traffic Engineering and Management, Inc.
6. Public Hearing
 - A. Consideration of Resolution 2018-04 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2018-05 Imposing Special Assessments and Certifying an Assessment Roll
7. Discussion Items
 - A. Authorizing Board Member to Correspond with Osceola County Sheriff Regarding Enforcement Action
 - B. New Signage Installation
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Registers (Deferred from 5/8/18)
 - ii. Balance Sheet and Income Statement

- iii. Presentation of Number of Registered Voters – 1,036 (Deferred from 5/8/18)
 - iv. Presentation of Arbitrage Rebate Calculation Report (Deferred from 5/8/18)
 - v. Approval of Fiscal Year 2019 Meeting Schedule
- 9. Other Business
 - 10. Supervisor's Requests
 - 11. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the May 8, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of proposals for various projects around the community. The proposals are enclosed for your review.

The fifth order of business is the consideration of the contract renewals. The Landscape, On-Site Maintenance and Traffic Signal management extensions are enclosed for your review.

The sixth order of business opens the public hearing on the Fiscal Year 2019 budget and assessments. Section A is the consideration of Resolution 2018-04 adopting the Fiscal Year 2019 budget and relating to the annual appropriations. A copy of the Resolution and approved budget are enclosed for your review. Section B is the consideration of Resolution 2018-05 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for review.

The seventh order of business is the discussion items. These are open discussion items and there is no back-up material.

Section C of the eighth order of business is the District Manager's Report. Section 1 are the check registers for being submitted for approval and Section 2 includes the balance sheet and income statement for your review. Section 3 is the presentation of the number of registered voters within the boundaries of the District that was deferred from the May 8, 2018 meeting. A copy of the letter from the Osceola County Supervisor of Elections is enclosed for your review. Section 4 is the presentation of the arbitrage rebate calculation report for the Series 1998A & 1997B bonds that was deferred from the May 8, 2018 meeting. A copy of the report is enclosed for your review. Section 5 is the approval of the Fiscal Year 2019 meeting schedule. A sample meeting notice is enclosed for your review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. S. Flint', with a stylized, cursive-like script.

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Tuesday, May 8, 2018 at 2:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present and constituting a quorum were:

Phillip Montalvo	Chairman
John Lambert	Vice Chairman
Ron Root	Assistant Secretary
Larry Arseniadis	Assistant Secretary by phone
Darin Tennyson	Assistant Secretary

Also present were:

George Flint	District Manager
Scott Clark	District Counsel
Mark Vincutonis	Hanson Walter
Yvonne Shouey	RIDA Development
Marc Reicher	RIDA Development
Teresa Viscarra	GMS
Jill Burns	GMS
Luke Minton	Poblocki Signs

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Reicher stated we have been working diligently with the County to address the access issues and flow through ChampionsGate Boulevard specifically through the access points and the flow under the interchange and down the ramps. We met with DOT last week and had a follow-up call with the County and DOT and we will keep you apprised. The developer has offered to do a public/private partnership based on final configuration and cost. In the interim we have folks at DOT looking for safety or other monies that we might be able to do it with.

Mr. Arseniadis stated in my mind one of the key ingredients to this to relieve some of the congestion coming through ChampionsGate is getting Poinciana Parkway connected to I-4.

Mr. Reicher stated I didn't get the impression that the County or DOT was excited about connecting it at 532, they feel it should go towards the 429 connection, but there is a huge expense in that. We had an information session here on Poinciana Parkway whether or not the Board wants to take a stronger stance and correspond and say we think it would put too much burden on the interchange, I would leave it to the Board because I think we all prefer it to go there but they had a lot of condemnation and all the other stuff that has to go along with getting in there.

Mr. Montalvo stated a letter went out not only from the CDD Board but from the Bella Trae associations in support of the 429 option. Can you think of anything else we can do beyond that?

Mr. Clark stated we can express our opinion about it, we have no jurisdiction over the issue.

Mr. Reicher stated politically it is nice to know but the people at the County and DOT are not excited about making that connection. They would much rather see it at its natural point by the 429. There are three agencies involved, the County, FDOT and the Expressway Authority.

Mr. Flint stated my understanding is that the Central Florida Expressway Authority has concluded their initial study and authorized a PD&E study that just stops at 532 and they are not analyzing where it is going to go from 532 whether it is going to go along 532 or up around Reunion. They are not going to analyze the ultimate connection to I-4 in their PD&E study. I don't think they are saying the ultimate connection won't be made I think they are saying we are not going to study that portion of it we are going to defer it to another agency to figure where that connection is going to be made.

Mr. Arseniadis stated I think anything we can do to help move the responsible parties along in the most responsible direction and that includes not only the work Mr. Reicher is going to undertake in improving the traffic flow around the I-4 intersection but in finishing the last segment of Poinciana Parkway, which isn't in a master plan, there are four alternatives that includes the finishing of Westside Boulevard from Bella Citta up to the intersection of Ronald Reagan Parkway and Westside, which is there now. It also includes the realignment of Goodman alongside the Reunion property going up to Sinclair.

Mr. Reicher stated the County is aware of that and part of the Westside Boulevard connection land goes over the water authority land. Toho is deferring because I think they are trying to figure out their land needs over there, but it is part of the discussion and the developer is knocking on everybody's door about the properties that are in and around the Westside Boulevard area that is not yet built. It has been the County's historic preference to let the developer build those out given that there is an institutional owner in the middle, Toho, who has land where the road would go. The County is looking at other alternatives and the Bella Citta connection, which shows Old Lake Wilson Road is also a critical east/west connection and that is getting some discussion. We are also making our potential new commissioners aware in Polk County that Old Lake Wilson Road has become a big issue on the PM side and a lot of that is a big issue because once you get to the Polk side it goes back to two lanes.

We are working on this issue and it is outside the District, but it has an impact on how the District grows and functions.

Mr. Arseniadis stated I appreciate the developer working on behalf of the District, anything the District can do we would be more than willing to do.

THIRD ORDER OF BUSINESS

Discussion of Common Area Monument Text Layout and Presentation of Revised Construction Schedule

Mr. Minton reviewed the policies, location and text layout of the monuments and reviewed the revised construction schedule.

The Board discussed that the policy of the way finding signs is for the public purpose of the signage is to eliminate excess slow wandering, lost traffic on the roadways by directing them off of the roadways. That creates a public purpose and justifies taking the less visible properties and putting them on the signs and not taking the more visible properties and putting them on the signs.

Signs to have the following destinations:

No. 2 on the left column, Omni Resort & Golf, Gate Apartments, both with straight ahead arrows and left arrow, Carwash. On the right, Chili's, Red Robin and Panera all with right arrows.

No. 3 Omni Resort & Golf, Vistas of ChampionsGate, Bella Trae, Merrill Gardens all pointing straight ahead.

No. 4 on the left side, Omni Resort & Golf, Sports Complex, and the left Gate Apartments and on the right is State Farm, Legends Medical Center, Legends Apartments.

No. 5 are all straight ahead arrows, Villas of ChampionsGate, Sunset Lodge, Vistas at ChampionsGate and Bella Trae.

No. 6 everything points to the right and on the left hand side we have Omni Resort, Villas, Sunset Lodge, then ChampionsGate Golf Club, Vistas, Bella

No. 7 Vistas, Golf and Leadbetters.

Board discussion ensued.

Supervisor Root left the meeting during this discussion.

On MOTION by Mr. Lambert seconded by Mr. Montalvo with all in favor the sign designations were approved as discussed and the sign policy was adopted based on providing direction to properties with less visibility to eliminate dangerous traffic conditions on the District roadways.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the February 13, 2018 Meeting

On MOTION by Mr. Lambert seconded by Mr. Montalvo with all in favor the minutes of the February 13, 2018 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Conveyance Documents

- A. Resolution 2018-01 Approving and Accepting Conveyance of Portions of Laura Lane and Berwick Drive**
- B. Special Warranty Deeds (3) from CG Infrastructure, LLC to the District**
- C. Termination of Grant Access and Utilities Easements**

Mr. Clark stated this is a return item from our February 13th meeting and the specific reason we returned to it is at the February meeting we were asked to approve a contract with AAA. At that meeting and the one before we had lengthy discussions about ownership and easement rights on roads that the District was being asked to spend public moneys to maintain. We have done pretty significant work in that; the developer's Counsel has produced at our

request title reports to verify the ownership situation and we were most of the way to that approval in February then the question arose about the easterly most portion of Laura Lane. We had not proposed that for an acquisition and the Board said why, if we are going to do this let's do it all at once and if we should own it we should own it. Going back and looking at that and getting title work on that we concluded that we cannot take title to that piece of Laura Lane because the developer does not own it all. It actually consists of two 14-foot easements on bordering pieces of property, one of which is not owned by the developer. We can't acquire title unless we go to that private developer, which is Red Robin. Question two to me is do we need to have title and I point your attention to the second page, which is plat note no. 5, which identifies that ingress/egress, drainage and utility easement as being for the benefit and use of ChampionsGate Community Development District and granting perpetual use rights to the general public, law enforcement, emergency services. My conclusion based on that note is that we have the legal right to maintain the road even though we can't own it without some amount of additional trouble. Given that, I would ask the Board to return to Resolution 2018-01, which we discussed but did not adopt at the last meeting for this reason. This resolution calls for the District to have title to the areas that are cross hatched on the map, they consist of Berwick, Laura Lane and then something, which was in addition when we went to do the title work is Calder, the stub out to the apartments. We found that was something the developer still owned but is within our maintenance program so under the rationale we should go ahead and take title to that as well. There is a pond P-1, which is the only one here that is not a road, which is also within our stormwater system that we have been providing maintenance on that was owned by one of the developer entities so we want to take title to that as well. My request is to adopt Resolution 2018-01, which accepts these conveyances and also authorizes the Board to execute a termination of a prior grant of easement and utilities easement that went way back to the beginning, which has been superseded by these different plats and these deeds that we are now taking. It becomes unnecessary and becomes contradictory to what we are trying to do. We will sign that and the Board will give up the easement, the Board will accept the warranty deeds from the developer entities and we have the title work and are satisfied with it and ready to proceed with those. This handles the concerns I had and that the Board had requested.

On MOTION by Mr. Lambert seconded by Mr. Tennyson with all in favor Resolution 2018-01 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Construction Agreements
(2) with AAA Top Quality Asphalt, LLC for
Laura Lane & Berwick Drive Repairs**

Mr. Clark stated associated with the prior item we have two contracts that we have been discussing for a while with AAA. I think we may have approved these in the past subject to resolving this and I would want the Board to agree and ratify that they have been approved or approve them if there is a concern. I think they have been approved and we are ready to sign.

Mr. Flint stated the reason they are back on here is because we didn't have the form of the agreement; they were proposals and now we have the agreements.

On MOTION by Mr. Tennyson seconded by Mr. Lambert with all in favor the proper District officials were authorized to execute the construction agreements with AAA Top Quality Asphalt, LLC for repairs to Laura Lane and Berwick Drive.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2018-02
Authorizing Establishment of State Board of
Administration (SBA) Account**

Mr. Flint stated item seven is a resolution authorizing us to open an investment account with the State Board of Administration, which is a local government investment pool that is run by the State of Florida.

On MOTION by Mr. Montalvo seconded by Mr. Tennyson with all in favor Resolution 2018-02 was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2018-03
Approving the Proposed Fiscal Year 2019
Budget and Setting a Public Hearing**

Mr. Flint stated the next item is a resolution approving the proposed budget and setting the date, place and time of the public hearing. The proposed budget doesn't bind you in any way, it is the start of the budget process. You are required by June 15th of each year to approve a

proposed budget. You can make changes to it between now and the public hearing that we are suggesting take place at your August meeting. The proposed budget in the agenda contemplates that the per unit assessment amounts would remain the same so there is no proposed increase at this point. I know there is some interest in when the bonds are going to be paid off and re-looking at O&M in conjunction with the Debt Service going away but that will not happen until next budget process. As of May 2019, we will have adequate funds to retire the bonds so in the budget discussion for Fiscal Year 2020 that is when that discussion would take place because that debt service assessment would drop off. It doesn't have to be addressed today but the landscape contract and the management contract with RIDA both expire concurrent at the end of the fiscal year. RIDA has provided a letter saying they are willing to hold their fee so we have included that in the budget. The Board will have to make a decision on whether you want to extend and renew the contract with Weber or how you want to handle that.

Ms. Shouey stated they sent a letter.

Mr. Flint stated we haven't seen it but for the budget we kept it level. You don't have to renew it today.

Mr. Reicher stated they do a good job and they have been very responsive.

Mr. Flint stated I don't think you are going to beat the cost. We have bid it in the past and they have been low.

On MOTION by Mr. Arseniadis seconded by Mr. Tennyson with all in favor Resolution 2018-03 approving the proposed budget and setting the public hearing for August 14, 2018 at 2:00 PM at this location was approved.

NINTH ORDER OF BUSINESS

Ratification of Service Quote from Don Bell Signs, LLC to Replace Sign Lighting

Ms. Shouey stated this proposal was to replace all the lights with LED lights because we were having a problem and the wiring is getting old so there will be all new wiring.

On MOTION by Mr. Montalvo seconded by Mr. Tennyson with all in favor the service quote from Don Bell Signs, LLC to replace sign lighting in the amount of \$7,651 was ratified.

TENTH ORDER OF BUSINESS

Discussion of 2019 District Contracts

Mr. Flint stated we have already talked about this item and that is the general discussion of the RIDA and Weber contracts, which we will bring back to you at the August meeting.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Vincutonis stated I have been working with Yvonne on the right turn only at Goodman. We prepared a plan and I sent it to a contractor and they gave us a price of \$15,628.

The Board gave direction to bring back additional bids for this work.

Due to a loss of quorum, the balance of the agenda items were deferred to the next Board of Supervisors Meeting.

C. Manager

i. Approval of Check Register

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Presentation of Number of Registered Voters – 1,036

A copy of the letter from the Osceola County Supervisor of Elections indicating that there are 1,036 registered voters residing within the District was included in the agenda package.

iv. Presentation of Qualifying Information and Dates

This item was deferred.

v. Presentation of Arbitrage Rebate Calculation Report

A copy of the rebate calculation report was included in the agenda package.

TWELFTH ORDER OF BUSINESS

Other Business

THIRTEENTH ORDER OF BUSINESS Supervisor's Requests

FOURTEENTH ORDER OF BUSINESS Audience Comments

On MOTION by Mr. Lambert seconded by Mr. Montalvo with all in favor the meeting adjourned at 3:30 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A



ALL STATES LIGHTING

Quality Lighting Sales and Maintenance

May 4, 2018

PROPOSAL #6313

PROPOSAL SUBMITTED TO:

Champions Gate CDD
Attention: Yvonne
8390 Champions Gate Blvd
Champions Gate, FL 33896

WORK PERFORMED AT:

Same

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:

Replace (6) breaker boxes and (2) panel trims throughout property.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of **(\$8,160.00)***

***Includes labor and freight.**

(Labor \$1,560.00; 6 boxes \$4,962.00 (\$827.00 each); 2 panel trims \$1,138.00 (\$569.00 each); Misc electrical \$500.00)

Any alterations or deviation from the above specifications involving extra costs will be executed only upon written change orders and will become an extra charge over and above the estimated quote. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner will carry fire, tornado and other necessary insurance on the above work.

Respectfully submitted by: Lorri Jones

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. All States Lighting, Inc. is authorized to do the work as specified. Payment terms: **Net 30 days.**

Signature of acceptance: _____

Date: _____

All States Lighting 3780 Silver Star Road Orlando, Florida 32808
Cell (352)516-5510 Fax (407)294-0409 Office (407)294-0404

.....

5695 Beggs Rd, Suite B
Orlando, FL 32810
(407) 788-1969 TEL
(407) 788-1643 FAX
dave@lcelectricinc.com

L.C. Electric, Inc.

PROPOSAL

To: Rida Associates Limited Partnership

Attn: Yvonne Shouey

Re: Champions Gate

We propose to provide labor and/or materials as noted to complete the following work:

1. Labor and Material
2. Rebuild Service at Champions Gate and Masters as shown at the walk thru.
3. Replace Lighting Control Cabinets where needed due to rust.
4. Permits
5. (2) new Panels.
6. (2) new Transformers
7. (2) new Meter bases.
8. Rewire all of the new equipment.
9. This equipment needs to be replaced due to rust.

Total Proposal.....\$19,993.00

QUALIFICATIONS

Payment required in full 30 days from completion of work pending credit approval.

Sincerely,

Dave Foisy

Accepted By: _____ Date: _____

All legal and other expenses including interest of 1.5% per month is to be borne by the client should collection of this bill be required

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SECTION B



910 Charles Street
Longwood, FL 32750
(407) 261-5446 * Fax (407) 261-5449

PROPOSAL

Page 1 of 1

TO Rida Associate c/o ChampionsGate
8390 ChampionsGate Blvd, Suite 104
ChampionsGate, FL 33896
Attention: Yvonne Shouey
yshouey@championsgate.com

PHONE (407) 397-2500	FAX	DATE 06/12/18
PROPOSAL #		18-0473
JOB NAME/LOCATION ChampionsGate Detectable Warning & Thermoplastic Pavement Markings		
Measured by Fausnight as Designated by Yvonne		


We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
Detectable Warning					
<i>ChampionsGate Blvd:</i>					
	Remove Existing Detectable Warning & Surface Preparation (12 Ramps)	170	SF		
	Install Detectable Warning (12 Ramps)	170	SF		
<i>Legends Blvd:</i>					
	Remove Existing Detectable Warning & Surface Preparation (9 Ramps)	184	SF		
	Install Detectable Warning (11 Ramps)	222	SF		
				Subtotal	\$ 10,040.00
Thermoplastic Pavement Markings					
<i>Legends Blvd:</i>					
	Thermoplastic Standard White Solid 6"	25	LF		
	Thermoplastic Standard White Arrow	3	EA		
				Subtotal	\$ 1,450.00

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:
Eleven Thousand Four Hundred Ninety and 00/100 dollars \$ 11,490.00

Payment to be made as follows: Net 30 Days Pending Credit Approval Visa/MC Accepted

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature 
Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance Signature



PROPOSAL

11-181717

Yard: 677 Fairvilla Road • Mail to: P.O. Box 617585
Orlando, Florida 32861-7585
Orlando: (407) 298-8558 • Fax: (407) 298-8588
Kissimmee: (407) 870-7578 • Email: Orlando@Driveway.net
Web Site: www.Driveway.net

6/6/2018

ChampionsGate CDD
8390 Champions Gate Blvd. Suite 104
Champions Gate, FL 33896

ChampionsGate CDD
8390 Champions Gate Blvd.
Champions Gate, FL 33896

(407)-397-2501

ATTENTION: Yvonne Shouey

As per directions to perform the following work:

CONCRETE SIDEWALK REPAIR / TRUNCATED DOME INSTALLATION: 872 SF

1. Demo existing concrete sidewalk, surface mounted domes, and curbing in (22) designated areas.
2. Place forms for 872 SF of new concrete and 200 LF of new curbing.
3. Install 3000 PSI concrete sidewalk reinforced with fiber mesh.
4. Install new cast in place (2x5) truncated dome tiles (24 each).
5. Apply rough broom finish, strip and remove forms.
6. Remove any related debris from site.

PAGE 1 OF 2

WE PROPOSE to furnish labor and material - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of:

WITH PAYMENTS TO BE MADE AS FOLLOWS:



- Not responsible for any damage to underground utilities. •
- A Certificate of Insurance will be issued upon request prior to commencement of work. •

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTANCE OF PROPOSAL

DATE OF ACCEPTANCE

PRINT NAME

SIGNATURE

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Our workers are covered by Workmen's Compensation Insurance.

DRIVEWAY MAINTENANCE INC.

Kevin Waters

x



PROPOSAL

11-181717

Yard: 677 Fairvilla Road • Mail to: P.O. Box 617585
Orlando, Florida 32861-7585
Orlando: (407) 298-8558 • Fax: (407) 298-8588
Kissimmee: (407) 870-7578 • Email: Orlando@Driveway.net
Web Site: www.Driveway.net

6/6/2018

ChampionsGate CDD
8390 Champions Gate Blvd. Suite 104
Champions Gate, FL 33896

ChampionsGate CDD
8390 Champions Gate Blvd.
Champions Gate, FL 33896

(407)-397-2500

ATTENTION: Yvonne Shouey

THERMOPLASTIC TRAFFIC MARKINGS: Legends Blvd.

1. Clear away loose dirt and debris.
2. Mechanically apply D.O.T. approved thermoplastic road marking material.
3. The material will be applied at a rate of 90 wet mils.
4. Glass beads are incorporated with the material to provide retro-reflectivity.
5. Additional glass beads will be mechanically applied to the wet surface of the material.
6. Thermoplastic yellow and white traffic markings will include: (3) DOT arrows, & 50 LF of control line.

*MOT IS INCLUDED IN THIS PROPOSAL.

*THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR REPAIR, RESTORATION OR REPLACEMENT OF LANDSCAPING, SOD OR IRRIGATION DAMAGED AS RESULT THE WORK BEING PERFORMED.

*UNDERGROUND UTILITIES TO BE LOCATED AND MOVED BY OTHERS PRIOR TO BEGINNING CONSTRUCTION. THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES.

*PERMIT FEES, PROCUREMENT, RECORDS RETRIEVAL, ENGINEERING, AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT WILL BE AN ADDITIONAL COST TO THIS CONTRACT.

PAGE 2 OF 2

WE PROPOSE to furnish labor and material - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of:

** THIRTY SIX THOUSAND EIGHT HUNDRED FORTY FIVE DOLLARS AND 00 CENTS **

WITH PAYMENTS TO BE MADE AS FOLLOWS:

NET UPON COMPLETION

- Not responsible for any damage to underground utilities.
- A Certificate of Insurance will be issued upon request prior to commencement of work.

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTANCE OF PROPOSAL

DATE OF ACCEPTANCE

PRINT NAME

SIGNATURE

X

Kevin Waters

We Accept
Visa & Mastercard



All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Our workers are covered by Workmen's Compensation Insurance.

DRIVEWAY MAINTENANCE INC.

SECTION C



Date: 17-May-18
Attn: Cameron Hindle @ Hanson Walter
UCC Estimate No.: 001

[illegible]

Qualifications:

- Sub grade to be received at +/- 1/10th '
- Testing, permits, engineering & inspections by others
- All unit prices based on above scope and quantities awarded turnkey
- Quotation based off Hanson, Walter's plans sent by Cameron Hindle on 5/10/2018

Pat DiPaolo
UCC GROUP INC.,
Orlando

Orlando • 7380 Sand Lake Road, Suite 500 • Orlando, FL • 32819 • P: 407-248-8989 • F: 407-939-0730

Toronto • Vancouver • Orlando

www.uccgroup.com



PH: 321-624-9555

1711 EASTERN AVE SAINT CLOUD FL

FAX: 407- 891 - 9679

BID PROPOSAL

BID #: 80041

DATE:

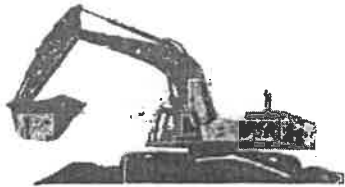
May 7, 2018

PROPOSAL SCOPE:
PROPOSAL REVISED:
PROJECT NAME:
JOB LOCATION:

TURN LANE MODIFACATIONS

CHAMPIONS GATE TURN LANE
GOODMAN ROAD

ATTN: MARK (HANSON WALTER)



SCOPE OF WORK AND COST

COST AND SCOPE OF WORK

\$15,628.00

TOTAL

\$15,628.00

ALTERNATES / EXCLUSIONS

- 1 ADDITIONAL MOBILIZATIONS
- 2 ADDITIONAL PERMITS NOT LISTED BELOW
PRICE GOOD FOR ROAD CLDSURE ONLY!

COST AND SCOPE OF WORK

PROJECT

80041

DESCRIPTION	QUANTITY	UNIT		TOTAL COST
		COST	UNIT	
MOBILIZATION & GENERAL EXPENSES	1	\$1,500.00	LS	\$1,500.00
MOT / ROAD CLOSED	1	\$3,800.00	LS	\$3,800.00
SAW CUT AND DEMO ASPHALT AND BASE	1	\$3,000.00	LS	\$3,000.00
FORM AND POUR CONCRETE ISLAND	1	\$4,528.00	EA	\$4,528.00
RE STRIPE AND INSTALL DELENEATOR POST	1	\$2,800.00	LS	\$2,800.00



949 Shadick Dr.
Orange City, FL 32763
P: (386) 218-6969 F: (386) 218-6970
www.allterraintractorservice.com

PROPOSAL

Project Name: **Champions Gate**
Project Phase: **Lane Change Striping**

Project Address: **S Goodman Rd**
City, State, Zip: **Champions Gate FL**

Proposal Date: **Tuesday, June 19, 2018**
Proposal price good for 30 days from
the date of this proposal.

Prepared for: **Hanson/Walker**
Address: **8 Broadway Street Suite 104**

City, State, Zip: **Kissimmee FL.**

Contact: **Mark Vincutonis**
Phone: **407-847-9433**

Cell:

Email: mvincutonis@hansonwalker.com

Scope of Work

1. MOT, Striping and Lane Delineators

Qualifications & Exclusions

1. There are no bonds included in this proposal. If any are required, they will be at an additional cost.
2. There is no handling of contaminated, hazardous, or unsuitable materials included in this proposal. If any is required, it will be at an additional cost.
3. There are no permits included in this proposal. If any are required, they will be at an additional cost.
4. Proposal price is based on the assumption that this project will require red-lined as-builts only. If certified as-builts are required, they will be at an additional cost.
5. There is no testing included in this proposal. If any is required, it will be at an additional cost.

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL
	1	LS	\$5,850.00	\$5,850.00
Demolition				
Demo Asphalt Road, Export	94	SF	\$12.00	\$1,128.00
Concrete				
E Curb	55	LF	\$18.67	\$1,026.85
E Curb, Concrete Short Load Fee	1	Ea	\$350.00	\$350.00
6" Concrete Island	94	SF	\$4.20	\$394.80
6" Island, Concrete Short Load Fee	1	Ea	\$350.00	\$350.00
Thermoplastic Striping, Lane Delineators(Shur-Flex Surface Mount.	1	LS	\$3,055.00	\$3,055.00
Proposed Total				\$12,154.65

Mike Alvarez

All Terrain Tractor Service, Inc.

Mark Vincutonis

Hanson/Walker

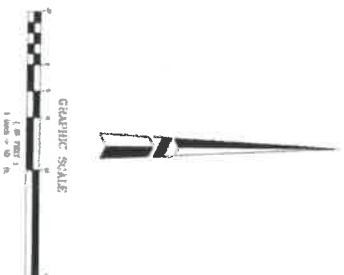
Authorized Signature

Date

Authorized Signature

Date

Price is subject to change, pending receipt of 'Final Construction Drawings'.



SHEET NO.	1
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SECTION D

Championshipgate Master Blvd Repair

Vendor Pricing Evaluation

8/07/2018

Item	Description	Middlesex Paving	Asphalt365	AAA Top Quality	ACPLM
North Section Pricing :					
	MILLING, 2"	\$14,437.50	\$14,014.00	\$11,973.50	\$16,978.00
	ASPHALT PAVING, 2" (1 LIFT) SP 12.5 C	\$42,350.00	\$54,285.00	\$46,617.50	\$47,932.00
	MILL, 3"	\$12,870.00	\$12,012.00	\$8,894.60	\$6,328.00
	BASE MILL, 2"	\$10,725.00	\$12,012.00	\$8,894.60	\$6,328.00
	ASPHALT BASE, 2" (1 LIFT) SP 12.5 C	\$28,600.00	\$37,466.00	\$30,173.00	\$11,775.00
	ASPHALT PAVING, 3" (2 LIFT) SP 12.5 C	\$51,194.00	\$58,344.00	\$44,616.00	\$21,406.00
	STRIPE AS EXISTING	\$14,000.00	\$8,419.00	\$7,500.00	\$13,010.00
	REMOVE AND RE-INSTALL SPEED HUMPS	\$6,000.00	\$1,000.00	\$1,500.00	\$1,800.00
	REMOVE AND RE-INSTALL PEDESTRIAN SIGNAGE	\$1,500.00	\$500.00	\$175.00	\$200.00
	MOT	\$11,000.00	\$10,000.00		\$12,100.00
	MOBILIZATION	\$3,500.00	\$3,250.00	\$1,680.00	\$28,310.00
	EROSION CONTROL	\$500.00	\$3,000.00	\$850.00	\$500.00
	Total Base North Pricing :	\$196,676.50	\$214,302.00	\$162,874.20	\$166,667.00
South Section Pricing :					
	MILL, 2"	\$46,125.00	\$31,488.00	\$38,253.00	\$31,130.00
	ASPHALT PAVING, 2" (1 LIFT) SP 12.5 C	\$135,300.00	\$158,424.00	\$129,765.00	\$92,073.00
	STRIPE AS EXISTING	\$18,800.00	\$15,473.00	\$22,000.00	\$20,330.00
	REMOVE AND RE-INSTALL SPEED HUMP	\$6,000.00	\$1,000.00	\$1,500.00	\$1,800.00
	REMOVE AND RE-INSTALL SIGNAGE	\$1,500.00	\$500.00	\$175.00	\$200.00
	MOT	\$7,000.00	\$10,000.00		\$12,100.00
	MOBILIZATION	\$3,500.00	\$3,250.00	\$1,680.00	\$30,300.00
	EROSION CONTROL	\$500.00	\$3,000.00	\$850.00	\$500.00
	Total Base South Pricing :	\$218,725.00	\$223,135.00	\$194,223.00	\$188,433.00

GRAND TOTAL

\$415,401.50 \$437,437.00 \$357,097.20 \$355,100.00

PROPOSAL

Middlesex Paving, LLC.

10801 Cosmonaut Blvd.

Orlando, FL

Phone: (407) 206-0077

Fax: (407) 206-3559

Submitted To: Governmental Management Services-Central Job Name: CHAMPIONSGATE-MASTERS BLVD
 13574 Village Park Drive Proposal No.: PAV4904
 Orlando, FL 32837
Phone: (407) 841-5524 TMC Estimator: John Guemple
Fax: (407) 839-1526
Attention: George Flint

Proposal includes 2 Paving Mobilization(s).
 Proposal is based on Completion by Dec. 2018

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
NORTH SECTION					
	MILLING, 2"	3,850.00	SY	3.75	14,437.50
	ASPHALT PAVING, 2" (1 LIFT) SP 12.5 C	3,850.00	SY	11.00	42,350.00
	MILL, 3"	2,860.00	SY	4.50	12,870.00
	BASE MILL, 2"	2,860.00	SY	3.75	10,725.00
	ASPHALT BASE, 2" (1 LIFT) SP 12.5 C	2,860.00	SY	10.00	28,600.00
	ASPHALT PAVING, 3" (2 LIFT) SP 12.5 C	2,860.00	SY	17.90	51,194.00
	STRIPE AS EXISTING	1.00	LS\$	14,000.00	14,000.00
	REMOVE AND RE-INSTALL SPEED HUMPS	2.00	EA	3,000.00	6,000.00
	REMOVE AND RE-INSTALL PEDESTRIAN SIGNAGE	1.00	EA	1,500.00	1,500.00
	MOT	1.00	LS	11,000.00	11,000.00
	MOBILIZATION	1.00	LS	3,500.00	3,500.00
	EROSION CONTROL	1.00	LS	500.00	500.00
	North Section Total				\$196,676.50
SOUTH SECTION					
	MILL, 2"	12,300.00	SY	3.75	46,125.00
	ASPHALT PAVING, 2" (1 LIFT) SP 12.5 C	12,300.00	SY	11.00	135,300.00
	STRIPE AS EXISTING	1.00	LS	18,800.00	18,800.00
	REMOVE AND RE-INSTALL SPEED HUMP	2.00	EA	3,000.00	6,000.00
	REMOVE AND RE-INSTALL SIGNAGE	1.00	EA	1,500.00	1,500.00
	MOT	1.00	LS	7,000.00	7,000.00
	MOBILIZATION	1.00	LS	3,500.00	3,500.00
	EROSION CONTROL	1.00	LS	500.00	500.00
	South Section Total				\$218,725.00
GRAND TOTAL					\$415,401.50

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
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NOTES:

ACCEPTANCE OF PROPOSAL:

This proposal and pricing is accepted by the following signature with agreement to all notes and clarifications as stated herein.

Company Name: _____

Accepted By: _____ Date of Acceptance: _____
 Authorized Representative's Signature

Printed Name: _____

MOBILIZATIONS

- * If additional paving mobilizations are required exceeding those noted above then an added charge of \$3,500 will be required for each extra Mobilization.
- * The Milling item(s) of work is based on all being performed at the same time in a single mobilization. If additional milling mobilizations are required then an additional \$3,000 will be charged for each extra.

GENERAL NOTES

- * Testing at the Asphalt Plant and on the Jobsite can be provided by a certified Middlesex Quality Control Technician at no additional cost.
- * Thicknesses quoted are "Nominal" thicknesses per FDOT specifications.
- * Price is based on yield of 110 lbs/sy (per inch thickness).
- * This Proposal does not include Payment and Performance Bond; if required add 1.5% to the contract price. Min. Cost is \$500.
- * Work is to be done during normal business hours Mon.-Fri. (7AM-6PM).
- * Please note that Middlesex typically shuts down the asphalt plant and paving operations for the week of Christmas/New Year's and for the week of July 4th. This consideration shall be included in the project schedule.
- * Middlesex must have at least 3 weeks advance notice in order to better assure timely scheduling of the work required for each mobilization/phase of paving.
- * The item(s) for milling includes the trucking and cleanup of milled asphalt. All milled asphalt becomes property of Middlesex.
- * Location, adjustment, protection and relocation of utilities is not the responsibility of Middlesex, unless specifically included otherwise in the Proposal.
- * All paving areas not accessible by paving machine will be performed at the hand work tonnage unit price of \$200.00 per ton.
- * Middlesex will not be responsible for tack or prime on adjacent roadways due to normal paving operations.
- * When accessing the paving areas, Middlesex will not be responsible for any miscellaneous concrete damaged by paving equipment or trucks. This includes curb and gutter, concrete pavement or brick pavers that are constructed prior to paving operations.
- * Due to existing conditions, Middlesex can not be responsible for 100% drainage of surface water following resurfacing and Middlesex will not be responsible for any puddling on areas where the grades are a 1.5% or less slope on plans or in the field conditions. Middlesex will not be responsible to notify customers of any conditions that exist that may present this problem.
- * All of the above costs are based on the use of RAP (Recycled Asphalt) in the hot-mix asphalt, per current FDOT Standards.
- * This proposal is furnished as a complete scope of work as defined above and shall be contracted to Middlesex in its entirety. Individual line items cannot be removed unless specific changes are approved by Middlesex.
- * Prior to any work being performed by Middlesex on the project this Estimate/Proposal must be accepted or a Subcontract must be executed.
- * Payment Terms shall be no later than 30 days after Middlesex invoice.
- * Unless provided for otherwise in this proposal, this proposal is valid for 30 days from the date of the proposal. If a Subcontract or other agreement is not executed within 30 days then this proposal is subject to be reviewed for adjustment.
- * All access and prep for paving by others, other than as stated herein.
- * This Proposal does not include any design or engineering.

Pavement Maintenance Proposal

ChampionsGate CDD

Elizabeth Alicea

Project:

Masters Blvd. Paving

Masters Blvd
Championsgate, FL



Cameron Wehr
Sales Jedi

Service Provider Information

Company Info



Asphalt365
1745 S John Young Parkway
Kissimmee, Florida, 34741

P: 407-344-1194

F: 407-348-4194

<https://www.asphalt365.com>

Contact Person

Cameron Wehr

Sales Jedi

Cameron@asphalt365.com

Cell: 321-228-0010

Office 407-344-1194

About Us

We Solve Problems & Make Pavement Maintenance Simple

Asphalt365 provides pavement design, maintenance, and construction services to the residential, commercial, recreational and industrial markets throughout the State of Florida. Our corporate office is located in Kissimmee, Florida.

With thousands of successful projects under our belt, we can proudly say that we are one of the most trusted construction companies in the state of Florida. As you will see with the enclosed, detailed proposal, we demonstrate our value from the first time we meet!

We offer a complete line of exterior facility and property maintenance programs. Our services include asphalt paving, asphalt sealcoating, pavement marking and striping, asphalt repair, and concrete demolition/installation.

Please find the enclosed proposal and do not hesitate to call us with any questions.

Proposal: Masters Blvd. Paving



Asphalt Paving - Masters Blvd - North Section

1. See attached bid tabulation for line item breakdown.
2. Pricing is based on quantities provided on Repair Bid Tabulation. Any additional quantities needed will require a change order.

Total Price for this item: \$214,279.00

Asphalt Paving - Masters Blvd - South Section

1. See attached bid tabulation for line item breakdown.
2. Pricing is based on quantities provided on Repair Bid Tabulation. Any additional quantities needed will require a change order.

Total Price for this item: \$223,213.00

Proposal: Masters Blvd. Paving



Overview Map

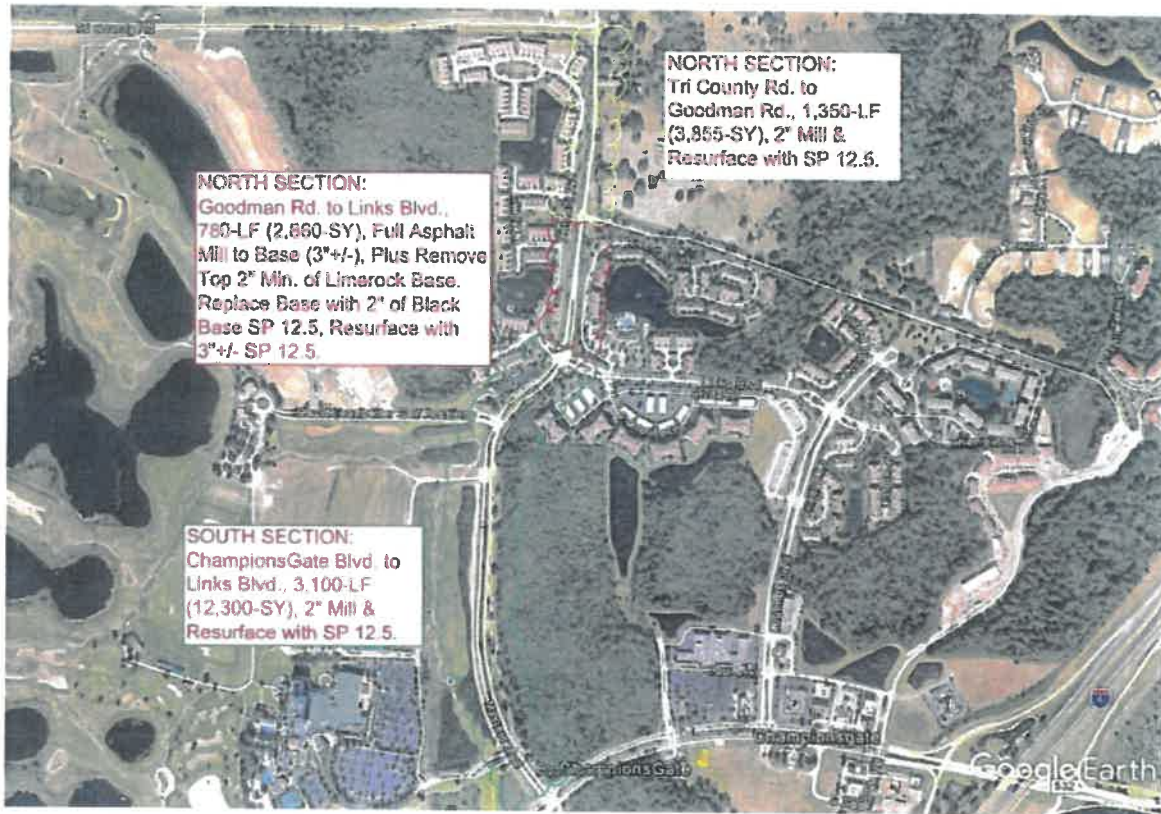


Notes:

Proposal: Masters Blvd. Paving



North & South Sections



Notes:

Proposal: Masters Blvd. Paving



Bid Tabulation

CHAMPIONSGATE MASTERS BLVD. REPAIR BID TABULATION					
North Section					
	2" MILL	SQ YD	3850	\$3.04	\$11,614
	2" ASPHALT SP22.5	SQ YD	3850	\$14.10	\$54,285
	3" MILL	SQ YD	2800	\$4.30	\$12,020
	2" BASE MILL	SQ YD	2800	\$4.30	\$12,020
	2" BLACK BASE SP12.5	SQ YD	2800	\$13.10	\$36,680
	1" ASPHALT SP22.5	SQ YD	2800	\$20.40	\$56,920
	STRIPING	LUMP SUM	1	\$8,419	\$8,419
	REMOVE AND RE-INSTALL SPEED HUMP	LUMP SUM	2	\$500	\$1,000
	REMOVE AND RE-INSTALL PEDESTRIAN SURFACE	EACH	1	\$500	\$500
	NOISE	LUMP SUM	1	\$10,000	\$10,000
	NOISE MITIGATION	LUMP SUM	1	\$3,250	\$3,250
	NOISE CONTROL	LUMP SUM	1	\$3,000	\$3,000
				NORTH SECTION TOTAL:	
South Section	2" MILL	SQ YD	12300	\$3.04	\$37,392
	2" ASPHALT SP22.5	SQ YD	12300	\$14.10	\$173,430
	STRIPING	LUMP SUM	1	\$15,473	\$15,473
	REMOVE AND RE-INSTALL SPEED HUMP	LUMP SUM	2	\$500	\$1,000
	REMOVE AND RE-INSTALL PEDESTRIAN SURFACE	EACH	1	\$500	\$500
	NOISE	LUMP SUM	1	\$10,000	\$10,000
	NOISE MITIGATION	LUMP SUM	1	\$3,250	\$3,250
	NOISE CONTROL	LUMP SUM	1	\$3,000	\$3,000
				SOUTH SECTION TOTAL:	

Notes:

Price Breakdown: Masters Blvd. Paving



Please find the following breakdown of all services we have provided in this proposal. This proposal originated on July 24, 2018. Job Number: 2018-779

Item	Description	Cost
1	Asphalt Paving - Masters Blvd - North Section	\$214,279.00
2	Asphalt Paving - Masters Blvd - South Section	\$223,213.00
Total:		\$437,492.00

Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

We understand that if any additional work is required different than stated in the this proposal/contract it must be in a new contract or added to this contract.

Please see all attachments for special conditions that may pertain to aspects of this project.

Prices are good for 30 days due to fluctuation in petroleum costs.

Proposal: Masters Blvd. Paving




Payment Terms

We agree to pay the total sum or balance in full 15 days after the completion of work.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

Date: _____

Elizabeth Alicea
ChampionsGate CDD
8390 Champions Gate Blvd
Davenport, FL, 33896
elalicea@championsgate.com
O: 407-397-2500



Cameron Wehr | Sales Jedi
Cameron@asphalt365.com
C: 321-228-0010
Asphalt365
1745 S John Young Parkway
Kissimmee, Florida, 34741
P: 407-344-1194
F: 407-348-4194
<https://www.asphalt365.com>

Additional Info: Masters Blvd. Paving



Deposits and Payments

1. Final payment is due 15 days from project completion.
2. A deposit of 30% is required on all contracts over \$3,000 prior to scheduling.

Included Items:

1. These prices shall be full compensation for preparation, mixing and applying materials in compliance with this specification and for all the tools, equipment, labor and incidentals necessary to complete this project.
2. A certificate of insurance will be issued upon request prior to commencement of work.

Excluded Items:

1. Permits and/or testing & engineering fees are not included in the bid price.
2. Not responsible for any damage to underground utilities.

Warranties & Guarantees:

1. All work is to be completed in a professional manner according to standard practices.
2. Warranty starts at conclusion of work and is not valid until payment has been made in full.
3. A365 guarantees all workmanship and materials for up to (1) year, excluding normal wear & tear.
4. All material is guaranteed to be as specified. Reflective Pavement Markers are excluded from warranty.
5. ** PLEASE NOTE: If existing asphalt or base has less than 2% positive flow, Asphalt365 Incorporated can not insure bird baths will not be present after paving.

Other Charges That May Apply:

1. Any additional mobilizations for Sealcoating due to Mgmt request or lot not being ready/available, will be billed at a rate of \$1,000 each day.
2. Any additional mobilizations for Paving due to Mgmt request or lot not being ready/available, will be billed at a rate of \$2,500 each day.
3. If there are any dumpsters in the scheduled area to be Sealcoated, please have them removed or moved to another area so we can seal under it. If they're not moved, there will be an additional mobilization fee charged to remobilize.
4. Credit card payment surcharge 3.5%
5. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written order and will become an extra charge over and above the estimate.
6. All asphalt work (paving & repairs) will be completed Monday thru Friday unless otherwise specifically stated. If weekend work is desired, there will be an additional plant opening fee.

Customer Responsibilities

Proposal: Masters Blvd. Paving



1. Job site will be barricaded during work. It is important that all vehicles, people and objects be off the area of work. Tow trucks need to be arranged by Management to be on call to remove vehicles from the scheduled work area. If any vehicles are left in the work area, or persons break through barricades, we cannot be responsible for tracking of materials or paint or damages to vehicles.
2. A365 cannot work around vehicles. Management is responsible for towing when owners fail to comply with paving and or sealcoating schedule.
3. Sprinklers should be off 24 hours prior until 48 hours after our service.
4. Avoid lawn cutting during the same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.
5. Customer should have any weeds growing in the parking lot treated at least two weeks prior to the commencement of the sealcoating project.
6. Existing cracks with vegetation growing should be prepared with a weed killer for several treatments before we arrive on the job.
7. Please make sure street sweepers are cancelled during the sealcoating projects. Sweepers should not be used on freshly sealcoated properties.
8. Any punch list items must be submitted in writing. No repairs will be made until 90% of the invoice amount has been paid.

Notices:

1. A365 reserves the right to revisit the site if time has elapsed from the original proposal to acceptance.
2. Scheduling changes may be necessary due to weather conditions. We will make every effort to reschedule the work as soon as possible.
3. Due to price fluctuations on materials, A365 reserves the right to withdraw the proposal at any time prior to the commencement of work.
4. Pavement Sealer will take several days to fully cure and is sensitive to animal droppings, tree droppings, water stains from irrigation systems, ponding water and tire markings during this time. This is normal and no reason to be concerned, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
5. A small amount of "drift spray" on grass may occur where your grass meets pavement. This is normal and will disappear generally after the next mowing.
6. Sealcoating IS NOT crack filler. All existing cracks in the pavement will still be visible after sealcoating.
7. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between A365 and the financially responsible company for which the work will be performed.
8. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the other party, including appellate attorneys' fees.

AAA Top Quality

CHAMPIONSGATE

MASTERS BLVD. REPAIR BID TABULATION

LOCATION	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
North Section	2" MILL	SQ-YD	3850	3.11	11,973.50
	2" ASPHALT SP12.5	SQ-YD	3850	10.55	40,617.50
	3" MILL	SQ-YD	2860	3.11	8,894.60
	2" BASE MILL	SQ-YD	2860	3.11	8,894.60
	2" BLACK BASE SP12.5	SQ-YD	2860	10.55	30,173
	3" ASPHALT SP12.5	SQ-YD	2860	15.60	44,616
	STRIPING	LUMP SUM	1	750.00	7,500
	REMOVE AND RE-INSTALL SPEED HUMP	LUMP SUM	2	750.00	1,500
	REMOVE AND RE-INSTALL PEDESTRIAN SIGNAGE	EACH	1	175.00	175.00
	MOT	LUMP SUM	1		
	MOBILIZATION	LUMP SUM	1	1,680	1,680
	EROZION CONTROL	LUMP SUM	1	850	850
	NORTH SECTION TOTAL:				162,874.20
South Section	2" MILL	SQ-YD	12300	3.11	38,253
	2" ASPHALT SP12.5	SQ-YD	12300	10.55	129,765
	STRIPING	LUMP SUM	1	22,000	22,000
	REMOVE AND RE-INSTALL SPEED HUMP	EACH	2	750.00	1,500
	REMOVE AND RE-INSTALL PEDESTRIAN SIGNAGE	EACH	1	175.00	175.00
	MOT	LUMP SUM	1		
	MOBILIZATION	LUMP SUM	1	1,680	1,680
	EROZION CONTROL	LUMP SUM	1	850	850
	SOUTH SECTION TOTAL:				194,223.00

Math Greene

AAA Top Quality Asphalt, LLC
P. O. Box 1564
Winter Haven, FL 33882
(863) 521-5454
aaatopqualityasphalt@gmail.com
www.aaatopqualityasphalt.com



Proposal

ADDRESS

YVONNE SHOUEY
RIDA ASSOCIATES LIMITED
PARTNERS
8390 BLVD SUITE 104
CHAMPIONS GATE,
PH# 407-397-2500 FAX# 407-396-
7614
CHAMPIONS GATE, FL 33896

Shouey

SHIP TO
MASTERS BLVD

PROPOSAL #

1118

DATE

04/03/2018

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
SALESMAN 1	THANK YOU FOR ALLOWING US TO BID ON YOUR PROJECT. PLEASE CONTACT MATT GREENE FOR ANY QUESTIONS REGARDING THIS COST ESTIMATE AS WELL AS ANY SCHEDULING NEEDS. YOU CAN REACH HIM ON HIS CELL PHONE AT (863)-280-0904, OR AT THE OFFICE AT (863) 521-5454.			
	REVISED BID TO QUANTITIES PROVIDED BY E.O.R. WE FIELD MEASURED THE PROJECT.			
	BLUE AREA ON MAP			
MILLING MACHINE	MILL EXISTING ASPHALT USING A RX-700 ROADTEC ASPHALT MILLING MACHINE.			
POWER SWEEP	USING A POWER BROOM, POWER SWEEP CLEAN THE DESIGNATED PROJECT AREA FREE OF ALL LOOSE DIRT, SAND AND DEBRIS FOR ASPHALT INSTALLATION.			
TACK COAT	APPLY 1,867SQ YDS OF ERGON ASPHALT EMULSIONS SP-MS TACK COAT TO THE PROJECT AREA FOR ASPHALT INSTALLATION.			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
ASPHALT INSTALL	INSTALL APPROX 1,867 S.Y. OF 2" SP12.5 TLC TYPE HOT MIX ASPHALT MATERIALS TO THE PROJECT AREA. ROLL, LEVEL AND PACK TO PROPER DENSITY USING A STEEL WHEEL DOUBLE DRUM ROLLER AND RUBBER TIRE TRAFFIC ROLLER.	1,867	17.36	32,411.12
	YELLOW AREA ON MAP			
MILLING MACHINE	MILL EXISTING ASPHALT USING A RX-700 ROADTEC ASPHALT MILLING MACHINE.			
POWER SWEEP	USING A POWER BROOM, POWER SWEEP CLEAN THE DESIGNATED PROJECT AREA FREE OF ALL LOOSE DIRT, SAND AND DEBRIS FOR ASPHALT INSTALLATION.			
TACK COAT	APPLY 1,467 SQ YDS OF ERGON ASPHALT EMULSIONS SP-MS TACK COAT TO THE PROJECT AREA FOR ASPHALT INSTALLATION.			
ASPHALT INSTALL	INSTALL APPROX 1,467 S.Y. OF 2" SP12.5 TLC TYPE HOT MIX ASPHALT MATERIALS TO THE PROJECT AREA. ROLL, LEVEL AND PACK TO PROPER DENSITY USING A STEEL WHEEL DOUBLE DRUM ROLLER AND RUBBER TIRE TRAFFIC ROLLER.	1,467	17.57	25,775.19
	RED AREA ON MAP			
MILLING MACHINE	MILL EXISTING ASPHALT USING A RX-700 ROADTEC ASPHALT MILLING MACHINE.			
POWER SWEEP	USING A POWER BROOM, POWER SWEEP CLEAN THE DESIGNATED PROJECT AREA FREE OF ALL LOOSE DIRT, SAND AND DEBRIS FOR ASPHALT INSTALLATION.			
TACK COAT	APPLY 3,300 SQ YDS OF ERGON ASPHALT EMULSIONS SP-MS TACK COAT TO THE PROJECT AREA FOR ASPHALT INSTALLATION.			
ASPHALT INSTALL	INSTALL APPROX 3,300 S.Y. OF 5" SP12.5 TLC TYPE HOT MIX ASPHALT MATERIALS TO THE PROJECT AREA. ROLL, LEVEL AND PACK TO PROPER DENSITY USING A STEEL WHEEL DOUBLE DRUM ROLLER AND RUBBER TIRE TRAFFIC ROLLER.	3,300	31.74	104,742.00
	GREEN AREA ON MAP			
MILLING MACHINE	MILL EXISTING ASPHALT USING A RX-700 ROADTEC ASPHALT MILLING MACHINE.			
POWER SWEEP	USING A POWER BROOM, POWER SWEEP CLEAN THE DESIGNATED PROJECT AREA FREE OF ALL LOOSE DIRT, SAND AND DEBRIS FOR ASPHALT INSTALLATION.			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
TACK COAT	APPLY 12,000 SQ YDS OF ERGON ASPHALT EMULSIONS SP-MS TACK COAT TO THE PROJECT AREA FOR ASPHALT INSTALLATION.			
ASPHALT INSTALL	INSTALL APPROX 12,000 S.Y. OF 1.5" SP12.5 TLC TYPE HOT MIX ASPHALT MATERIALS TO THE PROJECT AREA. ROLL, LEVEL AND PACK TO PROPER DENSITY USING A STEEL WHEEL DOUBLE DRUM ROLLER AND RUBBER TIRE TRAFFIC ROLLER.	12,000	9.85	118,200.00
PAINTING	RE-PAINT ALL LINE STRIPES AND SYMBOLS IN THE DESIGNATED PROJECT AREA. USING AN F.D.O.T. CERTIFIED TRAFFIC PAINT. (TEMP & THERMOPLASTIC)			33,248.00
M.O.T.	CONE/BARRICADE AREA FOR TRAFFIC CONTROL ONLY INSIDE THE DESIGNATED PROJECT AREA.			
M.O.E.	MOBILIZATION OF EQUIPMENT TO THE DESIGNATED PROJECT.			
EXCLUSIONS	ASPHALT PRICES HAVE BEEN GOING UP. THEY WILL GO UP AGAIN AFTER THE 1ST QUESTER. THIS QUOTE IS SUBJECT TO CHANGE. SILT FENCE, SURVEY, AS-BUILTS, SOIL TESTING, DENSITY TEST, PAINT, BOND, PERMIT, PERMIT FEES, SOD, NIGHT WORK, LIGHT PLANT, HERBICIDE AND WORK NOT INDICATED OR IMPLIED IN THE ABOVE LISTED SCOPE OF WORK. TQA PROMOTES POSITIVE DRAINAGE BUT DUE TO EXISTING ELEVATIONS PONDING MAY OCCUR. DUE TO THE HEAT OF THE SUMMER TEAR MARKS MAY APPEAR BUT SHOULD SUBSIDE WHEN THE WEATHER COOLS DOWN. WE SAND THE ASPHALT AFTER INSTALLATION TO HELP WITH THIS SITUATION. TQA IS NOT RESPONSIBLE FOR VEGETATION GROWTH THROUGH NEW ASPHALT PAVEMENT, NOR DAMAGE TO THE ASPHALT AFTER WE HAVE LEFT THE PROJECT LOCATION.			
ACCEPTANCE OF PROPOSAL		TOTAL		\$314,376.31

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE HEREBY ACCEPTED. AAA TOP QUALITY ASPHALT, LLC IS AUTHORIZED TO COMPLETE THE WORK AS SPECIFIED. PAYMENT WILL BE MADE PER AGREEMENT. PROPOSAL IS GOOD FOR 30 DAYS FROM ABOVE DATE.

Accepted By

Accepted Date

AAA Top Quality Asphalt, LLC
P. O. Box 1564
Winter Haven, FL 33882
(863) 521-5454
aaatopqualityasphalt@gmail.com
www.aaatopqualityasphalt.com



Proposal

ADDRESS
YVONNE SHOUEY
RIDA ASSOCIATES LIMITED
PARTNERS
8390 BLVD SUITE 104
CHAMPIONS GATE,
PH# 407-397-2500 FAX# 407-396-
7614
CHAMPIONS GATE, FL 33896

SHIP TO
MASTERS BLVD

PROPOSAL # **DATE**
1118 04/03/2018

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
SALESMAN 1	THANK YOU FOR ALLOWING US TO BID ON YOUR PROJECT. PLEASE CONTACT MATT GREENE FOR ANY QUESTIONS REGARDING THIS COST ESTIMATE AS WELL AS ANY SCHEDULING NEEDS. YOU CAN REACH HIM ON HIS CELL PHONE AT (863)-280-0904, OR AT THE OFFICE AT (863) 521-5454.			
	BLUE AREA ON MAP			
MILLING MACHINE	MILL EXISTING ASPHALT USING A RX-700 ROADTEC ASPHALT MILLING MACHINE.			
POWER SWEEP	USING A POWER BROOM, POWER SWEEP CLEAN THE DESIGNATED PROJECT AREA FREE OF ALL LOOSE DIRT, SAND AND DEBRIS FOR ASPHALT INSTALLATION.			
TACK COAT	APPLY 1,867SQ YDS OF ERGON ASPHALT EMULSIONS SP-MS TACK COAT TO THE PROJECT AREA FOR ASPHALT INSTALLATION.			
ASPHALT INSTALL	INSTALL APPROX 1,867 S.Y. OF 2" SP12.5 TLC TYPE HOT MIX ASPHALT MATERIALS TO THE PROJECT AREA. ROLL, LEVEL AND PACK TO PROPER DENSITY USING A STEEL WHEEL DOUBLE DRUM ROLLER AND RUBBER TIRE TRAFFIC ROLLER.			32,411.00

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
	YELLOW AREA ON MAP			
MILLING MACHINE	MILL EXISTING ASPHALT USING A RX-700 ROADTEC ASPHALT MILLING MACHINE.			
POWER SWEEP	USING A POWER BROOM, POWER SWEEP CLEAN THE DESIGNATED PROJECT AREA FREE OF ALL LOOSE DIRT, SAND AND DEBRIS FOR ASPHALT INSTALLATION.			
TACK COAT	APPLY 1,818 SQ YDS OF ERGON ASPHALT EMULSIONS SP-MS TACK COAT TO THE PROJECT AREA FOR ASPHALT INSTALLATION.			
ASPHALT INSTALL	INSTALL APPROX 1,818 S.Y. OF 2" SP12.5 TLC TYPE HOT MIX ASPHALT MATERIALS TO THE PROJECT AREA. ROLL, LEVEL AND PACK TO PROPER DENSITY USING A STEEL WHEEL DOUBLE DRUM ROLLER AND RUBBER TIRE TRAFFIC ROLLER.			31,955.00
	RED AREA ON MAP			
MILLING MACHINE	MILL EXISTING ASPHALT USING A RX-700 ROADTEC ASPHALT MILLING MACHINE.			
POWER SWEEP	USING A POWER BROOM, POWER SWEEP CLEAN THE DESIGNATED PROJECT AREA FREE OF ALL LOOSE DIRT, SAND AND DEBRIS FOR ASPHALT INSTALLATION.			
TACK COAT	APPLY 3,827 SQ YDS OF ERGON ASPHALT EMULSIONS SP-MS TACK COAT TO THE PROJECT AREA FOR ASPHALT INSTALLATION.			
ASPHALT INSTALL	INSTALL APPROX 3,827 S.Y. OF 5" SP12.5 TLC TYPE HOT MIX ASPHALT MATERIALS TO THE PROJECT AREA. ROLL, LEVEL AND PACK TO PROPER DENSITY USING A STEEL WHEEL DOUBLE DRUM ROLLER AND RUBBER TIRE TRAFFIC ROLLER.			121,454.00
	GREEN AREA ON MAP			
MILLING MACHINE	MILL EXISTING ASPHALT USING A RX-700 ROADTEC ASPHALT MILLING MACHINE.			
POWER SWEEP	USING A POWER BROOM, POWER SWEEP CLEAN THE DESIGNATED PROJECT AREA FREE OF ALL LOOSE DIRT, SAND AND DEBRIS FOR ASPHALT INSTALLATION.			
TACK COAT	APPLY 18,776 SQ YDS OF ERGON ASPHALT EMULSIONS SP-MS TACK COAT TO THE PROJECT AREA FOR ASPHALT INSTALLATION.			

ITEM	DESCRIPTION	QUANTITY	COST	TOTAL
ASPHALT INSTALL	INSTALL APPROX 18,776 S.Y. OF 1.5" SP12.5 TLC TYPE HOT MIX ASPHALT MATERIALS TO THE PROJECT AREA. ROLL, LEVEL AND PACK TO PROPER DENSITY USING A STEEL WHEEL DOUBLE DRUM ROLLER AND RUBBER TIRE TRAFFIC ROLLER.			184,985.00
PAINTING	RE-PAINT ALL LINE STRIPES AND SYMBOLS IN THE DESIGNATED PROJECT AREA. USING AN F.D.O.T. CERTIFIED TRAFFIC PAINT. (TEMP & THERMOPLASTIC)			33,248.00
M.O.T.	CONE/BARRICADE AREA FOR TRAFFIC CONTROL ONLY INSIDE THE DESIGNATED PROJECT AREA.			
M.O.E.	MOBILIZATION OF EQUIPMENT TO THE DESIGNATED PROJECT.			
EXCLUSIONS	ASPHALT PRICES HAVE BEEN GOING UP. THEY WILL GO UP AGAIN AFTER THE 1ST QUESTER. THIS QUOTE IS SUBJECT TO CHANGE. SILT FENCE, SURVEY, AS-BUILTS, SOIL TESTING, DENSITY TEST, PAINT, BOND, PERMIT, PERMIT FEES, SOD, NIGHT WORK, LIGHT PLANT, HERBICIDE AND WORK NOT INDICATED OR IMPLIED IN THE ABOVE LISTED SCOPE OF WORK. TQA PROMOTES POSITIVE DRAINAGE BUT DUE TO EXISTING ELEVATIONS PONDING MAY OCCUR. DUE TO THE HEAT OF THE SUMMER TEAR MARKS MAY APPEAR BUT SHOULD SUBSIDE WHEN THE WEATHER COOLS DOWN. WE SAND THE ASPHALT AFTER INSTALLATION TO HELP WITH THIS SITUATION. TQA IS NOT RESPONSIBLE FOR VEGETATION GROWTH THROUGH NEW ASPHALT PAVEMENT, NOR DAMAGE TO THE ASPHALT AFTER WE HAVE LEFT THE PROJECT LOCATION.			
ACCEPTANCE OF PROPOSAL		TOTAL		\$404,053.00

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS
ARE HEREBY ACCEPTED. AAA TOP QUALITY ASPHALT,
LLC IS AUTHORIZED TO COMPLETE THE WORK AS
SPECIFIED. PAYMENT WILL BE MADE PER AGREEMENT.
PROPOSAL IS GOOD FOR 30 DAYS FROM ABOVE DATE.

Accepted By

Accepted Date



July 23, 2018

Proposal #7944718-1

Contact

Yvonne Shouey
Phone: 407 937-2500
Fax: 407 301-5622
yshouey@championsgate.com

Customer

Champions Gate Community Development District
8390 Champions Gate Boulevard, Suite 104
Champions Gate, FL 33896

Job

Masters Boulevard
Goodman Road
Kissimmee, FL 34747

South Sect

RED & YELLOW SECTIONS MILL, PAVE & STRIPE
60,435 square feet/6,715 square yards

Scope of work: Yellow & Red North Sections 6,715 Square Yards

1. Cold mill and remove 2" of asphalt in yellow area of north section totaling approximately 3,855 square yards.
2. Cold mill and remove 3" of asphalt in red area of north section totaling approximately 2,860 square yards.
3. Remove 2" of base in red area of north section totaling approximately 2,860 square yards.
4. Haul millings from job site.
5. Power sweep and clean entire milled area.
6. Pre-base all low or rough areas with asphalt.
7. Tack all areas to be paved where necessary.
8. Pave and compact to 2" of Type SP 12.5 hot mix asphalt in yellow area of north section totaling approximately 3,855 square yards.
9. Black Base in and compact to 2" of Type SP 12.5 hot mix asphalt in red area of north section totaling approximately 2,860 square yards.
10. Pave and compact to 2" of Type SP 12.5 hot mix asphalt in red area of north section totaling approximately 2,860 square yards.
11. Temporarily restripe existing layout using DOT approved latex paint.
12. Restripe existing layout using thermoplastic approximately 30 days after paving.

Labor and Material For Red & Yellow Sections - \$166,667.00



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net
www.sealcoatingamerica.com



P.O. Box 6412
Sun City Center, FL 33571



July 23, 2018

Proposal #7944718-1

Contact

Yvonne Shouey
Phone: 407 937-2500
Fax: 407 301-5622
yshouey@championsgate.com

Customer

Champions Gate Community Development District
8390 Champions Gate Boulevard, Suite 104
Champions Gate, FL 33896

Job

Masters Boulevard
Goodman Road
Kissimmee, FL 34747

RED & YELLOW SECTIONS MILL, PAVE & STRIPE

Notes:

- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING MILLING AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *PROPOSAL DOES NOT INCLUDE TESTING, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *ACPLM CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- *ACPLM CANNOT BE HELD RESPONSIBLE FOR REFLECTIVE CRACKING OF ASPHALT DUE TO EXISTING CRACKS.
- *THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- *MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- *PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.
- *THE WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN 1/4 INCH FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING WATER. DUE TO THE ELEVATIONS IN THE EXISTING PARKING LOT, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED.
- *IT IS CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES/CONES WILL BE PROVIDED TO CLOSE OFF AREAS BEING PAVED. ACPLM IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES AND TRACKING TACK NOR FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE BARRICADED AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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Fax: 813.634.2686



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July 23, 2018

Proposal #7944718-1

Contact

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Phone: 407 937-2500
Fax: 407 301-5622
yshouey@championsgate.com

Customer

Champions Gate Community Development District
8390 Champions Gate Boulevard, Suite 104
Champions Gate, FL 33896

Job

Masters Boulevard
Goodman Road
Kissimmee, FL 34747

**RED & YELLOW SECTIONS MILL, PAVE & STRIPE
60,435 square feet/6,715 square yards**

Terms – 50% Upon Commencement, 40% Upon Completion and 10% Net 30 Days from Completion

ACPLM Authorized Signature _____

Damon Fernandez
Cell: 904 631-3305 dfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer's Authorized Signature _____

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standards practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 60 days from assigned date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$166,667.00



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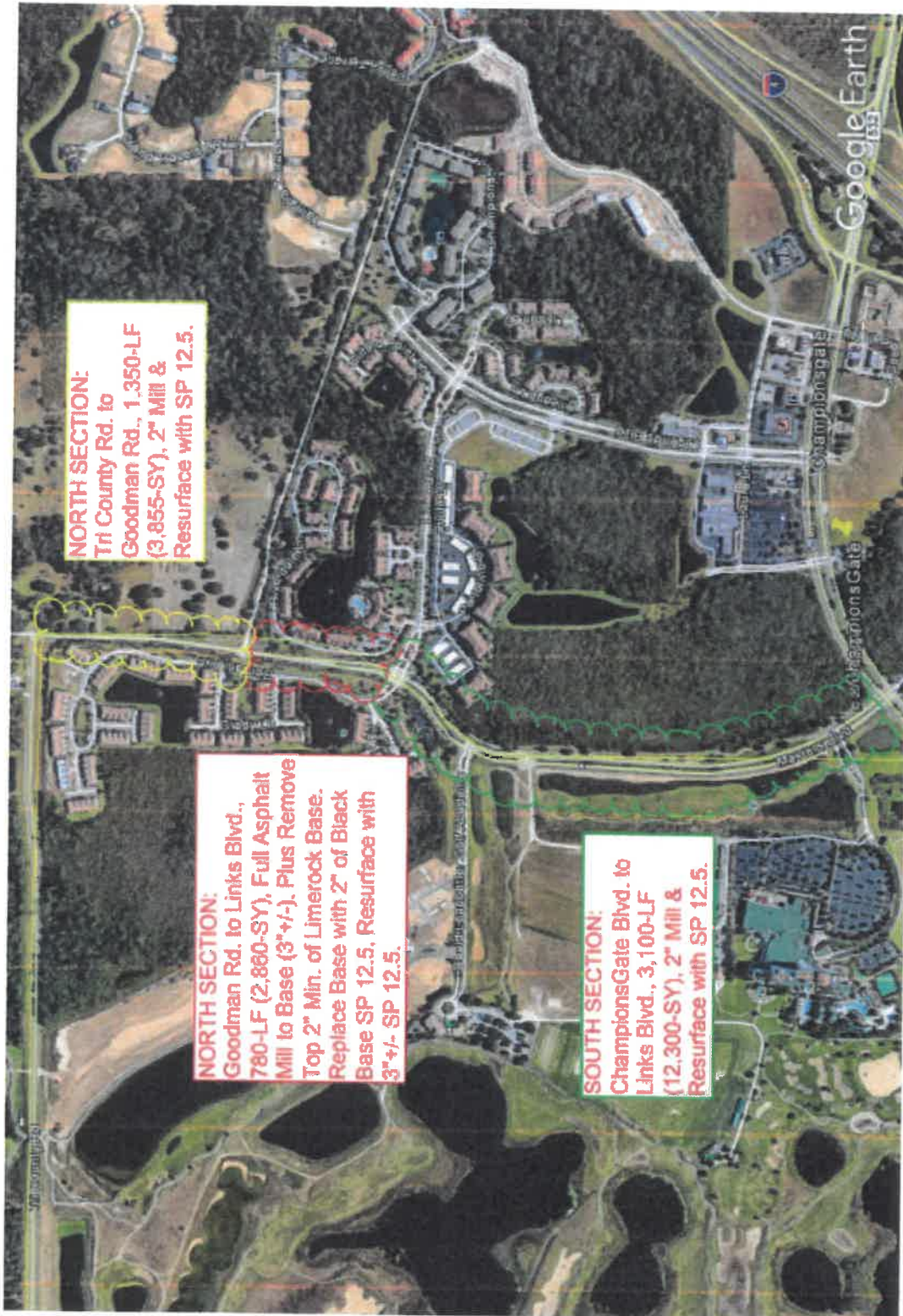


P.O. Box 6412
Sun City Center, FL 33571

CHAMPIONSGATE

MASTERS BLVD. REPAIR BID TABULATION

LOCATION	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
North Section	2" MILL	SQ-YD	3850	4.41	16,979
	2" ASPHALT SP12.5	SQ-YD	3850	12.45	47,932
	3" MILL	SQ-YD	2860	2.21	6,328
	2" BASE MILL	SQ-YD	2860	2.21	6,328
	2" BLACK BASE SP12.5	SQ-YD	2860	4.11	11,775
	3" ASPHALT SP12.5	SQ-YD	2860	7.48	21,406
	STRIPING	LUMP SUM	1		13,010
	REMOVE AND RE-INSTALL SPEED HUMP	LUMP SUM	2	900	1,800
	REMOVE AND RE-INSTALL PEDESTRIAN SIGNAGE	EACH	1	200	200
	MOT	LUMP SUM	1		12,100
	MOBILIZATION	LUMP SUM	1		28,310
	EROZION CONTROL	LUMP SUM	1		500
	NORTH SECTION TOTAL:				166,667.00
South Section	2" MILL	SQ-YD	12300	2.53	31,130
	2" ASPHALT SP12.5	SQ-YD	12300	7.48	92,073
	STRIPING	LUMP SUM	1		20,330
	REMOVE AND RE-INSTALL SPEED HUMP	EACH	2	900	1,800
	REMOVE AND RE-INSTALL PEDESTRIAN SIGNAGE	EACH	1	200	200
	MOT	LUMP SUM	1		12,100
	MOBILIZATION	LUMP SUM	1		30,300
	EROZION CONTROL	LUMP SUM	1		500
	SOUTH SECTION TOTAL:				188,433.00



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July 23, 2018

Proposal #7943718-1

Contact

Yvonne Shouey
Phone: 407 937-2500
Fax: 407 301-5622
yshouey@championsgate.com

Customer

Champions Gate Community Development District
8390 Champions Gate Boulevard, Suite 104
Champions Gate, FL 33896

Job

Masters Boulevard
Goodman Road
Kissimmee, FL 34747

North Section

GREEN SECTION MILL, PAVE & STRIPE
110,700 square feet/12,300 square yards

Scope of work: Green South Section 12,300 Square Yards

1. Remove 4 speed humps and 2 crosswalk warning signs.
2. Cold mill and remove 1.5" of asphalt from Links Rd. to Champions Gate Boulevard totaling approximately 12,300 square yards.
3. Haul millings from job site.
4. Pre-base all low or rough areas with asphalt.
5. Tack all areas to be paved where necessary.
6. Pave and compact to 2" of Type SP 12.5 hot mix asphalt in green south section totaling approximately 12,300 square yards.
7. Compact asphalt using both vibratory and 7 wheel rubber tire rollers.
8. Reinstall 4 rubber speed humps and 2 crosswalk warning signs.
9. Temporarily restripe existing layout using DOT approved latex paint.
10. Restripe existing layout using thermoplastic approximately 30 days after paving.

Labor and Material For Green Section - \$188,433.00



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July 23, 2018

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Customer

Champions Gate Community Development District
8390 Champions Gate Boulevard, Suite 104
Champions Gate, FL 33896

Job

Masters Boulevard
Goodman Road
Kissimmee, FL 34747

GREEN SECTION MILL, PAVE & STRIPE

Notes:

- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *IF PROBLEMS WITH THE BASE ARE DISCOVERED DURING MILLING AND PAVING OPERATIONS, E.G. INSUFFICIENT BASE, CONTAMINATED BASE, WATER SATURATED BASE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *PROPOSAL DOES NOT INCLUDE TESTING, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, EROSION CONTROL, DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *ACPLM CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- *ACPLM CANNOT BE HELD RESPONSIBLE FOR REFLECTIVE CRACKING OF ASPHALT DUE TO EXISTING CRACKS.
- *THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- *MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- *PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.
- *THE WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN 1/4 INCH FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WILL NOT BE RESPONSIBLE FOR PONDING WATER. DUE TO THE ELEVATIONS IN THE EXISTING PARKING LOT, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED.
- *IT IS CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES/CONES WILL BE PROVIDED TO CLOSE OFF AREAS BEING PAVED. ACPLM IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES AND TRACKING TACK NOR FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE BARRICADED AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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July 23, 2018

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Phone: 407 937-2500
Fax: 407 301-5622
yshouey@championsgate.com

Customer

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Champions Gate, FL 33896

Job

Masters Boulevard
Goodman Road
Kissimmee, FL 34747

**GREEN SECTION MILL, PAVE & STRIPE
110,700 square feet/12,300 square yards**

Terms – 50% Upon Commencement, 40% Upon Completion and 10% Net 30 Days from Completion

ACPLM Authorized Signature _____

Damon Fernandez
Cell: 904 631-3305 dfernandez@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer's Authorized Signature _____

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standards practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 60 days from assigned date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$188,433.00



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P.O. Box 6412
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ACPLM

CHAMPIONSGATE

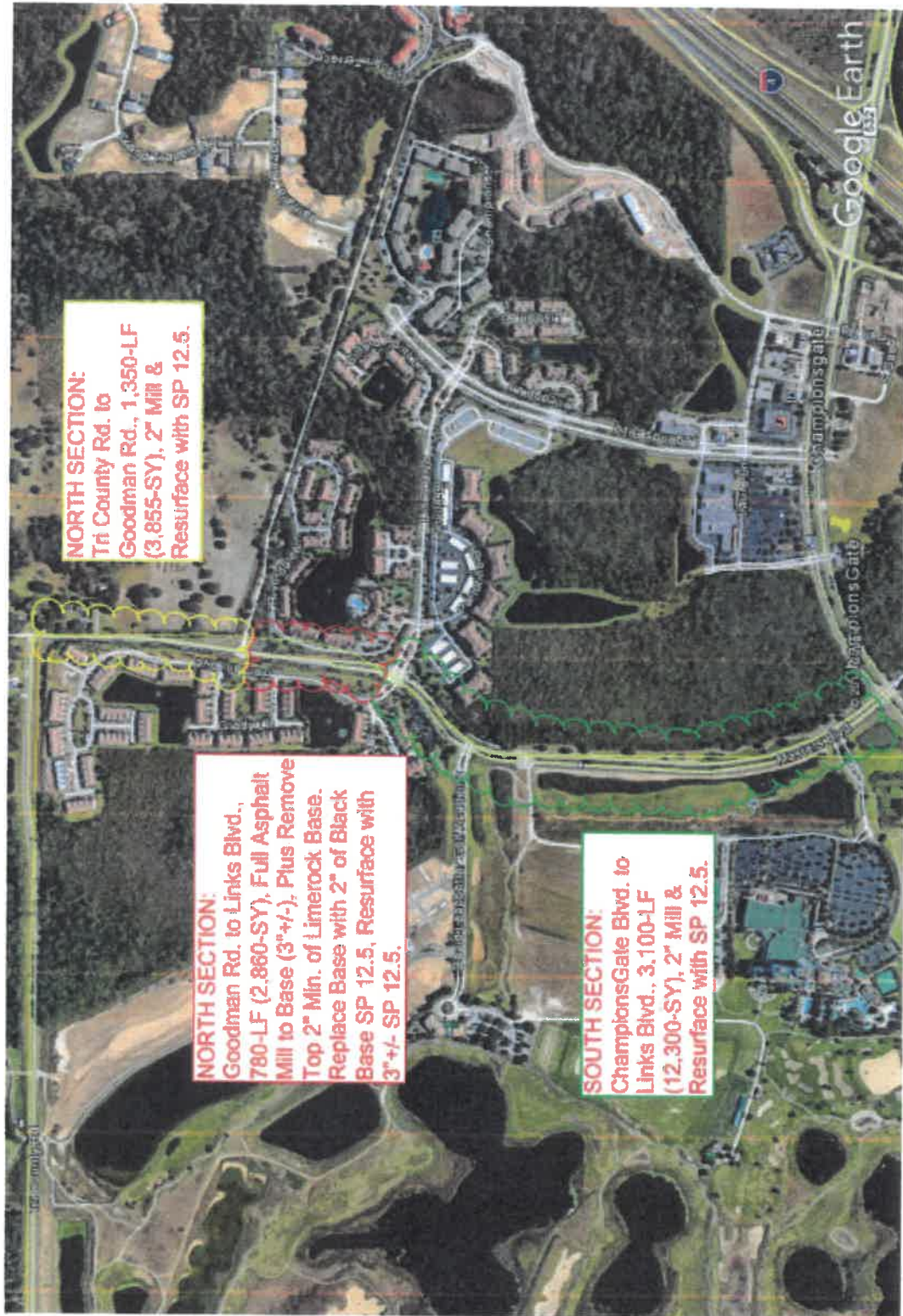
MASTERS BLVD. REPAIR BID TABULATION

LOCATION	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
North Section	2" MILL	SQ-YD	3850	4.41	16,978
	2" ASPHALT SP12.5	SQ-YD	3850	12.45	47,932
	3" MILL	SQ-YD	2860	2.21	6,328
	2" BASE MILL	SQ-YD	2860	2.21	6,328
	2" BLACK BASE SP12.5	SQ-YD	2860	4.11	11,775
	3" ASPHALT SP12.5	SQ-YD	2860	7.48	21,406
	STRIPING	LUMP SUM	1		13,010
	REMOVE AND RE-INSTALL SPEED HUMP	LUMP SUM	2	900	1,800
	REMOVE AND RE-INSTALL PEDESTRIAN SIGNAGE	EACH	1	200	200
	MOT	LUMP SUM	1		12,100
	MOBILIZATION	LUMP SUM	1		28,310
	EROZION CONTROL	LUMP SUM	1		500
	NORTH SECTION TOTAL:				166,667.00
South Section	2" MILL	SQ-YD	12300	2.53	31,130
	2" ASPHALT SP12.5	SQ-YD	12300	7.48	92,073
	STRIPING	LUMP SUM	1		20,330
	REMOVE AND RE-INSTALL SPEED HUMP	EACH	2	900	1,800
	REMOVE AND RE-INSTALL PEDESTRIAN SIGNAGE	EACH	1	200	200
	MOT	LUMP SUM	1		12,100
	MOBILIZATION	LUMP SUM	1		30,300
	EROZION CONTROL	LUMP SUM	1		500
	SOUTH SECTION TOTAL:				188,433.00

CHAMPIONSGATE

MASTERS BLVD. REPAIR BID TABULATION

LOCATION	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
North Section	2" MILL	SQ-YD	3850	4.41	16,979
	2" ASPHALT SP12.5	SQ-YD	3850	12.45	47,932
	3" MILL	SQ-YD	2860	2.21	6,328
	2" BASE MILL	SQ-YD	2860	2.21	6,328
	2" BLACK BASE SP12.5	SQ-YD	2860	4.11	11,775
	3" ASPHALT SP12.5	SQ-YD	2860	7.48	21,406
	STRIPING	LUMP SUM	1		13,010
	REMOVE AND RE-INSTALL SPEED HUMP	LUMP SUM	2	900	1,800
	REMOVE AND RE-INSTALL PEDESTRIAN SIGNAGE	EACH	1	200	200
	MOT	LUMP SUM	1		12,100
	MOBILIZATION	LUMP SUM	1		28,310
	EROZION CONTROL	LUMP SUM	1		500
	NORTH SECTION TOTAL:				166,667.00
South Section	2" MILL	SQ-YD	12300	2.53	31,130
	2" ASPHALT SP12.5	SQ-YD	12300	7.48	92,073
	STRIPING	LUMP SUM	1		20,330
	REMOVE AND RE-INSTALL SPEED HUMP	EACH	2	900	1,800
	REMOVE AND RE-INSTALL PEDESTRIAN SIGNAGE	EACH	1	200	200
	MOT	LUMP SUM	1		12,100
	MOBILIZATION	LUMP SUM	1		30,300
	EROZION CONTROL	LUMP SUM	1		500
	SOUTH SECTION TOTAL:				188,433.00



Office: 813.633.0548
Fax: 813.634.2686



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P.O. Box 6412
Sun City Center, FL 33571

SECTION V

SECTION A

LANDSCAPE MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT is made and entered into effective as of the ____ day of August, 2018, between **CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as "Owner"), whose mailing address is, 135 W. Central Blvd., Suite 320, Orlando, FL 32801, and **Weber Environmental Service, Inc.** (hereinafter referred to as "Contractor"), whose mailing address is 5935 SR 542 West, Winter Haven, FL 33880.

RECITALS

In consideration of the premises and the mutual covenants and obligations contained in this Agreement, the parties agree as follows:

1. DEFINITIONS.

a. Agreement. The Agreement consists of this Maintenance Services Agreement, the Scope of Services, the form of General Release, the Work Authorization form, and all other documents enumerated on the List of Exhibits set forth below. The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 8.

b. Services. The term Services as used in this Agreement shall be construed to include all Services set forth in Exhibit B, all obligations of Contractor under this Agreement, including any addenda or special conditions, and where any Work Authorizations have been issued pursuant to Article 8 of this Agreement, the changed services set forth therein.

2. SCOPE OF SERVICES.

a. A description of the nature, scope and schedule of services to be performed by Contractor under this Agreement shall be as follows: The services as generally indicated by the documents identified in Exhibit B (attached hereto and incorporated herein by reference).

b. The following List of Exhibits is applicable to the Services:

- i. Exhibit A, List of Contract Documents.
- ii. Exhibit B, Scope of Services.
- iii. Exhibit C, Pricing Form.
- iii. Exhibit D, Work Authorization Form.
- iv. Exhibit E, General Release.

3. COMMENCEMENT OF SERVICES. Contractor shall commence its Services on October 1, 2018 upon the receipt of a Notice to Proceed and shall perform the same in accordance with any schedules set forth in these Contract documents, including but not limited to schedules set forth within the Scope of Services in Exhibit B.

4. ON-SITE MANAGER.

a. The Owner's authorized representative (herein referred to as the "On- Site Manager") shall be Rida & Associates, LP, whose mailing address is 8390 ChampionsGate Blvd, Suite 104, ChampionsGate, FL 33896, provided, however, that the Owner may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the Owner's representative for the purpose of this Contract.

b. All actions to be taken by, all approvals, notices, consent, directions and instructions to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the Owner shall be taken, given and made by, or delivered or given to the On-Site Manager in the name of and on behalf of the Owner; provided, however, that the Owner (and not the On-Site Manager) shall be solely obligated to the Contractor for all sums required to be paid by the Owner to the Contractor hereunder.

5. BASIS FOR COMPENSATION AND PAYMENTS.

a. Provided that the Contractor shall strictly perform all of its obligations under the Agreement, and subject only to additions and deductions by Work Authorizations as set forth in Article 8, the Owner shall pay to Contractor for its Services as set forth in Article 2, a Fixed Fee in the amount of Eleven Thousand Six Hundred Thirty-One Dollars and 92/100 (\$11,631.92), on a monthly basis plus additional fees for services rendered in connection with Work Authorizations as defined below.

b. The Contractor shall on the 15th day of each calendar month deliver to the Owner an Application for Payment in such form and with such detail as the Owner requires.

c. Based on the Contractor's Application for Payment, and the approval of the Application for Payment issued by the Owner, the Owner shall make monthly payments to the Contractor on account of the Fixed Fee plus additional fees in connection with Work Authorizations. Such monthly payments shall be made on or before the 30th day of each calendar month or the 30th day after receipt by the Owner of the Contractor's Application for Payment and of such documentation to verify the amount owed as the Owner may require, whichever is later; provided, however, that the Owner shall have no obligation to make payment as aforesaid if it has withheld approval of any Application for Payment.

d. Work Authorizations shall mean orders or directives, in the form attached hereto as Exhibit C, issued by the Owner. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the Owner's sole discretion, such amount to be invoiced and paid in accordance with the terms set forth in Article 5, and paragraphs b. and c. above. Contractor shall not be entitled to compensation for

Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of Owner to perform the same in accordance with the provisions of Article 8 of this Agreement.

f. Owner retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2, or as amended in any Work Authorization, in accordance with the provision of Article 8 of this Agreement. In such event, Owner shall be entitled to a reduction proportionate to the Fixed Fee.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

a. Contractor hereby represents to Owner that: (i) it has the experience and skill to perform the Services as set forth in this Agreement; (ii) that it shall comply with all applicable federal, state and local laws, rules, codes and orders of any public, quasi-public or other government authority; (iii) it is duly licensed to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the general area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the general area and, to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Services.

b. The Contractor warrants to the Owner that all materials furnished under this Contract shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Contract Documents.

7. INSURANCE: INDEMNIFICATION.

a. Contractor shall, throughout the performance of its Services pursuant to this Agreement, maintain:

(i) Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of \$1,000,000 and \$1,000,000, respectively, combined single limit per occurrence, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's Services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars (\$100,000) per occurrence.

b. All such insurance required in Paragraph 7.a. shall be with companies and

on forms acceptable to Owner and shall provide that the coverage there under may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Owner; the insurance required under paragraph 7.a.(i) shall name as additional insured's the Owner, the District Manager, and their parents, subsidiaries, related and affiliated companies. Certificates of insurance (and copies of all policies, if required by the Owner) shall be furnished to the Owner. In the event of any cancellation or reduction of coverage, the Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to Owner whatsoever.

c. Contractor shall defend (if requested by Owner), indemnify and hold Owner, the District Manager, and their parents, subsidiaries, related and affiliated companies, and the officers, directors, agents, employees and assigns of each, harmless from and against any and all claims, demands, suits, judgments, losses, or expenses of any nature whatsoever (including attorneys fees) arising directly or indirectly from or out of: any act or omission of Contractor, its officers, directors, agents or employees; any breach of Contractor's representations as set forth in this Agreement, or any other failure of Contractor to comply with the obligations on its part to be performed under this Agreement. The provisions of this paragraph shall survive the expiration or earlier termination of this Agreement, and shall include, but not be limited to, costs and expenses of any kind or nature that arise directly or indirectly from or in connection with the presence, suspected presence, release or suspected release of any hazardous substance in or into the air, soil, surface water, groundwater or soil vapor at, on or about, under or within the real property of the District, or any portion thereof, as a result of activities of Contractor under this Contract.

d. Nothing herein shall be construed as or constitute a waiver of Owner's Immunity or limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

8. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

a. A Work Authorization shall be in writing by the Owner, in the form and manner attached to this Agreement as Exhibit C, which shall consist of additions, deletions or other modifications to the Agreement.

b. The Owner may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scopes of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the Owner. Upon receipt of any such Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

9. PROTECTION OF PERSONS AND PROPERTY.

a. The Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to all persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents, guests, visitors, invitees and

licensees of the Owner and community residents, tenants, and the general public that may be affected thereby.

b. All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the Owner and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

c. The Contractor shall at all times keep the general area in which the Services are to be performed clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The Owner may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the Owner may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the Owner may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the Owner in undertaking such action against any sums then or thereafter due to the Contractor.

10. BOOKS AND RECORDS. Contractor shall maintain comprehensive books and records relating to any Services performed under this Agreement, which shall be retained by Contractor for a period of at least four (4) years from and after the completion of such Services. Owner, or its authorized representatives, shall have the right to audit such books and records at all reasonable times upon prior notice to Contractor. The provisions of this paragraph shall survive the expiration or early termination of this Agreement.

11. USE OF OWNER'S NAME. The contractor, by virtue of this Contract, shall acquire no right to use, and shall not use, the name of the Owner or the name "ChampionsGate" (either alone or in conjunction with or as part of any other word, mark or name) in any advertising, publicity or promotion; to express or imply any endorsement by Owner of the Contractor's Services; or in any other manner whatsoever (whether or not similar to the uses hereinabove specifically prohibited).

12. ASSIGNMENT. This Agreement is for the personal services of Contractor and may not be assigned by Contractor in any fashion, whether by operation of law, or by conveyance of any type including, without limitation, transfer of stock in Contractor, without the prior written consent of Owner, which consent Owner may withhold in its sole discretion. Owner retains the right to assign all or any portion of this Agreement at any time. Upon such assignment, and provided the Assignee shall, in writing, assume Owner's obligations under this Agreement, Owner shall be automatically released and discharged from any and all of its obligations under this Agreement, and Contractor shall thenceforth look solely to the Assignee for performance of Owner's obligations under this Agreement.

13. SUSPENSION OR TERMINATION.

a. Anything in this Agreement to the contrary notwithstanding, Owner shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor. In the event of termination, Owner's sole obligation and liability to Contractor, if any, shall be to pay to Contractor that portion of the fee earned by it, plus any earned amounts for extra Services performed pursuant to Articles 5 and 8, through the date of termination.

b. If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the Owner, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Contract, then the Owner may, without prejudice to any other right or remedy available to the Owner and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of the Contractor. In addition, without terminating this Contract as a whole, the Owner may, under any of the circumstances set forth above, terminate any portion of this Contract (by reducing, in such manner the Owner deems appropriate, the Scope of the Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the Owner may deem expedient.

14. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

a. Nothing contained in the Agreement shall create any contractual relationship between the Owner and any Subcontractor. However, it is acknowledged that the Owner is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

b. Contractor shall coordinate the services of any Subcontractors, and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and the coordination of all Services furnished by the Contractor or its Subcontractors.

c. All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and conditions of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the Owner, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

15. NOTICE.

a. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, facsimile, or courier service, and shall be deemed given when received by the addressee. Notices shall be addressed as follows:

If to Owner: ChampionsGate Community Development District

135 W. Central Blvd., Suite 320
Orlando, FL 32801
Attention: George Flint

If to Contractor: Weber Environmental Services, Inc.
5935 SR 542 West
Winter Haven, FL 33880

or to such other address as either party may direct by notice given to the other as hereinabove provided.

b. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice.

16. LEGAL PROCEEDINGS.

a. The Agreement shall be construed and interpreted in accordance with the laws of the State of Florida and shall constitute the entire and sole understanding of the parties hereto notwithstanding any prior or written statements, instructions, agreements, representations, or other communications.

b. Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Agreement, or arising out of any matter pertaining to this Agreement or the Services to be performed hereunder, shall be submitted for trial, without jury, before the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida; or, if the Circuit Court does not have jurisdiction, then before the United States District Court for the Middle District of Florida (Orlando Division); or if neither of such courts shall have jurisdiction, then before any other court sitting in Osceola County, Florida, having subject matter jurisdiction. The parties consent and submit to the jurisdiction of any such court and agree to accept service of process outside the State of Florida in any matter to be submitted to any such court pursuant hereto, and expressly waive all rights to trial by jury regarding any such matter.

c. In the event that any provision of the Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity or, if this leads to an impracticable result, shall be stricken but, in either event, all other provisions of the Agreement shall remain in full force and effect.

17. TERM. Owner desires to employ the services of Contractor to perform the herein described services for a period beginning on the date as described in Article 3, and ending on September 30, 2019. Thereafter, the parties have the option of renewing the contract for a period not to exceed two (2) years.

18. MISCELLANEOUS PROVISIONS.

a. Any failure by Owner to require strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision, and Owner may

subsequently requires strict compliance at any time, notwithstanding any prior failure to do so.

b. The acceptance of final payment under this Agreement, or the acceptance of final payment upon early termination hereof, shall constitute a full and complete release of Owner by Contractor from any and all claims, demands and causes of action whatsoever which Contractor may have against Owner in any way related to the subject matter of this Agreement and Contractor shall as a condition precedent to receipt of final payment from owner, submit to the Owner a fully and properly executed general Release, in the form attached to this Agreement. Neither the Owner's review, approval or acceptance of, nor payment for, any of the Services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement and Contractor shall be and remain liable to Owner in accordance with law for all damages to Owner caused by the Contractor's performance of any of the Services furnished pursuant to this Agreement.

c. It is understood and agreed that Contractor is acting as an independent contractor in the performance of its Services hereunder, and nothing contained in this Agreement shall be deemed to create an agency relationship between Owner and Contractor.

d. The rights and remedies of Owner provided for under this Agreement are cumulative and are in addition to any other rights and remedies provided by law.

e. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained in Article 6 of the Agreement, the Contractor acknowledges that prior to execution of the Agreement it has thoroughly reviewed and inspected the Contract documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

Contractor:

Weber Environmental Services, Inc.

5935 SR 542 West

Winter Haven, FL 33880

Owner:

CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

135 W. Central Blvd., Suite 320

Orlando, FL 32801

By: _____

Its: _____

Dated: _____

By: _____

Its: _____

Dated: _____

EXHIBIT A

LIST OF CONTRACT DOCUMENTS

1. CONTRACT FORM
2. SCOPE OF SERVICES (with attachments, as applicable)
3. PRICING FORM
4. WORK AUTHORIZATIONS FORM
5. GENERAL RELEASE
6. ADDENDA, AS APPLICABLE

EXHIBIT B

SCOPE OF SERVICES/PROJECT MANUAL

Scope of Services

1. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

The Contractor shall meet the requirements and follow the procedures associated with all items in this Agreement. These general requirements and procedures are as follows:

1.1 Operation Procedures

The Contractor shall perform the basic services outlined within the Scope of Services between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday unless specified otherwise or directed by the On-Site Manager. The Contractor may submit a request for additional operation time, in response to poor weather conditions, to be reviewed for approval by the On-Site Manager. The Manager will designate where Contractor's crew will take breaks, lunches, and use restroom facilities. Employee personnel vehicles will be parked only in areas designated by the Owner.

1.2 Key Personnel

1.2.1 All Work shall be managed and/or directed by key personnel identified in the proposal. Any changes in the assigned key personnel shall be subject to approval by the Manager. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees for the maintenance and technical services performed under the contract.

1.2.2 Contractor shall provide one (1) Foreman who is knowledgeable of the Contractor's daily activities when performed at the site. This Foreman shall serve as the point of contact between the On-Site Manager and Contractor. The Foreman shall be responsible for coordinating all scheduled services with the Manager and for the timely scheduling of unscheduled maintenance services.

1.2.3 Contractor shall provide at least one (1) full-time onsite Field Supervisor to observe and monitor the daily activities including landscape, irrigation, and general grounds maintenance operations.

1.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear a company identification uniform or professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the Owner is unsightly for any reason, shall be strictly prohibited. Contractor personnel shall wear shirts at all times and shall wear footwear that conforms to safe work practices.

1.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees who communicate and interact with the community and any other customer/party associated with the Project are knowledgeable of the Project and the Services the Contractor is performing.

1.5 Safety Program

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules and procedures, safety training, procedures for reinforcing and monitoring safety programs, procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping.

The Contractor shall comply with all State of Florida and Federal and local regulations, rules and orders, as they pertain to occupational safety and health, the safe operation and security of the facilities.

The Contractor shall provide, at the Contractor's expense, all safety equipment and materials necessary for and related to the work performed by its employees. Such equipment will include, but is not limited to, items necessary to protect its employees and the general public, if applicable.

1.6 Facility Location

The Owner shall provide a facility on the Project Site for the Contractor as part of this Scope of Services. The Contractor shall, upon availability of space and receipt of written approval from the Manager, be allowed to temporarily store, if necessary, its materials and equipment on site at an Manager-selected location. The Contractor shall be responsible for security of its stored materials and equipment, as well as any connections for utilities to the storage site.

1.7 Subcontractors

If the Contractor, as a part of the performance of its Services, elects to employ Subcontractors, the following shall apply:

- The Contractor shall be responsible for, and coordinate with, the services of any of its Subcontractors.
- The Contractor shall require all of its Subcontractors, as a condition of employment, to agree to the applicable terms and conditions identified in the Contract Documents.

1.8 Consultants

If the Contractor, as a part of the performance of its Services, elects to employ consultants, the following shall apply:

- The Contractor shall be responsible for, and coordinate with, the services of any of its consultants.
- The Contractor shall require all consultants, as a condition of employment, to agree to the applicable terms and conditions identified in the Contract Documents.

1.9 Document Control and Data Management

1.9.1 Document Control

The Contractor shall keep accurate records of documents received and, if applicable, issued by this Contractor. A “document log” shall be maintained during the work of this Contractor to provide records on the information available to or from this Contractor. The “log” shall outline document titles and dates, the originator, received dates, and to/from information. This “log” shall be updated monthly and submitted to the Owner when requested.

1.9.2 Data Maintenance

The Contractor shall, after review with the Owner, establish a systematic process for the insertion of revised sets and the integration of that data into the overall Project plan after verification for compatibility and consistency of the information received with existing information.

1.9.3 Data Dispersal

Should the Contractor distribute data to others, the Contractor shall document the distribution of data by completing a letter of transmittal. All distribution of data shall be accompanied by a letter of transmittal with a copy provided to the Owner identifying:

- Party to whom the data is being transferred
- Origination of the request for transfer
- Name of data being transferred
- Type(s) of data being transferred
- Date of transfer
- Purpose of transfer or use of information
- Further action necessary

The Contractor shall propose a format for, and keep a log of, all data transfers for updates to the Owner.

1.10 Verification of Data

All data provided to the Contractor shall be examined for consistency with its records and work efforts. Any obvious inconsistency shall be reported to the Owner verbally and in writing, upon discovery.

1.11 Ownership of Data

It is to be understood that all data transmitted and material/equipment purchased under this contract by the Contractor or provided to the Contractor, either by the Owner or third parties, are the sole properties of the Owner. The Contractor shall have temporary charge of the data while performing contracted services for the Project. All data shall be returned to the Owner at the conclusion of the Project, after which, no copies of the data may be kept by the Contractor without the express written permission of the Owner.

The Owner shall retain the right to require that the Contractor transfer all Project data, material, or equipment to the Owner immediately upon fourteen (14) days' written notice, for any reason. The same procedures shall apply should it become necessary for the Contractor to voluntarily return all Project data to the Owner.

1.12 Liability Insurance

Contractor shall, throughout the performance of its Services maintain:

Occurrence basis comprehensive general liability insurance (including a broad form contractual coverage) and automobile liability insurance, with minimum limits of \$2,000,000.00 respectively, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's Services under the Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees.

1.13 Background Checks

Contractor shall provide Owner with a background check for all employees showing no criminal record. Contractor shall not employ any persons with a criminal background without the prior written consent of the Manager.

1.14 Certification

Contractor shall possess and provide owner with evidence of all necessary certifications and/or licenses to perform the services required under this Scope of Services.

1.15 Quality Control

The Manager will have the right, at any stage of the operation, to reject any or all of the Contractor's services and materials, which in the Owner's opinion does not meet the requirements of these specifications. Throughout the entire landscape, the Contractor shall maintain the installed number of shrubs, ground cover, and trees in addition to the installed amount of turf grasses. The Contractor shall replace or reimburse the Owner for the cost of replacement or repairs, at the Contractor's own expense, those turf areas, shrubs, ground cover, and trees that are damaged or lost due to insects, disease, fungus, and/or over watering or insufficient watering from irrigation system as directed by the Owner. All replacements shall meet the current size, specifications, and quality of surrounding related material. Any other CDD items damaged due to the Contractor's negligence shall be repaired or replaced as directed by the Owner at the Contractor's own expense. All repairs and replacements shall also occur within two (2) weeks of notice from the Owner.

The Contractor will make weekly walk-through reviews of the entire site related to visual

observations and the Contractor's performance. The Contractor will make repairs and adjustments, as directed by the Owner. The Contractor shall provide the Owner with a weekly updated maintenance log addressing all activities occurring in that week.

2.0 COORDINATION

The Contractor shall provide coordination with the Owner for all items associated with the requirements of this Agreement.

2.1 General Coordination

The Contractor shall meet with the Owner and its separate consultants as appropriate, on a weekly basis. Those meetings shall serve as forum for the exchange of information, identification of pertinent and critical issues, determination of an action plan and schedule for resolving those issues, review of schedule and budget status, and discussion of other landscape, irrigation and maintenance related issues deemed appropriate by the Owner of the Contractor.

In addition, the Contractor shall provide a representative to attend the monthly meeting of the Board of Supervisors if requested to do so by the Owner. This representative shall be knowledgeable of this Project Scope and Scope of Services and shall be able to respond to any questions the Board may have as to the day-to-day activities at the Project site pursuant to this Agreement.

Coordination of construction, operation, and general maintenance within CHAMPIONSGATE is considered one of the many critical activities of the Contractor. Further, coordination of those efforts with all parties involved, or those with the need to know is crucial to the success of the Project. While all parties involved with the Project cannot be identified at this time, a partial list is provided as follows:

- CDD District Manager
- CDD District Engineer
- CDD District Representative
- CDD Aquatic Weed Control Maintenance Contractor
- TECO/Peoples Gas
- Osceola County and its various departments
- SWFWMD
- Adjacent property owners, as directed by the Owner

2.2 Contractor's Project Manager

Contractor shall designate an on-site representative who will be responsible for overall supervision of the Contractor's work force on the Project and shall act as the single point of contact, on a daily basis, between the Owner and the Contractor. This individual shall maintain at all times a means of being contacted by the Owner (pager, cellular phone, or radio) and shall respond to such calls within twenty (20) minutes of contact. This individual shall be responsible for maintaining the Contractor's schedule of activities and notifying the Owner of this daily schedule for quality control of the Contractor's service and for arranging and supervising unscheduled service requests by Owner.

3. SCHEDULED OPERATIONS AND MAINTENANCE

The Contractor shall meet all requirements associated with turf care, shrubs/ground cover care, tree care, irrigation system, pressure washing and litter removal, as required in this Agreement. The contractor shall make a complete site inspection of CHAMPIONSGATE, specifically the areas of CDD maintenance. Attachment A includes a map identifying the general limits of CDD maintenance by area. All landscaping, hardscape, structures (fences, entry features, benches, etc.) within the CDD areas shall be maintained by this Contractor in accordance with the following requirements:

3.1 Turf Care

3.1.1 Mowing

- a. All lawns located in developed areas, including St. Augustine and Bahia, shall be mowed once per week from April through September, three (3) times per month in March and October, and once every other week from November through February. Mowing shall be performed at a minimum frequency of 40 times per year.
- b. Bahia located in undeveloped areas and within limits shall receive mowing once every other week from March through October and once per month from November through February. Mowing shall be performed for these areas at a minimum frequency of 22 times a year.
- c. Turf areas shall be cut to a height of no more than three (3) inches nor less than two and one-half (2½) inches, to foster photosynthesis and healthy root development.
- d. Mower blades shall be kept sharp at all times to prevent tearing of grass blades.
- e. Mulching type-mowing equipment is preferred and no side discharges are permitted on walk-behind mowers.
- f. Visible clippings after mowing shall be removed to prevent thatch build up.
- g. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.
- h. All clippings shall be kept out of ornamental beds, off all sidewalks, roadways, and waterways.

3.1.2 Edging

- a. Hard surface edging is to be defined as outlining and/or removing turf from along all sidewalks and curbs, and soft surface edging is to be defined as outlining and/or removing turf from all tree rings and planting beds, etc. by the use of a mechanical edger.

- b. All hard surface edging shall be performed to maintain straight and sharp edges between curbs/sidewalks and turf areas. Edging shall be completed the same day and at the same frequency that an area is mowed.
- c. All soft surface edging shall be performed neatly to maintain the shape and configuration of all planting areas in a clean manner, free of imperfections, at the same frequency as detailing of plant beds (once every three weeks). All plant bed edges shall be maintained to the curves, as originally designed.
- d. The edging equipment shall be equipped with manufacturer's guard to deflect hazardous debris. String or lined trimmers shall not be used.
- e. All sidewalks, streets, and roadways shall be immediately swept, blown, or vacuumed to maintain a clean, well-groomed appearance.
- f. The proper safety precautions shall be taken when edging (i.e., safety vest, signage, warning light, etc.) along roadways as required by Federal, State or local law, as deemed necessary by the Contractor and/or as directed by the Owner.

3.1.3 Trimming

All areas inaccessible to mowers and/or otherwise unmowable due to trees, light poles, chain link fences, signs, rocks, culverts, miscellaneous hardscape items, etc. shall be trimmed at the same height, same day, in the same frequency as mowing. This includes grass runners around all ponds. Trimming shall be performed with the use of a string trimmer or other mechanical means. Chemical use shall be encouraged when working within six (6) inches of any vinyl fence posts. All other chemical use will not be permitted unless approved by Owner.

3.1.4 Weed and Disease Control

- a. Two (2) applications (full coverage) of weed and disease/fungus control shall be provided in the months of March and November of each year for all St. Augustine and Bahia areas. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense. Weeding shall be performed to a level that is acceptable to the Owner. Additional requirements for weed control are defined in paragraph 3.2.2
- b. Turf areas shall be continuously monitored for infestations of disease/fungus and weeds and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.
- c. All State and Federal regulations governing the use/application of chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to these regulations.
- d. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.1.5 Fertilization

All fertilizers shall be applied (full coverage) according to manufacturer's instructions. Fertilizers shall be applied when the turf is dry and not over an early morning dew. Fertilizers shall be watered following application on the same day. Apply lawn fertilizer with broadcast spreaders and overlap consistently for uniform coverage.

- a. A custom blended granular fertilizer shall be applied at least four (4) times per year (February, April, June, and October) for St. Augustine. Bahia shall be fertilized three (3) times per year (March, July, and November). Additional applications of micronutrients may be needed in July or August for St. Augustine turf.
- b. Analysis, scheduled applications, and application rates per 1,000 square feet shall be approved by the Owner and at a minimum include a full trace element package of iron, magnesium, zinc and calcium. Analysis may be different depending on the season of application and should always meet the specific site conditions. The minimum application rate shall be one (1) pound of nitrogen per 1,000 square feet per application. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.
- c. The Owner reserves the right to make reasonable adjustments to the specifications, timing, rate of application and elementary composition according to actual horticultural conditions at the time.
- d. A State inspection of analysis along with an actual certified fertilizer label, legible and otherwise suitable condition for filing, must be submitted for approval.
- e. To maintain uniform turf color, fertilization shall be completed within ten (10) working days per phase in its entirety.
- f. All fertilizers shall be kept out of canals and storm water retention ponds and be removed immediately from all sidewalks and roadways.
- g. A report containing bag usage and tonnage per area shall be submitted immediately following fertilization.
- h. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- i. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.1.6 Pest Control

- a. The Contractor shall provide four (4) applications (full coverage) of insect control per year in the months of March, May, July and September for St. Augustine and two (2) applications of insect control per year in May and July for Bahia. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.
- b. Turf areas shall be continuously monitored for infestations of insects and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.
- c. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- d. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.1.7 pH Adjustment

It is anticipated that the soil pH level may require adjustment in various areas throughout the Project site. The Contractor shall perform, as directed by the Owner, soil tests for any and all areas where the landscape is not responding adequately to the landscape care program. Based on the pH test results, the Contractor shall provide a pH adjustment program, if required, to be approved by the Owner. These areas will be monitored and, as directed by the Owner, follow-up tests will be required. The soil test and the pH adjustments shall be considered part of the base Scope of Services.

3.2 Shrubs/Ground Cover Care

3.2.1 Pruning

- a. Detailing of planted areas shall be performed in a sectional method, with the frequency of once every three weeks. Detailing includes trimming, pruning and shaping of all shrubbery, ornamentals and ground cover, removal of under story tree suckers, removal of unwanted vegetation, and the fluffing of mulch. Contractor shall provide to the Owner a sectional detailing operation map for review and approval within 30 days after the Contractor's notice to proceed.
- b. Shrubs shall be hand clipped to remove only the top excess growth. Hedge sheering shall not be performed until shrub rows are completely full and have obtained at least three (3) feet full height. Pruning sides of shrubs shall be avoided to allow the mass to naturally fill.
- c. No pruning shall be performed on live wood that alters the shape and fullness with respect to the intended character of the plantings. Any shrub damage from

equipment, other negligent activities, or improper pruning shall be replaced by the Contractor at no additional cost to the Owner.

- d. Shrubs shall be pruned according to Owner's specific instructions.
- e. Summer flowering shrubs shall be pruned yearly during late winter/early spring (late February – April).
- f. Spring flowering shrubs shall be pruned yearly after blooming.
- g. Broad leaf evergreen shrubs shall be hand-pruned yearly to maintain their natural appearance after the new growth has hardened off.
- h. Conifers shall be pruned yearly after the foliage of the new growth has changed color.
- i. Ground covers shall be edged and pruned to contain them within the planting beds.
- j. The main stem of shrubs or vine-like plants planted near fences shall be secured to the fence with plastic tie material to allow new growth to be guided as directed by the Owner.
- k. All clippings shall be removed from all sidewalks, roadways, and waterways, and disposed off-site.
- l. A schedule for pruning shall be submitted within 30 calendar days of the notice to proceed with the Services for Owner's approval.
- m. Selective pruning, balling and shaping shall be performed as needed to expose landscape lights and remove all dead wood.

3.2.2 Weeding

- a. The Contractor shall be required to maintain all mulched areas free of weeds to a level that is acceptable to the Owner by hand pulling or chemical means as environmental, horticultural and weather conditions permit. An appropriate combination of "pre" and "post" emergent is strongly recommended. Weeding shall be performed in conjunction with the detailing of planted areas at a minimum frequency of once every three weeks. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense. Weeds around impervious surfaces shall be sprayed as soon as observed. All weeds collected shall be removed and disposed off-site.
- b. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhere to or failing to adhere to these regulations.
- c. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.2.3 Fertilization

- a. A custom blend fertilizer shall be applied at least three (3) times per year (February, May and October). Analysis shall include a trace element of iron, magnesium, zinc and calcium. Analysis and program should be structured to meet the specific site conditions. Reapplications, if required in the Owner's opinion, shall be provided at the Contractor's own expense.
- b. Fertilizers shall be applied at a rate of 12 pounds of nitrogen per 1,000 square feet of bed area.
- c. Fertilizers shall have the following:
 1. Forty percent nitrogen derived from sulfate; 60% from controlled release.
 2. A ratio of nitrogen to potassium at 1 to 1.
 3. Two percent iron, minimum.
 4. Two percent magnesium, minimum.
 5. One percent magnesium, minimum.
 6. Three percent phosphorous, minimum.
 7. Include elements of calcium, boron, copper, zinc and phosphor.
- d. Alternative fertilizer analysis may be approved by the Owner, if the Contractor substantiates reasons for healthier plant growth.
- e. Granular fertilizer shall be applied by hand or hand-operated broadcast spreader insuring uniform coverage. Fertilization shall be completed within ten (10) working days.
- f. A State inspection of analysis along with an actual label in legible and otherwise suitable condition for filing shall be submitted for approval.
- g. All fertilizer shall be kept out of canals and lakes and be removed immediately from all sidewalks, pedestrian areas and roadways.
- h. A report containing name of product applied, mix ratio, rate of application, amount of product applied, and location of application shall be submitted immediately following fertilization.
- i. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- j. Contract shall provide MSDS sheets for all chemicals to the Owner prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.2.4 Pest and Disease Control

- a. The Owner shall be notified one week prior to any chemical application. All over spray shall be prevented and contact with any pedestrians, their property or pets shall be strictly avoided.

- b. All landscape areas shall be continuously monitored for infestations of insects and disease/fungus, and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.
- c. Six (6) applications (full coverage) of insect and disease control shall be required per year in the months of February, April, June, August, October and December. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.
- d. Use manufacturers' instructions for proper applications. Operating personnel shall be knowledgeable for monitoring and identification and licensed for application. All chemicals shall be used in strict accordance with Federal, State and County directive on environmental control and carry an EPA approval number.
- e. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- f. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of the Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.2.5 Mulching

Mulching will be performed as an additional service.

3.2.6 pH Adjustment

A soil analysis and pH adjustment shall be provided for shrubs/ground cover as per section 3.1.7.

3.3 Annuals

- 3.3.1 Annual flowers will be changed out (4) times per year with selected "standard" varieties best suited to the seasonal and environmental conditions at the ideal spacing for the plant varieties chosen. Please consult with the owner about recommended plant types prior to installation.
- 3.3.2 All soils are to be roto-tilled to a depth of 4 inches after removing and prior to installing new flowers. Annual mix soil will be replenished (2) times a year.
- 3.3.3 Annual flower beds will be serviced (52) times a year to remove flowers that are fading or dead (deadheading) to prolong blooming time and to improve the general appearance of the plant.
- 3.3.4 Fungicides and insecticides will be applied as needed to maintain healthy planting beds.
- 3.3.5 Annual flower beds are not to be left empty for more than (4) working days at any given time, unless replacement is prevented by severe weather conditions.
- 3.3.6 Flower saver plus (or comparable product) which contains beneficial soil micro organisms

and rich organic soil nutrients will be incorporated in the annual flower change. Supplemental top dressing with a control release fertilizer and/or soluble fertilizer (such as Peters 20-20-20) will be applied to enhance flowering and plant vigor.

3.4 Tree Care

3.4.1 Pruning

- a. Removal of dead limbs and branches from all trees shall occur at a minimum of two times per year, February and August, or as directed by the Owner. No pruning should be performed on live wood that would affect the fullness with respect to the intended character of the plantings. Any tree damaged from equipment, other negligent activities or improper pruning shall be replaced by the Contractor at no additional cost to the Owner.
- b. Removal of all sucker growth from base of trees shall be performed on a regular basis. Contractor shall remove any limbs, which in the Owner's opinion, pose a threat to public safety.

Contractor will provide specific pruning practices, unless otherwise directed by the Owner, for the following items:

- Oaks: Generally prune trees to maintain the desired uniform appearance by thinning or tipping. No topping shall be performed on oak trees. Branches are encouraged to hang over walks with adequate pedestrian and bicycle clearance.
 - Crape myrtles: Crape myrtles shall be tipped in January, but only by approximately two to three feet. Sever topping shall be considered out of character.
 - Wax Myrtle: Wax myrtles shall be tipped mildly in January, cleaned at the base to two feet clear trunk and dead wood removed.
 - Holly: Hollies shall be kept full headed and pruned only to bring clear trunk level to two feet above ground cover level. All holly trees shall be hand-clipped (not hedged) for naturally formed appearance. Sever shearing into "pyramids or lollipops" shall be avoided, unless directed by the Owner.
 - Ligustrum: Ligustrums shall be hand clipped for natural form. Sever shearing into "gloves" shall be avoided, unless directed by the Owner.
 - Magnolias: Prune only sucker growth to maintain an attractive, clear trunk appearance.
 - Palm Trees: Only brown or broken fronds shall be removed at time of pruning. Standard Palms, including Sables and Washingtons, shall be pruned two (2) times per year. Tropical Palms, including Queens, Royals, Coconuts and Medjools, shall be pruned three (3) times per year.
- c. Trees located in buffer areas shall be pruned twice (2) a year. These trees shall be pruned to promote dense canopy for screening and to provide a neat appearance. The Owner shall provide specific instructions for pruning trees in buffer areas.
 - d. Other ornamental trees shall be pruned yearly during late winter/early spring (late February – April).

- e. All other trees shall be pruned yearly to enhance their natural character as directed by the Owner.
- f. Trees shall be canopied in a manner that will prevent interference with pedestrian walkways, as well as assist in the general appearance of the property. This service will be performed as necessary during the detail three-week rotation to maintain uniformity and property clearances.
- g. Selective pruning and shaping shall be performed as needed to expose landscape lights.

3.4.2 Fertilization

Trees shall be fertilized as per the requirements of 3.2.3. Any alternative fertilizer analysis recommended specifically for individual trees may be approved if the Contractor substantiates reasons for healthier plant growth.

3.4.3 Pest Control

Preventative insect/disease control treatments shall be provided for individual trees, as per the requirements of 3.2.4.

3.4.4 Mulching

All individual isolated trees shall have their tree ring remulched as per the requirements of 3.2.5.

3.4.5 pH Adjustment

Soil testing and pH adjustment shall be provided as per the requirements of 3.1.7.

3.4.6 Hand Watering

- a. Contractor shall be responsible to decrease or increase hand watering application rates for the health and survival of the trees. Any trees that decline beyond acceptance to the Owner or die due to lack of watering shall be replaced at the Contractor's own expense, as per paragraph 1.12. If the Contractor believes the water application rates need to increase for the health survival of the trees, the Contractor must initiate the increased rate by contacting the Owner. Any increase in hand watering applications beyond the requirements of this Scope shall be considered unscheduled maintenance.

3.5 Irrigation System

3.5.1 General Requirements

- a. The Contractor shall be responsible for continual, full operation of all system parts. Any plant damage resulting from non-operation of system, over-watering, or insufficient watering due to maintenance neglect shall be the Contractor's

responsibility, as per Section 1.12. Contractor shall replace damaged materials or reimburse the Owner for the cost of replacement or repairs as directed by the Owner.

- b. The Contractor shall be responsible for repairs to the system caused by the Contractor or by the Contractor's neglect for the term of this Agreement.
- c. Automatic irrigation system will be programmed weekly to provide watering frequency sufficient to replace soil moisture below the root zone.
- d. All irrigation shall run between 1:00 a.m. and 7:00 a.m. Any extension from this schedule shall be approved by the Owner.
- e. Any modifications to the irrigation system shall be submitted in writing for approval. Approval will be in writing to the Contractor. If the original request is not satisfactory to the Owner, an alternate plan may be requested. A detailed sketch for record documents will also be supplied to the Owner, prior to work commencing.

3.5.2 Monitoring/Adjustments

- a. The Contractor shall inspect the entire operation of the system no less than once every two weeks. A written report shall be furnished to the Owner at the completion of each inspection. During this inspection, the Contractor shall perform the following:
 - Activate each zone of the existing system.
 - Visually check for and report and damaged heads or ones needing repair.
 - Ensure the operation and coverage is sufficient for proper healthy landscape growing conditions.
- b. The Contractor is responsible for making any adjustments required to the controllers to ensure the desired moisture level is being provided for all plantings as they relate to seasonal changes, weather conditions, and soil conditions.
- c. Spray patterns for all irrigation heads shall be adjusted, if required, when detected by the Contractor or as directed by the Owner.
- d. Any adjustments to the spray nozzles, spray patterns, controllers, etc. required to provide optimum growth of the landscape shall be provided on an as-needed basis as part of the base Scope of Services.

3.5.3 Valve/Valve Boxes

- a. The Contractor shall provide any miscellaneous cleaning of valves for proper functioning on an as-needed basis.
- b. The Contractor shall ensure that all valve boxes remain flush and level with grade. The valve boxes shall be kept free of any overgrowth of plant material or sod. The interior of each box shall be kept clean and lined with pea gravel, as needed, as per the original construction details.

3.6 Litter and Debris Removal

3.6.1 Landscape Areas

Prior to mowing, each area will be patrolled for trash and other debris to clean area and reduce risk of flying debris. Any litter found in planting beds or in turf areas shall be collected and disposed of off-site.

3.6.2 Road Rights-of-Way, Ponds, Recreation Areas

Contractor shall monitor all road rights-of-way, storm water ponds, and recreation areas once daily to collect any litter and dispose of the litter off-site.

3.6.3 Grounds and Associated Amenities

Contractor shall Clean and Mow the I-4 Interchange area (the bank to I-4) on a monthly basis.

Golf hole at interchange – keep free of debris and change out white sand as needed.

4. UNSCHEDULED MAINTENANCE AND REPAIRS

The Contractor shall be equipped and organized to provide any unscheduled maintenance and repairs required in this Scope of Services. The following addresses the general procedures for unscheduled maintenance and repairs, response to damaged facilities and emergencies, and unscheduled maintenance activities.

4.1 General

The Contractor shall be responsible for all repairs within the CHAMPIONSGATE Community Development District's limit of work unless directed otherwise by the Owner. Repairs that result from the Contractor's failure to properly perform the Services under this Scope of Services shall not be considered an Additional Service and, therefore, shall not warrant additional compensation to the Contractor. Repairs that, in the Contractor and Owner's opinion, are not as a result of Contractor negligence shall be deemed an Additional Service and shall, at the Owner's election, be made by the Contractor upon receipt of a Work Authorization from the Owner. When the Contractor determines that a repair is necessary, the Contractor shall submit to the Owner a Work Authorization form together with the Contractor's estimate of the cost to perform the repair. Whenever possible, this Work Authorization and cost estimate should be sent to the Owner seven (7) calendar days in advance of the Contractor performing the Services. The Owner shall return one execute copy of the Work Authorization form and shall indicate the method of compensation. In the event the Services are to be provided on a unit price or time-and-material basis, within seven (7) calendar days upon completion of the Services, the Contractor shall submit to the Owner, an itemized listing of the Contractor's costs to perform the Services including all unit quantity items or labor, equipment, materials, and Subcontractor's accordingly. The itemized listing shall be presented in a format acceptable to the Owner and if requested by the Owner, shall include copies of invoices from others providing work or materials on the repair.

4.2 Damaged Facilities

4.2.1 Should the Contractor become aware of damage to the facilities within the area maintained by the Contractor, the Contractor shall notify the Owner as soon as possible. If the Owner elects to have the Contractor perform the repair, the Owner shall issue a Work Authorization to the Contractor to proceed with the repair.

4.2.2 Irrigation Repairs

- a. All breaks shall be repaired immediately. Lines shall be flushed thoroughly before installing new heads.
- b. All replacement parts shall be the same manufacture as the initial irrigation installation. Execution of all repairs/installation shall be as per original construction details/specifications.
- c. Above-ground irrigation components damaged by the Contractor while performing landscape maintenance activities shall be repaired and replaced by the Contractor within 24 hours at no charge to the Owner.
- d. Any damage on property due to washouts created by irrigation breaks that went undetected for a period of time due to negligence of the Contractor shall be repaired by the Contractor at no charge to the Owner.
- e. Irrigation components damaged by accident caused by someone other than the Contractor, by wear and tear, or by vandalism shall be reported to the Owner immediately. Execution and payment for these repairs is explained in Section

4.3 Emergency Repairs

- 4.3.1 If the repair to a damaged facility is deemed an emergency and immediate repair is judged necessary by the Contractor, District Manager, District Engineer, or Owner, upon receipt of authorization by the Owner, the Contractor shall proceed with providing all material, labor, and equipment on a time-and-material basis necessary to make the repair and restore the facilities. If the repair is required due to Contractor's negligence, the Owner shall back charge the Contractor for the repair.
- 4.3.2 The Contractor shall provide any emergency repairs to the irrigation system immediately once detected by the Contractor, or within three hours of notification from the Owner. If the emergency repairs are due to Contractor negligence, the Contractor shall provide these repairs at its own expense. If these repairs are beyond the Contractor's control within the Scope of Services, the Contractor shall provide the repairs and submit an invoice on a time-and-material basis.
- 4.3.3 Emergency repairs, as agreed by the Owner, are the only repairs that will not require a Work Authorization from the Owner prior to commencing the repair. However, a Work Authorization will be completed and referenced on the Contractor's monthly invoice to the Owner.

4.4 Unscheduled Maintenance

The Contractor shall provide occasional unscheduled maintenance that is in addition to the base Scope of Services. The Contractor shall receive a Work Authorization from the Owner and shall

respond and complete the request within two weeks or a mutually agreeable time with the Owner. The Contractor's cost estimate to provide the work shall be approved by the Owner prior to commencement. The Contractor shall be available and willing to provide the following unscheduled maintenance services:

- Raise the height of irrigation heads.
- Provide cleanup and touch-up finishes (paint, stucco, etc.) as necessary for any hardscape item in response to vandalism or acts of God.
- Provide landscape and irrigation materials, replacements, or repairs due to vandalism or acts of God.
- Provide site cleanup (litter removal, pressure washing, etc.) before and after community special events.
- Provide mowing of undeveloped areas.
- Provide, in late October of each year, over-seeding in undeveloped Bahia areas with Winter Rye. The Contractor shall provide seeding mix to the Owner for approval prior to application. Any reapplications required, in the Owner's opinion, due to poor germination or inconsistent coverage, shall be provided at the Contractor's own expense.
- Provide selective weeding and pruning for existing wooded areas.
- Provide repairs to satellite controller and CCU ground rods.
- Provide repairs to the satellite controllers and CCU system.

5.

RESPONSE TIME

The Contractor shall provide services and repairs within the amount of time indicated in this Agreement. The following is general response time information and requirements for the Emergency Response Program to be developed, implemented, and maintained by the Contractor.

5.1 General

The Contractor shall, on a timely and efficient basis, respond to any and all requests and perform all repairs, inspections, and observations, etc. stipulated in the Project Manual. The Contractor shall provide supervisory, operating and maintenance personnel as required who shall be available on call 24 hours per day, seven (7) days per week to respond to and correct any problems with any of the elements covered by this Agreement.

Response time, unless otherwise directed by the Owner, required by the Contractor for various maintenance activities is as follows:

- Standard maintenance activity adjustments: varies, as directed by Owner.
- Irrigation adjustments: 24 hours
- Standard repairs: one week
- Emergency repairs: three (3) hours
- Unscheduled maintenance request: as needed, as soon as four (4) hours
- Plant material replacement: two (2) weeks

Should the Contractor fail to respond to a request for any services addressed in this Project Scope within the required allotted time, the Owner shall, at the Contractor's sole expense, provide the requested services.

5.2 Emergency Response Program

The Contractor shall develop, implement, and maintain an Emergency Response Program (ERP) for emergency work that must proceed immediately to avoid property damage or result in a public health or safety hazard. The ERP shall address emergency situations including, but not limited to, the following items:

- Irrigation line breaks
- Equipment failures
- Chemical spills

Additionally, the ERP shall address the following:

- Responsible parties to be notified
- Personnel, equipment, and emergency repair contractors on call and who will respond to each type of emergency
- Procedures for notifying the Owner, District Manager, the community, and other utility companies affected by the listed emergency
- The Contractor shall prepare, maintain and distribute an ERP manual detailing the procedures and responsibilities for the situations listed above and any other situation deemed appropriate by the Owner.

The ERP manual shall be included in the operations section of the Administrative/Maintenance/Operations program.

6.0 COMPENSATION

Provided that the Contractor shall strictly perform all of its obligations under the Agreement, and subject only to additions and deductions by Work Authorizations, the Owner shall make payment to the Contractor for its Services, on a periodic basis plus additional fees for services rendered in connection with Work Authorizations.

The Contractor shall deliver to the Owner an Application for Payment in such form and with such detail, as the Owner requires.

Based on the Contractor's Application for Payment, and the approval of the Application for Payment issued by the Owner, the Owner shall make payments to the Contractor plus additional fees in connection with Work Authorizations.

7.0 TERMINATION

Anything in this Agreement to the contrary notwithstanding, Owner shall, at its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor. In the event of termination, Owner's sole obligation and liability to Contractor, if any, shall be to pay to Contractor that portion of the fee earned by it through the date of termination.

If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances,

governmental orders or regulations or the instructions of the Owner, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Contract, then the Owner may, without prejudice to any other right or remedy available to the Owner and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of the Contractor. In addition, without terminating this Contract as a whole, the Owner may, under any of the circumstances set forth above, terminate any portion of this Contract (by reducing, in such manner the Owner deems appropriate, the Scope of the Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the Owner may deem expedient.

Contractor shall, at its sole discretion and without cause, have the right to suspend or terminate this Agreement upon ninety (90) days prior written notice to Owner. In the event of termination, Owner's sole obligation and liability to Contractor, if any, shall be to pay to Contractor that portion of the fee earned by it through the date of termination.

Specifications for Bella Trae Masters Blvd Median

MOWING:

- All turf will be mowed once each week while in the growing season (April through October).
- All turf will be mowed every other week or as conditions warrant, during the dormant season (November through March).
- All embankments and retention ponds will be mowed to water's edge.
- Excessive accumulations of clippings will be removed.
- Mowing height will depend on the season. Typically, the height will range from 3" to 5".
- Any area too wet for proper mowing will be mowed when the ground is dry enough to allow for it.

EDGING:

- All surrounding turf areas adjacent to paved surfaces or structural edges such as sidewalks, driveways, parking lots, curbs, headers and retaining walls, will be edged with a "blade edger" in order to maintain a clean, crisp and consistent edge line.
- Bed edges will be kept clean and well-defined around color beds, shrub beds, open beds and tree trunks, so as to prevent encroachment from lawn but not so frequently that the bed line expands into the turf.

WEEDING:

- Weeding by hand or chemical means of all plant bed areas as often as necessary to maintain a reasonably weed-free condition commensurate with the season.
- Groundcover beds infested with weeds will be chemically treated.
- Weed control in curbs, ground between plants, joints in walks, decks, and driveways (paved and concrete areas) will be performed using appropriate manual (Hand pulling), mechanical (Spin trimming) and/or chemical (Herbicide) control. Herbicides will be applied with care so as not to injure adjacent desirable plants.

PRUNING AND TRIMMING:

- Pruning of all ornamental shrubbery up to a height of **ten (10)** feet.
- Performance of **twelve (12)** pruning rotations per year performed on a monthly basis.
- Removal of all generated debris from the property.
- Selective pruning will be performed on all ornamental trees and plants in order to maintain the natural habit of the plant and to ensure health and vigor.

- **Tree limbs will be trimmed or pruned up to a height of ten (10) feet.** Trees will be pruned to an overhead clearance of eight feet for walkways and free of suckers from trunk or base. No limbs larger than 1 ½ inches in diameter will be trimmed or removed.
- Ground covers and vines will be sheared as necessary in a uniform manner to maintain neat clean edges, surfaces and overall appearance.
- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each species of plant.
- Plant pruning, trimming and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices.

CLEAN UP:

- All excessive trimmings and clippings will be collected and removed from the property.
- All sidewalks will be blown off in order to remove all debris generated during the performance of this contract.
- All lawn areas will be cleared of litter and debris before mowing, so as not to shred or scatter foreign matter.

LAWN AND SHRUB CARE PROGRAM:

- The property will be inspected six (6) times per year to assure:
 - Plant health and vigor.
 - Turf health and vigor.
 - No harmful insect infestations, disease and/or fungal activity.
- A spray program will be provided as needed to control infestations of weeds and insects on all turf areas, plant materials and plant beds. Treatment of the turf and plant materials for disease and fungi require special care on a case by case basis, and are available under a separate agreement.
- Any insect infestation will be treated on an as-needed basis. If the infestations continue between regularly scheduled treatments, a re-treatment will be scheduled within 48 hours or less at no charge to you. We ask that you please help us by reporting the condition if we do not observe it first.
- Fertilization of all Augustine turf shall be fertilized four (4) times per year.
- Plant materials will be fertilized two (2) times per year.
- All fertilizers used in our program will be blended to make a balanced nutrient package, including all the necessary minor and trace elements your turf and plant materials require.
- A Service Communication Report will be completed by a spray technician for every horticultural service provided. These reports are kept in the office and can be mailed or emailed to you upon request.

IRRIGATION INSPECTIONS:

- The activation of the system one time per month for aboveground inspection.
- The reporting of any deficiencies noted in the inspection on the Monthly Inspection Report.
- The adjustment, whenever necessary, of automatic controllers to establish watering periods appropriate in frequency and duration to prevailing seasonal conditions.
- The adjustment of all functioning spray heads to ensure proper coverage. Clogging of nozzles or irrigation heads is an indication of a more serious problem, i.e., broken lateral line or cracked mainline. The minor cleaning of nozzles (the use of a small piece of wire inserted into the orifice) is included, however if the problem is significant or persists past the initial cleaning, the problem will be brought to the attention of the owner and repairs will proceed on a time and materials basis.

- Repair work caused by W.E.S., Inc. in the course of our landscape maintenance activity is the responsibility of W.E.S., Inc. and will be repaired at absolutely no charge.
- All repairs will be performed at a rate of **\$45.00** per hour with additional technicians at **\$35.00** per hour if required.

SPECIAL SERVICES:

- An Account Manager will be assigned to the project, with whom the site manager may communicate on a regular basis, pertaining to the contract services. The assigned Account Manager will check in at the on-site office with the site manager upon each occurrence of performance of services.
- A weekly written report of grounds-keeping tasks and conditions can be provided upon request.
- W.E.S., Inc. will supervise and direct the work and its employees to the best of their ability and be solely responsible for all techniques, sequences, procedures, coordination of services and actions of their employees. W.E.S., Inc. service personnel shall maintain neat appearance in suitable clothing with company identification uniform.

EXTRAS:

- Work performed under this section will be completed on a time and materials basis and is not included in the contract maintenance price. Estimates for proposed work will be submitted to the proper authorizing person for approval before any extra work is started. Examples of extra work available are as follows:
 - ☐ Landscape and sprinkler design.
 - ☐ New plantings and other special services.
 - ☐ Hand watering.
 - ☐ Tree removal and large tree trimming.
 - ☐ Renovation of existing plant material such as cutting back in order to reduce overall size.
 - ☐ Removal of planted material that has died due to winter freeze, floods, fire or other Acts-of-Nature.
 - ☐ Irrigation installation, reinstallation, modification, or repair of the system.
 - ☐ Major clean up due to storms, hurricanes, tornadoes, or other Acts-of-Nature.

END OF SCOPE OF SERVICES

EXHIBIT C

PRICING FORM

EXHIBIT D

WORK AUTHORIZATION FORM

Exhibit D

Work Authorization

Date:

Work Authorization No. **04WA-**____ - ____

Budget Code: CDD

To: ChampionsGate CDD

Pursuant to the Maintenance Services Agreement dated _____, the Contractor agrees to perform the services described below for a fixed fee to be computed in the manner set out below or in accordance with Article 5 of the Agreement.

Description of Work Authorization services:

Bill to: District

The following is/are applicable to this Work Authorization as marked:

_____ A. As a result of this Work Authorization, the Contractor shall be compensated a fee in the amount of
\$ _____

_____ B. Contractor shall proceed immediately with this Work Authorization on a time and material basis in accordance with the contract Documents. Time and material tickets should be submitted daily to the Program Manager.

_____ C. Contractor shall proceed immediately with this Work Authorization on a unit price basis in accordance with
the Contract Documents.

The total amount of this Work Authorization shall be full and complete consideration to the Contractor for performance of the services set forth above and the Contractor hereby waives any and all claims arising out of or related to the services covered by this Work Authorization.

Contractor shall commence the aforesaid authorized services upon the execution hereof and shall perform the same in accordance with the terms and conditions of the Agreement which remain in full force and effect.

This Work Authorization represents the entire and integrated agreement between the parties, and supersedes all prior negotiations and qualifications, for these authorized services; but this Work Authorization and the services contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Agreement including without limitation, those concerning payment.

Accepted and Agreed by Contractor:

For Owner:

Company Name

ChampionsGate Community Development District

By: _____ Date: _____ By: _____ Date: _____

By: _____ Date: _____ By: _____ Date: _____

For Review and Approval (if applicable):

District Engineer: Hanson Walter & Associates Inc.

By: _____ Date: _____

Completed by: _____ Date: _____

EXHIBIT E
GENERAL RELEASE

The undersigned, for and in consideration of the payment of the sum of \$ _____, paid by ChampionsGate Community Development District, (hereinafter referred to as Owner), receipt of which is hereby acknowledged as complete compensation for performance of Contract Number _____, does hereby fully and completely discharge and release the Owner, its agents, employees, consultants, officers, directors, successors and assigns, the District Manager, and the District Engineer from any and all debts, accounts, promises, damages, liens, encumbrances, causes of action, suits, bonds, liabilities, judgments, claims and demands whatsoever, in law or in equity, which the undersigned ever had, now has or might hereafter have on account of labor performed, material furnished or services rendered, directly or indirectly, for the contract between the parties dated _____ (the Contract). The undersigned here certifies that all material men, suppliers, subcontractors or others furnishing labor, goods, supplies or materials in connection with the Contract have been fully paid and satisfied and hereby agrees to hold harmless and indemnify Owner from any such claims, liens, demands, judgments, causes of action, suits or other liabilities which Owner/Engineer may incur as a result of any such non-payment or other dispute. The undersigned further agrees that in the event Owner is required, in its sole discretion, to enforce this release or the Contract in court proceedings or otherwise, then Owner shall be allowed to recover reasonable attorneys fees and costs incurred, whether incurred at trial, on appeal or in alternative dispute resolution.

Witnesses:

Print Name of Contractor

Authorized Signature

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____,
20__, by _____, who is personally known / produced identification.

Notary Public
State of Florida at Large
My Commission Expires:

SECTION B

EXTENSION OF ON-SITE MANAGEMENT AGREEMENT

THIS EXTENSION OF ON-SITE MANAGEMENT AGREEMENT ("Extension") is made and entered into as of October 1, 2018, by and between CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT ("District") and RIDA ASSOCIATES LIMITED PARTNERSHIP ("On-Site Manager").

WHEREAS, District and On-Site Manager entered into a certain On-Site Management Agreement dated October 1, 2011 ("Agreement") with a term of one year running from October 1, 2011, through September 30, 2012; and

WHEREAS, District and On-Site Manager have previously extended the term of the Agreement through and including September 30, 2018, at which time the Agreement will expire unless further extended; and

WHEREAS, District and On-Site Manager have previously modified the Agreement effective October 1, 2013, to exclude from the scope of the Agreement the maintenance of the banks along the Interstate 4 interchange and to reduce the compensation to be paid under the Agreement by \$696.00 per month; and

WHEREAS, District and On-Site Manager now desire to further extend the Agreement, as previously modified effective October 1, 2013 to exclude from the scope of the Agreement the maintenance of the banks along the Interstate 4 interchange and to reduce the compensation to be paid under the Agreement by \$696.00 per month, for an additional one-year term.

NOW, THEREFORE, for and in exchange of good and valuable consideration, receipt and sufficiency of which being here acknowledged, District and On-Site Manager do hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference as if they are set forth below.

2. **Term.** The term of the Agreement, as previously modified effective October 1, 2013, is extended from October 1, 2018, through September 30, 2019, inclusive.

3. **Ratification.** Except as modified herein, the Agreement, as previously modified effective October 1, 2013, remains unchanged and is in full force and effect. In the event of a conflict between the terms and provisions of this Extension and the Agreement, the terms and provisions of this Extension shall control and be given effect.

4. **Execution.** To facilitate execution, the parties hereto agree that this Extension may be executed and telecopied to the other party, and that the executed telecopy shall be binding and enforceable as an original. This Extension may be executed in as many counterparts as may be required, and it shall not be necessary that a signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the

persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

IN WITNESS WHEREOF, this Extension is entered into as of the date the last of the parties shall execute this Extension as set forth below.

“DISTRICT”

"ON-SITE MANAGER"

CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT

RIDA ASSOCIATES LIMITED
PARTNERSHIP

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____



**Rida Associates Limited Partnership
ChampionsGate**



April 27, 2018

ChampionsGate Community Development District
135 West Central Blvd., Suite 320
Orlando, FL. 32801

Dear Board Members:

This letter is to serve as our written consent that we wish to continue the Management Agreement between Rida Associates Limited Partnership and ChampionsGate Community Development District for the budget years of October 1, 2018 through September 30, 2019. We will maintain the property at the current rate of \$12,299.84.

Thank you for your consideration to retain our management agreement.

Sincerely,



Yvonne Shouey,
Project Manager.

SECTION C



Traffic Engineering and Management, LLC
dba / Control Specialists

Construction, Service and Maintenance

July 27, 2018

Mrs. Yvonne Shouey
ChampionsGate Community Development District
8390 ChampionsGate Blvd-Suite 104
Championsgate, FL 33836

RE: 2018-2019 Traffic Signal Maintenance Agreement Extension (1)

Dear Mrs. Shouey:

This correspondence serves as your reminder that the existing Traffic Signal Maintenance Agreement (TSMA) between ChampionsGate Community Development District and Traffic Engineering and Management, d/b/a Control Specialists is up for renewal.

As per section 2 ("Term") of our "Agreement" dated September 30, 2016, we will be pleased to extend the "Agreement" for another year, until September 30, 2019. Additionally, after a cost schedule review, we have determined that all prices, terms and conditions will be retained.

Please feel free to call me if you have any questions and/or comments. I look forward to your response.

Sincerely,

Traffic Engineering and Management

Terence Tomlin
Technical Services Representative

cc: File

TT/jm

ACCEPTED BY:

Date:

SECTION VI

SECTION A

RESOLUTION 2018-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019.

WHEREAS, the District Manager has, prior to the **fifteenth (15th) day in June, 2018**, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set **August 14, 2018**, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file at the office of the District Manager, and at the

District's official records office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2018 and/or revised projections for Fiscal Year 2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for **ChampionsGate** Community Development District for the Fiscal Year Ending September 30, 2019, as Adopted by the Board of Supervisors on **August 14, 2018**.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the **ChampionsGate** Community Development District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND - SERIES 1998A	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.

- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

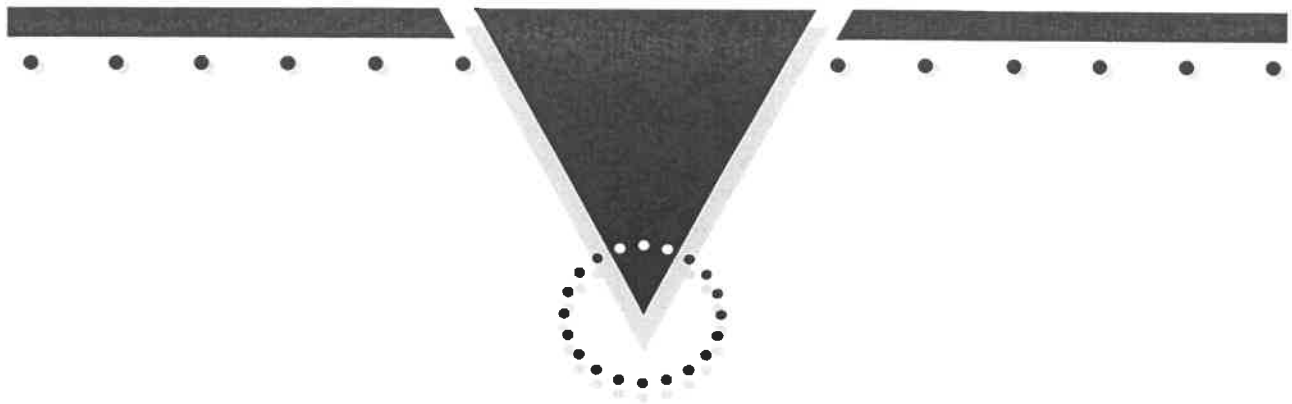
Introduced, considered favorably, and adopted this 14th day of August, 2018.

ATTEST:

**CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chairman/Vice Chairman



**ChampionsGate
Community Development District**

**Proposed Budget
FY 2019**



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CHAMPIONSGATE
Community Development District

General Fund Budget
Fiscal Year 2019

ADOPTED BUDGET FY2018	ACTUAL THRU 07/31/18	NEXT 2 MONTHS	PROJECTED THRU 9/30/18	PROPOSED BUDGET FY2019
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REVENUES:

Maintenance Assessments	\$731,679	\$733,247	\$0	\$733,247	\$731,679
Interest	\$0	\$56	\$19	\$75	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$100,000
TOTAL REVENUES	\$731,679	\$733,303	\$19	\$733,322	\$831,679

EXPENDITURES:

Administrative:

Supervisors Fees	\$6,000	\$2,800	\$1,000	\$3,800	\$6,000
FICA Expense	\$459	\$214	\$77	\$291	\$459
Engineering	\$10,000	\$4,991	\$3,009	\$8,000	\$10,000
Attorney	\$22,500	\$17,532	\$4,968	\$22,500	\$22,500
Annual Audit	\$4,400	\$3,800	\$0	\$3,800	\$3,900
Management Fees	\$36,603	\$30,503	\$6,101	\$36,603	\$36,603
Information Technology	\$3,200	\$2,667	\$533	\$3,200	\$3,200
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Trustee Fees	\$4,337	\$4,337	\$0	\$4,337	\$4,337
Arbitrage Rebate	\$600	\$450	\$0	\$450	\$450
Dissemination	\$1,250	\$1,083	\$167	\$1,250	\$1,250
Telephone	\$100	\$17	\$33	\$50	\$100
Postage	\$1,200	\$735	\$265	\$1,000	\$1,200
Insurance	\$7,400	\$6,710	\$0	\$6,710	\$7,400
Printing & Binding	\$1,000	\$222	\$128	\$350	\$1,000
Legal Advertising	\$1,500	\$393	\$1,107	\$1,500	\$1,500
Other Current Charges	\$250	\$18	\$12	\$30	\$250
Property Appraiser Fees	\$400	\$458	\$0	\$458	\$500
Property Taxes	\$15	\$0	\$0	\$0	\$15
Office Supplies	\$250	\$80	\$30	\$110	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$106,639	\$82,186	\$17,429	\$99,615	\$106,089

Maintenance:

Property Insurance	\$26,000	\$23,547	\$0	\$23,547	\$26,000
Landscape Maintenance Contract	\$139,583	\$116,319	\$23,264	\$139,583	\$139,583
Landscape Miscellaneous	\$8,000	\$3,658	\$2,342	\$6,000	\$8,000
Irrigation System/Maintenance	\$15,000	\$10,789	\$4,211	\$15,000	\$15,000
Irrigation Wells	\$7,800	\$0	\$0	\$0	\$0
Lakes/Fountains	\$13,200	\$9,765	\$1,478	\$11,243	\$13,200
Lighting	\$10,000	\$6,331	\$1,669	\$8,000	\$12,000
Miscellaneous	\$2,000	\$1,076	\$424	\$1,500	\$2,000
Painting Public Areas	\$600	\$545	\$0	\$545	\$600
Traffic Signals	\$8,000	\$6,114	\$392	\$6,506	\$8,000
Sidewalks	\$10,000	\$9,000	\$0	\$9,000	\$10,000
Signage	\$5,000	\$5,752	\$0	\$5,752	\$6,000
Trash Removal	\$2,750	\$2,752	\$612	\$3,364	\$3,700
Electric	\$53,000	\$29,236	\$7,304	\$36,540	\$45,000
Water/Sewer	\$1,000	\$135	\$45	\$180	\$1,000
Security	\$45,000	\$34,367	\$8,733	\$43,100	\$46,000
Onsite Management	\$147,600	\$122,998	\$24,600	\$147,598	\$147,600
Mosquito Control	\$7,600	\$4,675	\$1,870	\$6,545	\$7,600
Operating Reserves	\$0	\$0	\$0	\$0	\$0
Transfer Out - Capital Reserve	\$122,907	\$122,907	\$0	\$122,907	\$234,307
TOTAL MAINTENANCE	\$625,040	\$509,966	\$76,944	\$586,909	\$725,590

TOTAL EXPENDITURES	\$731,679	\$592,152	\$94,373	\$686,524	\$831,679
EXCESS REVENUES (EXPENDITURES)	\$0	\$141,151	(\$94,354)	\$46,798	\$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.

TRUSTEE FEES

The District issued Series 1998A 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. The District has contracted with AMTEC Corporation.

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 Governmental Management Services-Central Florida, LLC to provide this service and the amount is based upon this contract.

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.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

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.

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.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

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		\$139,583

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.

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. The District has contracted The Lake Doctors, Inc. and Fountain Design Group, Inc.

Description	Monthly Amount	Annual Amount
Lake Services	\$464	\$5,568
Fountain Services	\$300	\$3,600
Fountain Quarterly Services @ \$250		\$1,000
Contingency		\$3,032
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.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

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	\$305	\$3,660
	Contingency		\$40
Total			\$3,700

**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
79651 93441	81801 ChampionsGate Blvd Spkl H Fountain	\$1,200	\$14,400
69653 06401	8380 ChampionsGate Blvd Spkl C	\$350	\$4,200
24422 35567	8397 ChampionsGate Blvd Spkl F	\$150	\$1,800
12018 72541	8399 ChampionsGate Blvd Spkl E	\$625	\$7,500
17640 52567	8390 ChampionsGate Blvd TFLT	\$50	\$600
02439 43580	8301 ChampionsGate Blvd Spkl D	\$275	\$3,300
98090 66401	8300 ChampionsGate Blvd TFLT	\$50	\$600
13595 39424	81811 ChampionsGate Blvd Spkl A	\$500	\$6,000
52818 71551	0 Championsgate Blvd Spkl G	\$200	\$2,400
55298 37013	1500 Berwick Dr Spkl	\$100	\$1,200
	Contingency		\$3,000
Total			\$45,000

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
2587190-690090	200 ChampionsGate Blvd	\$30	\$360
2587190-690100	100 ChampionsGate Blvd	\$20	\$240
	Contingency		\$400
Total			\$1,000

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	Annual
	Amount	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 2019

ADOPTED BUDGET FY2018	ACTUAL THRU 7/31/18	NEXT 2 MONTHS	PROJECTED THRU 9/30/18	PROPOSED BUDGET FY2019
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REVENUES:

Transfer In	\$122,907	\$122,907	\$0	\$122,907	\$234,307
Interest	\$100	\$121	\$24	\$145	\$100
TOTAL REVENUES	\$123,007	\$123,028	\$24	\$123,052	\$234,407

EXPENDITURES:

Capital Projects - Other	\$100,000	\$119,784	\$225,573	\$345,357	\$360,000
TOTAL EXPENDITURES	\$100,000	\$119,784	\$225,573	\$345,357	\$360,000
EXCESS REVENUES	\$23,007	\$3,244	(\$225,549)	(\$222,305)	(\$125,593)
FUND BALANCE - BEGINNING	\$400,920	\$391,031	\$0	\$391,031	\$168,726
FUND BALANCE - ENDING	\$423,927	\$394,275	(\$225,549)	\$168,726	\$43,133

CHAMPIONSGATE
Community Development District

Debt Service Fund
Series 1998A
Fiscal Year 2019

ADOPTED BUDGET FY2018	ACTUAL THRU 7/31/18	NEXT 2 MONTHS	PROJECTED THRU 9/30/18	PROPOSED BUDGET FY2019
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REVENUES:

Assessments - Tax Collector	\$1,313,480	\$1,316,293	\$0	\$1,316,293	\$1,311,719
Assessments - Prepayments	\$0	\$0	\$0	\$0	\$0
Interest Income	\$500	\$3,987	\$513	\$4,500	\$500
Carry Forward Surplus	\$512,739	\$555,107	\$0	\$555,107	\$531,838
TOTAL REVENUES	\$1,826,719	\$1,875,387	\$513	\$1,875,900	\$1,844,056

EXPENDITURES:

Interest - 11/1	\$112,031	\$112,031	\$0	\$112,031	\$77,031
Principal - 5/1	\$1,125,000	\$1,120,000	\$0	\$1,120,000	\$1,195,000
Interest - 5/1	\$112,031	\$112,031	\$0	\$112,031	\$77,031
TOTAL EXPENDITURES	\$1,349,063	\$1,344,063	\$0	\$1,344,063	\$1,349,063
EXCESS REVENUES	\$477,657	\$531,325	\$513	\$531,838	\$494,994
				11/1/19	\$39,688

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

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/18	\$3,585,000.00	6.250%	\$1,120,000.00	\$112,031.25	
11/01/18	\$2,465,000.00	6.250%	\$0.00	\$77,031.25	\$1,309,062.50
05/01/19	\$2,465,000.00	6.250%	\$1,195,000.00	\$77,031.25	
11/01/19	\$1,270,000.00	6.250%	\$0.00	\$39,687.50	\$1,311,718.75
05/01/20	\$1,270,000.00	6.250%	\$1,270,000.00	\$39,687.50	\$1,309,687.50
			\$3,585,000.00	\$345,468.75	\$3,930,468.75

SECTION B

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the ChampionsGate Community Development District (the "District") is a local unit of special-purpose government established by ordinance of the Board of County Commissioners in Osceola County, Florida, for the purpose of providing operating and maintaining infrastructure improvements, facilities and services to the lands within the District and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (Board) of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2019, attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2019; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, the District has previously levied assessments for debt service, which the District desires to continue to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A"; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments are placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District Manager has caused notice of the public hearing on special assessments to be given by publication pursuant to Section 197.3632 (4)(b), Florida Statute; and

WHEREAS, the District has approved an agreement with the Property Appraiser and Tax Collector of **Osceola County** to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the **ChampionsGate** Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the **Osceola County** Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the Osceola County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Osceola County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands are shown in Exhibit "A."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapters 190 and 197, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit "A".

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments for the platted lots shall be at the same time and in the same manner as **Osceola County** taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessments on platted lots pursuant

to the Uniform Method, as indicated on Exhibit "A" Assessments levied on undeveloped, un-platted lands shall be collected in accordance with Florida law.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the **Osceola County** Tax Collector and shall be collected by **Osceola County** Tax Collector in the same manner and time as Osceola County taxes. The proceeds therefrom shall be paid to the **ChampionsGate** Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the Osceola County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the **Osceola County** property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the **ChampionsGate** Community Development District.

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PASSED AND ADOPTED this 14th day of **August, 2018.**

ATTEST:

**CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

SECTION III

SECTION C

SECTION 1

Champions Gate Community Development District

Check Run Summary

February 7, 2018 thru April 30, 2018

Fund	Date	Check No.'s		Amount
General Fund	2/7/18	4245	\$	3,422.14
	2/13/18	4246-4247	\$	9,196.00
	2/24/18	4248	\$	21,557.47
	2/28/18	4249-4253	\$	8,860.71
	3/5/18	4254	\$	3,488.80
	3/13/18	4255-4262	\$	30,562.60
	3/15/18	4263-4264	\$	5,677.22
	3/20/18	4265	\$	16,072.42
	3/23/18	4266-4267	\$	587.25
	3/27/18	4268	\$	255.00
	4/3/18	4269-4273	\$	13,117.78
	4/5/18	4274	\$	3,422.20
	4/10/18	4275-4278	\$	17,848.99
	4/20/18	4279-4281	\$	30,225.78
	4/26/18	4282-4283	\$	2,750.00
			\$	167,044.36
Capital Reserves	3/15/18	37	\$	3,690.00
			\$	3,690.00
Payroll	<u>February 2018</u>			
	Darin Tennyson	50280	\$	184.70
	Laurence Arseniadis	50281	\$	184.70
	Phillip Montalvo	50282	\$	184.70
	Ronald Root	50283	\$	184.70
			\$	738.80
			\$	171,473.16

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/07/18	00049	2/01/18	169	201802	310-51300-34000				MANAGEMENT FEES FEB18	*	3,050.25	
2/01/18	169	201802	310-51300-35100						INFO TECHNOLOGY FEB18	*	266.67	
2/01/18	169	201802	310-51300-31300						DISSEMINATION FEE FEB18	*	83.33	
2/01/18	169	201802	310-51300-51000						OFFICE SUPPLIES	*	1.11	
2/01/18	169	201802	310-51300-42000						POSTAGE	*	19.73	
2/01/18	169	201802	310-51300-42500						COPIES	*	1.05	
2/13/18	00135	1/30/18	7210	201801	320-53800-47500				PRESSURE CLEAN SIDEWALKS	*	9,000.00	
2/13/18	00048	2/01/18	1802-003	201802	320-53800-47200				TRAFFIC SIGNAL MAINT FEB	*	196.00	
2/24/18	00073	2/23/18	02232018	201802	300-20700-10000				FY18 DEBT SERV SER1998A	*	21,557.47	
2/28/18	00062	2/15/18	25273	201802	320-53800-53100				INSTALL VENTEX TRANSFRMR	*	675.34	
2/28/18	00022	2/26/18	15489	201802	320-53800-46800				FOUNTAIN BOWL CLEAN FEB18	*	150.00	
2/28/18	00052	2/01/18	16259	201801	310-51300-32200				FY2017 AUDIT SERVICES	*	3,800.00	
2/28/18	00057	2/14/18	357438	201802	300-15500-10000				SECURITY DETAIL MAR18	*	3,801.75	
2/28/18	00056	2/14/18	55138	201801	320-53800-35100				MASTERS BLVD REPAIRS-JAN	*	223.20	
		2/14/18	55139	201801	320-53800-35100				CG BLVD IRRG REPAIRS JAN	*	210.42	
									WEBER ENVIRONMENTAL SERVICES		433.62	
									CHMP CHAMP GATE			
									TVISCARRA			

GOVERNMENTAL MANAGEMENT SERVICES

GATOR PRESSURE CLEANING & CUSTOM

TRAFFIC ENGINEERING & MANAGEMENT

CHAMPIONSGATE CDD C/O USBANK

DON BELL SIGNS, LLC

FOUNTAIN DESIGN GROUP, INC.

GRAU & ASSOCIATES

OSCEOLA COUNTY SHERIFF

WEBER ENVIRONMENTAL SERVICES

CHMP CHAMP GATE

TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
3/05/18	00049	3/01/18	170	201803 310-51300-34000						MANAGEMENT FEES MAR18	*	3,050.25	
3/01/18	170	201803 310-51300-35100								INFO TECHNOLOGY MAR18	*	266.67	
3/01/18	170	201803 310-51300-31300								DISSEMINATION FEE MAR18	*	83.33	
3/01/18	170	201803 310-51300-51000								OFFICE SUPPLIES	*	26.36	
3/01/18	170	201803 310-51300-42000								POSTAGE	*	5.64	
3/01/18	170	201803 310-51300-42500								COPIES	*	56.55	
3/13/18	00099	3/13/18	3642-03-	201803 310-51300-31200						GOVERNMENTAL MANAGEMENT SERVICES	*	450.00	3,488.80 004254
3/13/18	00095	3/09/18	262970	201802 310-51300-31100						AMTEC	*	1,156.25	450.00 004255
3/13/18	00026	3/01/18	345871	201803 320-53800-46800						HANSON WALTER & ASSOCIATES, INC.	*	464.00	1,156.25 004256
3/13/18	00105	3/02/18	43161	201803 320-53800-12000						THE LAKE DOCTORS, INC.	*	12,299.84	464.00 004257
3/13/18	00048	2/28/18	1802-028	201802 320-53800-47200						RIDA ASSOCIATES LIMITED PARTNERSHIP	*	3.64	12,299.84 004258
3/01/18	1803-002	201803 320-53800-47200								TRAFFIC SIGNAL MAINT MAR	*	196.00	
3/13/18	00056	2/27/18	55202	201802 320-53800-35100						TRAFFIC ENGINEERING & MANAGEMENT	*	280.85	199.64 004259
3/08/18	55353	201803 320-53800-35100								IRRIGATION REPAIR	*	450.97	
3/08/18	55354	201803 320-53800-35100								REPR MAINLINE-STN26 VALVE	*	77.14	
3/09/18	00057	3/09/18	357504	201803 300-15500-10000						WEBER ENVIRONMENTAL SERVICES	*	3,552.00	808.96 004260
3/09/18	00057	3/09/18	357504	201803 300-15500-10000						SECURITY DETAIL APRIL2018	*	3,552.00	
3/09/18	00057	3/09/18	357504	201803 300-15500-10000						OSCEOLA COUNTY SHERIFF	*	3,552.00	3,552.00 004261

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
3/13/18	00056	3/01/18	55225	201803	320-53800-46200			LANDSCAPE MAINT MAR18	*	11,631.91	11,631.91	004262
3/15/18	00030	3/01/18	15607	201802	310-51300-31500			WEBER ENVIRONMENTAL SERVICES	*	655.50		
					REVIEW/RESPOND FY17 AUDIT							
		3/01/18	15607	201802	310-51300-31500			CONF/MTG PREP & ATTEND	*	1,653.00		
		3/01/18	15607	201802	310-51300-31500			REV PLATS/ROAD CONTRACTS	*	2,910.50		
3/15/18	00113	2/24/18	2018095	201802	310-51300-49200			CLARK & ALBAUGH, LLP	*	413.22	5,219.00	004263
					ADMIN FEE FY18 TAX ROLL							
		2/24/18	2018095	201802	310-51300-49200			ANNUAL PROCESSING FEE	*	45.00		
3/20/18	00073	3/20/18	03202018	201803	300-20700-10000			OSCEOLA CTY. PROPERTY APPRAISER	*	16,072.42	458.22	004264
					FY18 DEBT SERV SER1998A							
3/23/18	00042	3/09/18	786984	201903	320-53800-47300			CHAMPIONSGATE CDD C/O USBANK	*	337.25	16,072.42	004265
					REPLACE OLD POLE/LAMP							
3/23/18	00129	3/06/18	1	201803	310-51300-31300			ALL STATES LIGHTING, INC	*	250.00	337.25	004266
					REV.AMORT 5/1 PREPAYMENT							
3/27/18	00022	3/19/18	15143A	201803	320-53800-46800			DISCLOSURE SERVICES, LLC	*	105.00	250.00	004267
					REINSTALL FOUNTAIN JET							
		3/26/18	15173A	201803	320-53800-46800			FOUNTAIN BOWL CLEAN MAR18	*	150.00		
4/03/18	00042	3/27/18	787124	201803	320-53800-47300			FOUNTAIN DESIGN GROUP, INC.	*	171.50	255.00	004268
					CLR/RESET TIMER/LAMP STRP							
4/03/18	00003	2/13/18	6-087-18	201802	310-51300-42000			ALL STATES LIGHTING, INC	*	200.44	171.50	004269
					DELIVERY 02/06/18							
4/03/18	00022	3/30/18	15232A	201803	320-53800-46800			FEDEX	*	250.00	200.44	004270
					QTRLY FOUNTAIN CLEANING							
					FOUNTAIN DESIGN GROUP, INC.						250.00	004271

CHMP CHAMP GATE TVISCARRA

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/01/18
 CHAMPIONSGATE - GENERAL FUND
 BANK A CHAMPIONSGATE CDD

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE	EXPENSED TO.....	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
4/03/18	00105	4/03/18	43193	201804 320-53800-12000						RIDA ASSOCIATES LIMITED PARTNERSHIP	*	12,299.84	12,299.84	004272
				ONSITE SERVICES APR18										
4/03/18	00048	4/02/18	1804-004	201804 320-53800-47200						TRAFFIC SIGNAL MAINT APR	*	196.00	196.00	
										TRAFFIC ENGINEERING & MANAGEMENT			196.00	004273
4/05/18	00049	4/02/18	171	201804 310-51300-34000						MANAGEMENT FEES APR18	*	3,050.25	3,050.25	
		4/02/18	171	201804 310-51300-35100						INFO TECHNOLOGY APR18	*	266.67	266.67	
		4/02/18	171	201804 310-51300-31300						DISSEMINATION FEE APR18	*	83.33	83.33	
		4/02/18	171	201804 310-51300-51000						OFFICE SUPPLIES	*	.54	.54	
		4/02/18	171	201804 310-51300-42000						POSTAGE	*	21.41	21.41	
										GOVERNMENTAL MANAGEMENT SERVICES			3,422.20	004274
4/10/18	00030	4/03/18	15667	201803 310-51300-31500						LAURA LANE EASE/RD TRSNFR	*	1,034.00	1,034.00	
										CLARK & ALBAUGH, LLP			1,034.00	004275
4/10/18	00026	4/01/18	351402	201804 320-53800-46800						WATER MGMT SERVICES APR18	*	464.00	464.00	
										THE LAKE DOCTORS, INC.			464.00	004276
4/10/18	00057	4/05/18	357600	201804 300-15500-10000						SECURITY DETAIL MAY18	*	3,811.00	3,811.00	
										OSCEOLA COUNTY SHERIFF			3,811.00	004277
4/10/18	00056	4/01/18	55447	201804 320-53800-46200						LANDSCAPE MAINT APR18	*	11,631.91	11,631.91	
		4/02/18	55570	201804 320-53800-35100						RPR LAT.LINE/RPLC BRKN HD	*	268.82	268.82	
		4/02/18	55573	201804 320-53800-35100						RPLC BROKEN HEADS ROADWAY	*	639.26	639.26	
										WEBER ENVIRONMENTAL SERVICES			12,539.99	004278
4/20/18	00073	4/19/18	04192018	201804 300-20700-10000						FY18 DEBT SERV SER1998A	*	28,899.78	28,899.78	
										CHAMPIONSGATE CDD C/O USBANK			28,899.78	004279
4/20/18	00043	4/02/18	22112	201804 320-53800-49100						3 X 5' CG CUSTOM FLAGS	*	1,076.00	1,076.00	
										FLAG WORLD, INC			1,076.00	004280

CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	.....INVOICE DATE	.....EXPENSED TO... INVOICE YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/15/18	00008	2/23/18	293781	201802 310-51300-31100	FIELD CORE & MOT-MASTERS	*	1,600.00	
		2/23/18	293781	201802 310-51300-31100	GEO MASTERS BLVD ANALYSIS	*	2,090.00	
UNIVERSAL ENGINEERING SCIENCES							3,690.00	000037
TOTAL FOR BANK B							3,690.00	
TOTAL FOR REGISTER							3,690.00	

CHMP CHAMP GATE TVISCARRA

Champions Gate Community Development District

Check Run Summary

May 1, 2018 thru July 31, 2018

Fund	Date	Check No.'s		Amount
General Fund	5/8/18	4284-4288	\$	14,173.41
	5/9/18	4289	\$	3,452.44
	5/15/18	4290	\$	3,850.96
	5/17/18	4291	\$	225.15
	5/26/18	4292	\$	19,240.78
	5/29/18	4293-4294	\$	1,060.00
	6/5/18	4295-4302	\$	35,025.24
	6/6/18	4303	\$	3,481.69
	6/12/18	4304	\$	192.50
	6/14/18	4305	\$	1,740.48
	6/19/18	4306	\$	250.00
	6/28/18	4307-4309	\$	14,894.84
	7/3/18	4310-4315	\$	27,951.75
	7/6/18	4316	\$	3,412.66
	7/24/18	4317	\$	15,572.82
			\$	144,524.72
Capital Reserves	6/12/18	38	\$	40,614.84
			\$	40,614.84
Payroll	<u>May 2018</u>			
	Darin Tennyson	50284	\$	184.70
	John Lambert	50285	\$	184.70
	Laurence Arseniadis	50286	\$	184.70
	Phillip Montalvo	50287	\$	184.70
	Ronald Root	50288	\$	184.70
			\$	923.50
			\$	186,063.06

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/07/18
 *** CHECK DATES 05/01/2018 - 07/31/2018 ***
 CHAMPIONSGATE - GENERAL FUND
 BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICEEXPENSED TO... YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT AMOUNTCHECK.... #
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5/01/18	00105	4/30/18	43220	201805 320-53800-12000	*	12,299.84
			ONSITE SERVICES MAY18			
		4/30/18	43220	201805 320-53800-12000	V	12,299.84-
			ONSITE SERVICES MAY18			

[illegible]

5/08/18	00026	5/01/18	357457	201805 320-53800-46800	CLARK & ALBAUGH, LLP	1,187.50	004285
WATER MGMT SERVICES MAY18							
WATER MGMT SERVICES MAY18						464.00	

5/08/18	00136	4/26/18	9745	201804 320-53800-46800	THE LAKE DOCTORS, INC.	464.00	004286
				INST.LED FOUNTAIN LIGHTS		890.00	
						*	

DATE	DESCRIPTION	AMOUNT	BALANCE
5/08/18	00056	201805 320-53800-46200	890.00
		LANDSCAPE MAINT MAY18	
			11,631.91
			890.00

DATE	DESCRIPTION	AMOUNT	BALANCE
5/09/18	00049	5/01/18 172	201805 310-51300-34000
			MANAGEMENT FEES MAY18
			3,050.25
			*
			WEBER ENVIRONMENTAL SERVICES
			11,631.91
			004288

5/01/18	172	201805 310-51300-35100	*	266.67
		INFO TECHNOLOGY MAY18		
5/01/18	172	201805 310-51300-31300	*	83.33
		DISSEMINATION FEE MAY18		

5/01/18	172	201805 310-51300-51000	*	.76
		OFFICE SUPPLIES		
5/01/18	172	201805 310-51300-42000	*	15.13
		POSTAGE		

5/01/18	172	201805	310-51300-42500	*	36.30
COPIES					
GOVERNMENTAL MANAGEMENT SERVICES					
					3,452.44
					004289

5/15/18	00056	4/26/18	55679	201804	320-53800-35100	*	272.04
			CUT OUT/RPLC TEE MAINLINE				
		4/26/18	55680	201804	320-53800-35100	*	3,029.13
			DIGUP/RPLC MAINLIN UNDRRD				

5/09/18	55869	201804	320-53800-35100	*	549.79
RPR.WIRE 2 NODE STA.14-15					
WEBER ENVIRONMENTAL SERVICES					
					3,850.96
					004290

5/17/18	00003	5/08/18	6-175-53	201805	310-51300-42000	*	225.15
DELIVERY 05/02/18							
FEDEX							225.15 004291

CHMP CHAMP GATE TVISCARRA

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/26/18	00073	5/26/18	05262018	201805	300-20700-10000		CHAMPIONS GATE CDD C/O USBANK	*	19,240.78	19,240.78 004292
5/29/18	00047	5/16/18	6365273	201805	320-53800-46900		MOSQUITO MGMT SERV MAY18	*	935.00	935.00 004293
5/29/18	00095	5/16/18	5264001	201804	310-51300-31100		CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	125.00	125.00
6/05/18	00042	5/25/18	787640	201805	320-53800-47300		HANSON WALTER & ASSOCIATES, INC.	*	1,740.25	1,740.25 004294
6/05/18	00047	5/29/18	6365291	201806	320-53800-46900		ALL STATES LIGHTING, INC	*	935.00	935.00 004295
6/05/18	00030	6/01/18	15805	201805	310-51300-31500		CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	5,516.74	5,516.74 004297
6/05/18	00022	5/29/18	15615A	201805	320-53800-46800		CLARK & ALBAUGH, LLP	*	375.00	375.00
5/31/18	15676A	201805	320-53800-46800					*	150.00	150.00
6/04/18	15677A	201806	320-53800-46800					*	985.00	985.00
6/05/18	00026	6/01/18	363335	201806	320-53800-46800		FOUNTAIN DESIGN GROUP, INC.	*	464.00	464.00 004298
6/05/18	00105	5/31/18	43251	201806	320-53800-12000		THE LAKE DOCTORS, INC.	*	12,299.84	12,299.84 004299
6/05/18	00048	4/30/18	1804-038	201804	320-53800-47200		RIDA ASSOCIATES LIMITED PARTNERSHIP	*	397.50	397.50 004300
4/30/18	1804-039	201804	320-53800-47200					*	138.00	138.00
5/01/18	1805-004	201805	320-53800-47200					*	196.00	196.00

CHMP CHAMP GATE TVISCARFA

CHAMPIONSGATE - GENERAL FUND				BANK A CHAMPIONSGATE CDD							
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
6/01/18	00056	1806-003	201806	320-53800-47200			TRAFFIC SIGNAL MAINT JUN	*	196.00		
6/01/18	00056	55963	201806	320-53800-46200			TRAFFIC ENGINEERING & MANAGEMENT	*	11,631.91	927.50	004301
6/01/18	00049	173	201806	310-51300-34000			LANDSCAPE MAINT JUN18	*	3,050.25	11,631.91	004302
6/01/18	173	173	201806	310-51300-34000			MANAGEMENT FEES JUN18	*	266.67		
6/01/18	173	173	201806	310-51300-35100			INFO TECHNOLOGY JUN18	*	83.33		
6/01/18	173	173	201806	310-51300-31300			DISSEMINATION FEE JUN18	*	26.32		
6/01/18	173	173	201806	310-51300-51000			OFFICE SUPPLIES	*	17.32		
6/01/18	173	173	201806	310-51300-42000			POSTAGE	*	37.80		
6/01/18	173	173	201806	310-51300-42500			COPIES	*			
6/12/18	00004	5/25/18	3586657	201805	310-51300-48000		GOVERNMENTAL MANAGEMENT SERVICES	*	192.50	3,481.69	004303
6/14/18	00073	6/14/18	06142018	201806	300-20700-10000		ORLANDO SENTINEL	*	1,740.48	192.50	004304
6/19/18	00022	6/19/18	15760A	201806	320-53800-46800		CHAMPIONSGATE CDD C/O USBANK	*	250.00	1,740.48	004305
6/28/18	00022	6/25/18	15795A	201806	320-53800-46800		FOUNTAIN DESIGN GROUP, INC.	*	150.00	250.00	004306
6/28/18	00095	6/18/18	5264399	201805	310-51300-31100		MTG/REPAVE BID/RIGHT TURN	*	2,445.00	150.00	004307
6/28/18	00105	4/30/18	43220	201805	320-53800-12000		HANSON WALTER & ASSOCIATES, INC.	*	12,299.84	2,445.00	004308
							ONSITE SERVICES MAY18				
							RIDA ASSOCIATES LIMITED PARTNERSHIP			12,299.84	004309
							CHMP CHAMP GATE				
							TVISCARRA				

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	SUBCLASS	SUB	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
7/03/18	00047	6/22/18	6365393	201807	320-53800-46900		CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	935.00	935.00 004310
7/03/18	00030	7/02/18	15875	201806	310-51300-31500		LAURA LN CONVEY/REV.DOCS	*	130.00	130.00 004311
7/03/18	00026	7/01/18	369273	201807	320-53800-46800		CLARK & ALBAUGH, LLP	*	464.00	464.00 004312
7/03/18	00105	7/02/18	43283	201807	320-53800-12000		THE LAKE DOCTORS, INC.	*	12,299.84	12,299.84 004313
7/03/18	00048	6/29/18	1806-031	201806	320-53800-47200		ONSITE SERVICES JUL18	*	1,470.00	1,470.00 004314
7/03/18	00048	6/29/18	1806-032	201806	320-53800-47200		SVC CALL-RPLC 3 BACKPLATE	*	825.00	825.00 004315
7/03/18	00048	6/29/18	1807-003	201807	320-53800-47200		3-5-SEC.BCKPLATE/REF TAPE	*	196.00	196.00 004316
7/03/18	00056	7/01/18	56217	201807	320-53800-46200		TRAFFIC SIGNAL MAINT JUL	*	11,631.91	11,631.91 004317
7/06/18	00049	7/02/18	174	201807	310-51300-34000		LANDSCAPE MAINT JUL18	*	3,050.25	3,050.25 004318
7/06/18	00049	7/02/18	174	201807	310-51300-35100		MANAGEMENT FEES JUL18	*	266.67	266.67 004319
7/06/18	00049	7/02/18	174	201807	310-51300-31300		INFO TECHNOLOGY JUL18	*	83.33	83.33 004320
7/06/18	00049	7/02/18	174	201807	310-51300-51000		DISSEMINATION FEE JUL18	*	.39	.39 004321
7/06/18	00049	7/02/18	174	201807	310-51300-42000		OFFICE SUPPLIES	*	9.94	9.94 004322
7/06/18	00049	7/02/18	174	201807	310-51300-49000		POSTAGE	*	2.08	2.08 004323
7/06/18	00049	7/02/18	174	201807	310-51300-49000		COUNTY TAX ROLL FEES	*	3,412.66	3,412.66 004324
7/24/18	00073	7/24/18	07242018	201807	300-20700-10000		GOVERNMENTAL MANAGEMENT SERVICES	*	15,572.82	15,572.82 004325
7/24/18	00073	7/24/18	07242018	201807	300-20700-10000		FY18 DEBT SERVICE SER98A	*	15,572.82	15,572.82 004326
7/24/18	00073	7/24/18	07242018	201807	300-20700-10000		CHAMPIONSGATE CDD C/O USBANK	*	15,572.82	15,572.82 004327

*** CHECK DATES 05/01/2018 - 07/31/2018 ***
CHAMPIONSGATE - GENERAL FUND
BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
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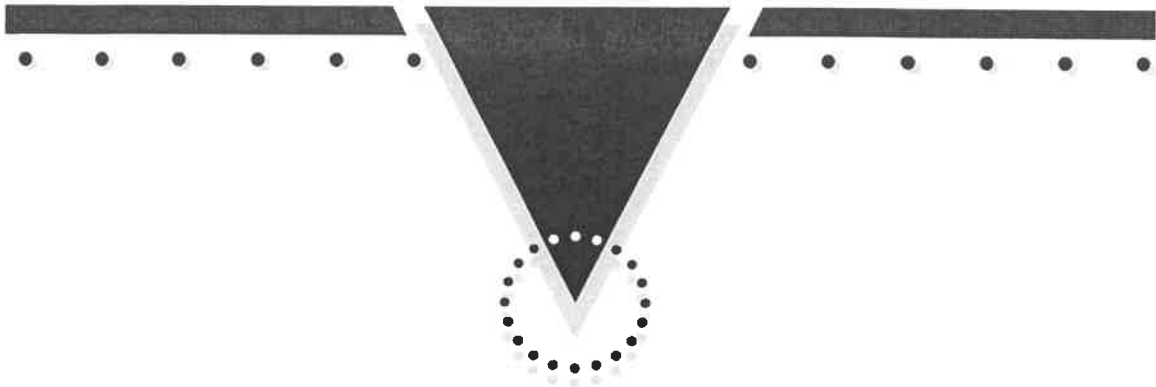
TOTAL FOR REGISTER 144,524.72

CHMP CHAMP GATE TVISCARRA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/07/18
 *** CHECK DATES 05/01/2018 - 07/31/2018 ***
 CHAMPIONSGATE-CAPITAL RESERVE
 BANK B CHAMPIONSGATE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... #
6/12/18	00019	6/11/18	17315	201806	320	-53800	-53000				*	40,614.84	
			EDGE MILL/SWEEP/TACK/PAVE							H&S INVESTMENT GROUP OF CFL			
												40,614.84	000038
										TOTAL FOR BANK B		40,614.84	
										TOTAL FOR REGISTER		40,614.84	

SECTION 2



**ChampionsGate
Community Development District**

**Unaudited Financial Reporting
July 31, 2018**



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1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Income Statement</u>
4	<u>Capital Projects Income Statement</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Summary</u>
7	<u>Assessment Receipt Schedule</u>

CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
Balance Sheet - All Fund Types and Accounts Groups
July 31, 2018

	Governmental Fund Types			Totals 2018
	General Fund	Debt Service Fund	Capital Projects Fund	
<u>ASSETS</u>				
<u>Cash</u>				
Operating Account	\$435,001	---	---	\$435,001
Custody Account	\$5,418	---	---	\$5,418
<u>Investments</u>				
Reserve - A	---	\$1,337,656	---	\$1,337,656
Prepayment - A	---	\$2,767	---	\$2,767
Revenue	---	\$528,558	---	\$528,558
Capital Reserves	---	---	\$394,275	\$394,275
TOTAL ASSETS	\$440,419	\$1,868,981	\$394,275	\$2,703,674
<u>LIABILITIES</u>				
Accounts Payable	\$5,507	---	---	\$5,507
<u>Fund Equity and Other Credits</u>				
Restricted for Debt Service	---	\$1,868,981	---	\$1,868,981
Assigned for Capital Projects	---	---	\$394,275	\$394,275
Unassigned	\$434,912	---	---	\$434,912
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$440,419	\$1,868,981	\$394,275	\$2,703,674

ChampionsGate

Community Development District

General Fund

Statement of Revenues & Expenditures
For Period Ending July 31, 2018

Revenues:

	General Fund Budget	Prorated Budget Thru 7/31/18	Actual Thru 7/31/18	Variance
Special Assessments	\$731,679	\$731,679	\$733,247	\$1,568
Interest	\$0	\$0	\$56	\$56
Total Revenues	\$731,679	\$731,679	\$733,303	\$1,624

Expenditures:

Administrative

Supervisors Fees	\$6,000	\$5,000	\$2,800	\$2,200
FICA Expense	\$459	\$383	\$214	\$168
Engineering	\$10,000	\$8,333	\$4,991	\$3,342
Attorney	\$22,500	\$18,750	\$17,532	\$1,218
Annual Audit	\$4,400	\$4,400	\$3,800	\$600
Management Fees	\$36,603	\$30,503	\$30,503	\$0
Information Technology	\$3,200	\$2,667	\$2,667	(\$0)
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$4,337	\$4,337	\$4,337	\$0
Arbitrage Rebate	\$600	\$600	\$450	\$150
Dissemination	\$1,250	\$1,042	\$1,083	(\$42)
Telephone	\$100	\$83	\$17	\$66
Postage	\$1,200	\$1,000	\$735	\$265
Insurance	\$7,400	\$7,400	\$6,710	\$690
Printing & Binding	\$1,000	\$833	\$222	\$611
Legal Advertising	\$1,500	\$1,250	\$393	\$858
Other Current Charges	\$250	\$208	\$18	\$190
Property Appraiser Fee	\$400	\$400	\$458	(\$58)
Property Taxes	\$15	\$15	\$0	\$15
Office Supplies	\$250	\$208	\$80	\$128
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$106,639	\$92,587	\$82,186	\$10,401

Maintenance

Property Insurance	\$26,000	\$26,000	\$23,547	\$2,453
Landscape Maintenance Contract	\$139,583	\$116,319	\$116,319	\$0
Landscape Miscellaneous	\$8,000	\$6,667	\$3,658	\$3,009
Irrigation System/Maintenance	\$15,000	\$12,500	\$10,789	\$1,711
Irrigation Wells	\$7,800	\$6,500	\$0	\$6,500
Lakes/Fountains	\$13,200	\$11,000	\$9,765	\$1,235
Lighting	\$10,000	\$8,333	\$6,331	\$2,003
Miscellaneous	\$2,000	\$1,667	\$1,076	\$591
Painting Public Areas	\$600	\$500	\$545	(\$45)
Traffic Signals	\$8,000	\$6,667	\$6,114	\$553
Sidewalks	\$10,000	\$8,333	\$9,000	(\$667)
Signage	\$5,000	\$4,167	\$5,752	(\$1,586)
Trash Removal	\$2,750	\$2,292	\$2,752	(\$460)
Electric	\$53,000	\$44,167	\$29,236	\$14,931
Water/Sewer	\$1,000	\$833	\$135	\$699
Security	\$45,000	\$37,500	\$34,367	\$3,133
Onsite Management	\$147,600	\$123,000	\$122,998	\$2
Mosquito Control	\$7,600	\$6,333	\$4,675	\$1,658
Transfer Out - Capital Reserve	\$122,907	\$122,907	\$122,907	\$0
Total Maintenance	\$625,040	\$545,685	\$509,966	\$35,719

Total Expenditures

Excess Revenues (Expenditures)

Fund Balance - Beginning

Fund Balance - Ending

Total Expenditures	\$731,679	\$638,272	\$592,152	\$46,120
Excess Revenues (Expenditures)	\$0	\$141,151		
Fund Balance - Beginning	\$0	\$293,761		
Fund Balance - Ending	\$0	\$434,912		

ChampionsGate

Community Development District

Debt Service Fund - Series 1998A

Statement of Revenues & Expenditures
For Period Ending July 31, 2018

	Debt Service Budget	Prorated Budget Thru 7/31/18	Actual Thru 7/31/18	Variance
<u>Revenues:</u>				
Special Assessments	\$1,313,480	\$1,313,480	\$1,316,293	\$2,813
Interest	\$500	\$417	\$3,987	\$3,570
Total Revenues	\$1,313,980	\$1,313,897	\$1,320,280	\$6,384
<u>Expenditures:</u>				
Interest - 11/1	\$112,031	\$112,031	\$112,031	\$0
Principal - 5/1	\$1,125,000	\$1,125,000	\$1,120,000	\$5,000
Interest - 5/1	\$112,031	\$112,031	\$112,031	\$0
Total Expenditures	\$1,349,062	\$1,349,063	\$1,344,063	\$5,000
Excess Revenues (Expenditures)	(\$35,082)		(\$23,782)	
Fund Balance - Beginning	\$512,739		\$1,892,763	
Fund Balance - Ending	\$477,657		\$1,868,981	

ChampionsGate
Community Development District

Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending July 31, 2018

Capital Reserves Budget	Prorated Budget Thru 7/31/18	Actual Thru 7/31/18	Variance
----------------------------	---------------------------------	------------------------	----------

Revenues:

Transfer In	\$122,907	\$122,907	\$122,907	\$0
Interest	\$100	\$83	\$121	\$37
Total Revenues	\$123,007	\$122,990	\$123,028	\$37

Expenditures:

Capital Projects - Other	\$100,000	\$83,333	\$119,784	(\$36,451)
Total Expenditures	\$100,000	\$83,333	\$119,784	(\$36,451)

Excess Revenues (Expenditures)	\$23,007	\$3,244
---------------------------------------	-----------------	----------------

Fund Balance - Beginning	\$400,920	\$391,031
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Fund Balance - Ending	\$423,927	\$394,275
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ChampionsGate CDD

	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Total
Revenues:													
Special Assessments	\$0	\$64,606	\$564,105	\$17,113	\$12,009	\$8,953	\$16,107	\$10,710	\$9,638	\$6	\$0	\$0	\$733,247
Interest	\$4	\$4	\$4	\$5	\$5	\$5	\$6	\$7	\$7	\$7	\$0	\$0	\$56
Total Revenues	\$4	\$64,610	\$564,110	\$17,117	\$12,014	\$8,958	\$16,114	\$10,716	\$9,645	\$14	\$0	\$0	\$733,303

Expenditures:

Administrative

Supervisors Fees	\$0	\$0	\$1,000	\$0	\$800	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$2,800
FICA Expense	\$0	\$0	\$77	\$0	\$61	\$0	\$0	\$77	\$0	\$0	\$0	\$0	\$214
Engineering	\$0	\$0	\$531	\$0	\$1,156	\$250	\$125	\$2,445	\$484	\$0	\$0	\$0	\$4,991
Attorney	\$116	\$0	\$1,055	\$3,275	\$5,219	\$1,034	\$1,188	\$5,517	\$130	\$0	\$0	\$0	\$17,532
Annual Audit	\$0	\$0	\$0	\$3,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800
Management Fees	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$0	\$0	\$30,503
Information Technology	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$0	\$0	\$2,667
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Traffic Fees	\$0	\$0	\$4,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,337
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$450
Dissemination	\$83	\$83	\$83	\$83	\$83	\$333	\$83	\$83	\$83	\$83	\$0	\$0	\$1,063
Telephone	\$0	\$0	\$0	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17
Postage	\$12	\$8	\$181	\$9	\$220	\$6	\$21	\$240	\$17	\$10	\$0	\$0	\$735
Insurance	\$6,710	\$0	\$0	\$53	\$0	\$57	\$0	\$36	\$38	\$0	\$0	\$0	\$6,710
Printing & Binding	\$24	\$0	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$222
Legal Advertising	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$193	\$0	\$0	\$0	\$0	\$393
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17	\$0	\$0	\$18
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$498	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$498
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$1	\$0	\$23	\$1	\$1	\$26	\$1	\$1	\$26	\$0	\$0	\$0	\$80
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

Total Administrative

	\$15,437	\$3,420	\$10,795	\$10,577	\$11,317	\$5,473	\$4,735	\$12,908	\$4,095	\$3,427	\$0	\$0	\$82,186
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Maintenance

Property Insurance	\$23,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,547
Landscape Maintenance Contract	\$11,632	\$11,632	\$11,632	\$11,632	\$11,632	\$11,632	\$11,632	\$11,632	\$11,632	\$11,632	\$0	\$0	\$116,319
Landscape Miscellaneous	\$300	\$0	\$500	\$217	\$0	\$0	\$0	\$0	\$0	\$2,941	\$0	\$0	\$3,658
Irrigation System/Maintenance	\$188	\$581	\$572	\$1,842	\$982	\$528	\$4,758	\$0	\$1,236	\$0	\$0	\$0	\$10,789
Irrigation Wells	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lakes/Fountains	\$514	\$514	\$1,384	\$514	\$514	\$869	\$1,504	\$868	\$1,849	\$614	\$0	\$0	\$9,765
Lighting	\$0	\$3,433	\$90	\$996	\$0	\$172	\$1,076	\$0	\$0	\$0	\$0	\$0	\$6,331
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,076
Painting Public Areas	\$196	\$196	\$784	\$196	\$200	\$196	\$732	\$186	\$2,491	\$928	\$0	\$0	\$545
Traffic Signals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks	\$0	\$0	\$0	\$9,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,000
Signage	\$923	\$0	\$1,554	\$0	\$675	\$0	\$2,600	\$0	\$0	\$0	\$0	\$0	\$5,752
Trash Removal	\$252	\$252	\$254	\$257	\$258	\$259	\$302	\$303	\$307	\$308	\$0	\$0	\$2,752
Electric	\$1,888	\$1,835	\$2,219	\$2,296	\$3,365	\$3,371	\$3,616	\$3,417	\$3,472	\$3,636	\$0	\$0	\$29,236
Water/Sewer	\$14	\$10	\$12	\$11	\$12	\$16	\$12	\$12	\$14	\$21	\$0	\$0	\$135
Security	\$3,719	\$3,885	\$10	\$3,552	\$3,552	\$3,802	\$3,552	\$3,219	\$2,976	\$3,576	\$0	\$0	\$34,367
Onsite Management	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$0	\$0	\$122,998
Mosquito Control	\$935	\$935	\$0	\$0	\$0	\$0	\$0	\$935	\$935	\$935	\$0	\$0	\$4,675
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$122,907	\$0	\$0	\$0	\$0	\$0	\$122,907

Total Maintenance

	\$56,507	\$35,773	\$34,581	\$42,813	\$33,610	\$33,244	\$164,992	\$34,744	\$37,213	\$36,489	\$0	\$0	\$509,966
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Total Expenditures

	\$71,945	\$39,193	\$45,376	\$53,390	\$44,928	\$38,717	\$169,727	\$47,652	\$41,308	\$39,916	\$0	\$0	\$592,152
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Excess Revenues (Expenditures)

	(\$71,941)	\$25,417	\$546,734	(\$36,273)	(\$52,914)	(\$29,758)	(\$153,613)	(\$36,936)	(\$31,663)	(\$39,902)	\$0	\$0	\$141,151
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ChampionsGate
Community Development District
LONG TERM DEBT REPORT

SERIES 1998A, CAPITAL IMPROVEMENT REVENUE BONDS		
INTEREST RATE:	6.25%	
MATURITY DATE:	5/1/2020	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$1,337,656	
RESERVE FUND BALANCE	\$1,337,656	
BONDS OUTSTANDING - 9/30/13		\$7,765,000
LESS: PRINCIPAL PAYMENT 5/1/14		(\$915,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$970,000)
LESS: PRINCIPAL PAYMENT 5/1/16		(\$1,035,000)
LESS: SPECIAL CALL 5/1/16		(\$40,000)
LESS: SPECIAL CALL 11/1/16		(\$75,000)
LESS: PRINCIPAL PAYMENT 5/1/17		(\$1,075,000)
LESS: SPECIAL CALL 5/1/17		(\$70,000)
LESS: PRINCIPAL PAYMENT 5/1/18		(\$1,120,000)
CURRENT BONDS OUTSTANDING		\$2,465,000

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2018

TAX COLLECTOR

Gross Assessments \$ 2,167,870 \$ 775,581 \$ 1,392,289
Net Assessments \$ 2,037,797 \$ 729,046 \$ 1,308,751

1998A									
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 35.78%	Debt Svc Fund 64.22%	Total 100%
11/6/17	ACH	\$ 6,711.54	\$ 355.94	\$ 127.11	\$ -	\$ 6,228.49	\$ 2,228.32	\$ 4,000.17	\$ 6,228.49
11/24/17	ACH	\$ 185,326.35	\$ 7,412.76	\$ 3,558.27	\$ -	\$ 174,355.32	\$ 62,377.66	\$ 111,977.66	\$ 174,355.32
12/15/17	ACH	\$ 646,767.65	\$ 25,868.75	\$ 12,417.98	\$ -	\$ 608,480.92	\$ 217,691.19	\$ 390,789.73	\$ 608,480.92
12/28/17	ACH	\$ 1,115,708.76	\$ 42,099.91	\$ 21,472.17	\$ -	\$ 1,052,136.68	\$ 376,414.25	\$ 675,722.43	\$ 1,052,136.68
1/16/18	ACH	\$ 49,842.64	\$ 1,488.11	\$ 967.11	\$ -	\$ 47,387.42	\$ 16,953.41	\$ 30,434.01	\$ 47,387.42
1/26/18	ACH	\$ -	\$ -	\$ -	\$ 444.71	\$ 444.71	\$ 159.10	\$ 285.61	\$ 444.71
2/15/18	ACH	\$ 35,009.68	\$ 758.51	\$ 685.02	\$ -	\$ 33,566.15	\$ 12,008.68	\$ 21,557.47	\$ 33,566.15
3/9/18	ACH	\$ 25,801.94	\$ 265.58	\$ 510.73	\$ -	\$ 25,025.63	\$ 8,953.21	\$ 16,072.42	\$ 25,025.63
4/13/18	ACH	\$ 42,771.35	\$ -	\$ 855.43	\$ -	\$ 41,915.92	\$ 14,995.91	\$ 26,920.01	\$ 41,915.92
4/13/18	ACH	\$ 3,145.52	\$ -	\$ 62.91	\$ -	\$ 3,082.61	\$ 1,102.84	\$ 1,979.77	\$ 3,082.61
4/25/18	ACH	\$ -	\$ -	\$ -	\$ 23.79	\$ 23.79	\$ 8.51	\$ 15.28	\$ 23.79
5/11/18	ACH	\$ 986.97	\$ -	\$ 19.74	\$ -	\$ 967.23	\$ 346.04	\$ 621.19	\$ 967.23
5/11/18	ACH	\$ 29,559.11	\$ -	\$ 591.19	\$ -	\$ 28,967.92	\$ 10,363.61	\$ 18,604.31	\$ 28,967.92
6/14/18	ACH	\$ 2,765.32	\$ -	\$ 55.29	\$ -	\$ 2,710.03	\$ 969.55	\$ 1,740.48	\$ 2,710.03
6/20/18	ACH	\$ 24,724.57	\$ -	\$ 494.49	\$ -	\$ 24,230.08	\$ 8,668.60	\$ 15,561.48	\$ 24,230.08
7/17/18	ACH	\$ -	\$ -	\$ -	\$ 17.66	\$ 17.66	\$ 6.32	\$ 11.34	\$ 17.66
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 2,169,121.40	\$ 78,249.56	\$ 41,817.44	\$ 486.16	\$ 2,049,540.56	\$ 733,247.20	\$ 1,316,293.36	\$ 2,049,540.56

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 17, 2018

Ms. Stacie Vanderbilt
Administrative Assistant
ChampionsGate Community Development District
135 W. Central Blvd.
Suite 320
Orlando, FL 32801

RE: ChampionsGate Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 12, 2018 requesting confirmation of the number of registered voters within the ChampionsGate Community Development District as of April 15, 2018.

The number of registered voters within the ChampionsGate CDD is 1,036 as of April 15, 2018.

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

Respectfully yours,

A handwritten signature in cursive script that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED
APR 19 2018

BY: _____

Vote
Osceola

SECTION 4

REBATE REPORT
ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B

Dated: December 1, 1998
Delivered: December 21, 1998

Rebate Report to the Computation Date
December 20, 2018
Reflecting Activity To
December 31, 2017



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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

March 13, 2018

ChampionsGate Community
Development District
c/o Ms. Teresa Viscarra
Governmental Management Services-CF, LLC
1412S Narcoossee Road
St. Cloud, FL 34771

Re: ChampionsGate Community Development District, Capital Improvement Revenue Bonds,
\$14,205,000 Series 1998A & \$7,580,000 Series 1998B

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the ChampionsGate Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986 (the "Code"), as amended, and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of December 31, 2018. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 20, 2018 Computation Date
Reflecting Activity from December 21, 1998 through December 31, 2017

Fund Description	Taxable Investment Yield	Net Income	Rebatable Arbitrage
Bond Proceeds	3.688584%	\$1,603,000.34	\$(2,909,289.13)

Summary	
Bond Yield	6.244929%
Taxable Investment Yield	3.754065%
Rebatable Arbitrage	\$(2,909,289.13)
Rebate Computation Credits	(45,840.55)
Net Rebatable Arbitrage	\$(2,955,129.68)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from December 21, 1998, the date of the closing, to December 31, 2017, the Computation Period. The activity from December 21, 1998 through November 30, 2009 was taken from the Grau & Associates rebate report dated May 13, 2010. All nonpurpose payments and receipts are future valued to the Computation Date of December 31, 2017.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For purposes of computing Rebatale Arbitrage, interest earnings and yield, the value of investments, outstanding and subject to rebate at the end of the Computation Period, was as follows:

Reserve A Fund	Value	Accrued Interest	Totals
- Money Market	\$1,337,656.25	\$227.22	\$1,337,883.47
Totals	\$1,337,656.25	\$227.22	\$1,337,883.47

4. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
5. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
6. During the period between December 1, 2009 and December 31, 2017, the District made periodic payments into the Interest, Sinking and Prepayment Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Interest, Sinking and Prepayment Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

7. Computation Date

December 20, 2018.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Computation Period

The period beginning on December 21, 1998, the date of the closing, and ending on December 31, 2017.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Acquisition & Construction	6718041
Revenue	6718013
Interest	6718000
Reserve A	6718012
Reserve B	6718025
Sinking	7913265
Prepayment	6718065

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of December 31, 2017, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 20, 2018. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 20, 2018, is the Rebatable Arbitrage.

**ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Delivered: December 21, 1998**

Sources of Funds

Par Amount	\$21,785,000.00
Original Issue Discount	-206,817.75
Accrued Interest	73,326.25
Total	\$21,651,508.50

Uses of Funds

Acquisition & Construction Fund	\$16,659,417.09
Costs of Issuance	145,000.00
Capitalized Interest	2,232,891.41
Underwriter's Discount	435,700.00
1998A Reserve Account	1,420,500.00
1998B Reserve Account	758,000.00
Total	* \$21,651,508.50

- * Our computed available proceeds, \$21,651,508.50, is different from the prior consultant's starting balance of \$21,680,791.50. We believe that they computed the incorrect original issue discount, resulting in a difference of \$29,283. This difference is minimal and will not cause a liability to exist.

PROOF OF ARBITRAGE YIELD

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B

Date	Debt Service	Total	Present Value to 12/21/1998 @ 6.2449291%
05/01/1999	549,946.88	549,946.88	537,869.24
11/01/1999	659,936.25	659,936.25	625,899.58
05/01/2000	659,936.25	659,936.25	606,947.85
11/01/2000	659,936.25	659,936.25	588,569.96
05/01/2001	659,936.25	659,936.25	570,748.54
11/01/2001	659,936.25	659,936.25	553,466.74
05/01/2002	659,936.25	659,936.25	536,708.22
11/01/2002	659,936.25	659,936.25	520,457.13
05/01/2003	659,936.25	659,936.25	504,698.11
11/01/2003	659,936.25	659,936.25	489,416.26
05/01/2004	659,936.25	659,936.25	474,597.13
11/01/2004	659,936.25	659,936.25	460,226.72
05/01/2005	8,239,936.25	8,239,936.25	5,572,375.95
11/01/2005	443,906.25	443,906.25	291,108.26
05/01/2006	1,043,906.25	1,043,906.25	663,852.34
11/01/2006	425,156.25	425,156.25	262,183.45
05/01/2007	1,060,156.25	1,060,156.25	633,976.71
11/01/2007	405,312.50	405,312.50	235,039.11
05/01/2008	1,080,312.50	1,080,312.50	607,499.96
11/01/2008	384,218.75	384,218.75	209,518.38
05/01/2009	1,104,218.75	1,104,218.75	583,909.32
11/01/2009	361,718.75	361,718.75	185,484.67
05/01/2010	1,126,718.75	1,126,718.75	560,272.42
11/01/2010	337,812.50	337,812.50	162,894.40
05/01/2011	1,147,812.50	1,147,812.50	536,720.40
11/01/2011	312,500.00	312,500.00	141,701.32
05/01/2012	1,172,500.00	1,172,500.00	515,565.01
11/01/2012	285,625.00	285,625.00	121,790.53
05/01/2013	1,200,625.00	1,200,625.00	496,445.30
11/01/2013	257,031.25	257,031.25	103,061.55
05/01/2014	1,227,031.25	1,227,031.25	477,104.02
11/01/2014	226,718.75	226,718.75	85,485.33
05/01/2015	1,261,718.75	1,261,718.75	461,331.85
11/01/2015	194,375.00	194,375.00	68,918.85
05/01/2016	1,294,375.00	1,294,375.00	445,045.52
11/01/2016	160,000.00	160,000.00	53,347.12
05/01/2017	1,325,000.00	1,325,000.00	428,404.11
11/01/2017	123,593.75	123,593.75	38,750.83
05/01/2018	1,363,593.75	1,363,593.75	414,587.48
11/01/2018	84,843.75	84,843.75	25,014.84
05/01/2019	1,399,843.75	1,399,843.75	400,224.97
11/01/2019	43,750.00	43,750.00	12,129.68
05/01/2020	1,443,750.00	1,443,750.00	388,159.34
	38,347,306.88	38,347,306.88	21,651,508.50

PROOF OF ARBITRAGE YIELD

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B

Proceeds Summary

Series	Delivery Date	Par Value	Accrued Interest	Premium (Discount)	Yield Target
1998A	12/21/1998	14,205,000.00	49,322.92	-166,340.55	14,087,982.37
1998B	12/21/1998	7,580,000.00	24,003.33	-40,477.20	7,563,526.13
		21,785,000.00	73,326.25	-206,817.75	21,651,508.50

BOND DEBT SERVICE

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/1999			369,921.88	369,921.88	369,921.88
11/01/1999			443,906.25	443,906.25	
05/01/2000			443,906.25	443,906.25	887,812.50
11/01/2000			443,906.25	443,906.25	
05/01/2001			443,906.25	443,906.25	887,812.50
11/01/2001			443,906.25	443,906.25	
05/01/2002			443,906.25	443,906.25	887,812.50
11/01/2002			443,906.25	443,906.25	
05/01/2003			443,906.25	443,906.25	887,812.50
11/01/2003			443,906.25	443,906.25	
05/01/2004			443,906.25	443,906.25	887,812.50
11/01/2004			443,906.25	443,906.25	
05/01/2005			443,906.25	443,906.25	887,812.50
11/01/2005			443,906.25	443,906.25	
05/01/2006	600,000	6.250%	443,906.25	1,043,906.25	1,487,812.50
11/01/2006			425,156.25	425,156.25	
05/01/2007	635,000	6.250%	425,156.25	1,060,156.25	1,485,312.50
11/01/2007			405,312.50	405,312.50	
05/01/2008	675,000	6.250%	405,312.50	1,080,312.50	1,485,625.00
11/01/2008			384,218.75	384,218.75	
05/01/2009	720,000	6.250%	384,218.75	1,104,218.75	1,488,437.50
11/01/2009			361,718.75	361,718.75	
05/01/2010	765,000	6.250%	361,718.75	1,126,718.75	1,488,437.50
11/01/2010			337,812.50	337,812.50	
05/01/2011	810,000	6.250%	337,812.50	1,147,812.50	1,485,625.00
11/01/2011			312,500.00	312,500.00	
05/01/2012	860,000	6.250%	312,500.00	1,172,500.00	1,485,000.00
11/01/2012			285,625.00	285,625.00	
05/01/2013	915,000	6.250%	285,625.00	1,200,625.00	1,486,250.00
11/01/2013			257,031.25	257,031.25	
05/01/2014	970,000	6.250%	257,031.25	1,227,031.25	1,484,062.50
11/01/2014			226,718.75	226,718.75	
05/01/2015	1,035,000	6.250%	226,718.75	1,261,718.75	1,488,437.50
11/01/2015			194,375.00	194,375.00	
05/01/2016	1,100,000	6.250%	194,375.00	1,294,375.00	1,488,750.00
11/01/2016			160,000.00	160,000.00	
05/01/2017	1,165,000	6.250%	160,000.00	1,325,000.00	1,485,000.00
11/01/2017			123,593.75	123,593.75	
05/01/2018	1,240,000	6.250%	123,593.75	1,363,593.75	1,487,187.50
11/01/2018			84,843.75	84,843.75	
05/01/2019	1,315,000	6.250%	84,843.75	1,399,843.75	1,484,687.50
11/01/2019			43,750.00	43,750.00	
05/01/2020	1,400,000	6.250%	43,750.00	1,443,750.00	1,487,500.00
	14,205,000		13,789,921.88	27,994,921.88	27,994,921.88

BOND DEBT SERVICE

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/1999			180,025	180,025	180,025
11/01/1999			216,030	216,030	
05/01/2000			216,030	216,030	432,060
11/01/2000			216,030	216,030	
05/01/2001			216,030	216,030	432,060
11/01/2001			216,030	216,030	
05/01/2002			216,030	216,030	432,060
11/01/2002			216,030	216,030	
05/01/2003			216,030	216,030	432,060
11/01/2003			216,030	216,030	
05/01/2004			216,030	216,030	432,060
11/01/2004			216,030	216,030	
05/01/2005	7,580,000	5.700%	216,030	7,796,030	8,012,060
	7,580,000		2,772,385	10,352,385	10,352,385

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Bond Proceeds

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
12/21/98	Beg Bal	-21,680,791.50	-74,153,610.14
12/21/98		127,000.00	434,371.06
12/21/98		1,553,104.00	5,311,995.58
12/21/98		435,700.00	1,490,200.57
02/01/99		18,000.00	61,145.19
02/02/99		5,011.00	17,019.23
02/04/99		374,650.00	1,272,017.11
02/23/99		339,962.00	1,150,503.85
03/23/99		18,000.00	60,604.47
04/01/99		677,689.00	2,278,605.35
04/05/99		520,478.00	1,748,816.78
04/30/99		34,995.00	117,082.86
05/03/99		549,947.00	1,839,016.37
05/04/99		49,685.00	166,117.68
05/05/99		253.00	845.74
05/07/99		44,941.00	150,179.53
05/13/99		69,156.00	230,862.17
05/25/99		590,824.00	1,968,297.85
05/28/99		18,000.00	59,935.29
06/01/99		65.00	216.32
06/11/99		202,038.00	671,241.49
06/23/99		178,108.00	590,525.89
07/07/99		18,000.00	59,537.34
07/14/99		-13,862.00	-45,795.58
07/14/99		23,961.00	79,159.41
07/21/99		61,269.00	202,171.12
08/02/99		94,754.00	312,075.63
08/04/99		2,208.00	7,269.64
08/04/99		215,907.00	710,854.40
08/20/99		-11,256.00	-36,958.22
08/20/99		5,060.00	16,614.13
08/30/99		3,986.00	13,065.39
09/13/99		21,925.00	71,706.80
09/21/99		425,056.00	1,388,268.25
09/24/99		7,771.00	25,367.73
10/01/99		21,925.00	71,486.66
10/12/99		29,195.00	95,011.86
10/14/99		-161.00	-523.78
10/15/99		87,600.00	284,938.35
10/19/99		406,536.00	1,321,444.94
10/27/99		9,841.00	31,944.48
11/01/99		38,697.00	125,527.00
11/01/99		659,936.00	2,140,728.86
11/12/99		1,187,475.00	3,844,751.59

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Bond Proceeds

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
11/16/99		388,489.00	1,256,972.56
11/19/99		24,945.00	80,669.25
11/24/99		1,713,686.00	5,537,131.53
12/07/99		38,091.00	122,803.73
12/10/99		605,007.00	1,949,517.03
12/14/99		2,635.00	8,484.97
12/23/99		85,364.00	274,458.69
12/30/99		294,835.00	946,808.12
01/05/00		46,621.00	149,586.91
01/24/00		399,304.00	1,277,044.87
01/25/00		5,446.00	17,414.30
01/25/00		154.00	492.44
01/25/00		-5,600.00	-17,906.73
01/26/00		156,348.00	499,857.78
01/31/00		-69.00	-220.45
01/31/00		371,070.00	1,185,531.87
02/01/00		162.00	517.49
02/08/00		152,264.00	485,804.06
02/09/00		27,896.00	88,988.04
02/17/00		62,955.00	200,551.76
03/13/00		536,237.00	1,700,686.30
03/16/00		822,300.00	2,606,604.69
03/29/00		9,612.00	30,401.45
04/03/00		3.00	9.48
04/06/00		539,219.00	1,703,438.15
04/07/00		359,744.00	1,136,267.43
04/14/00		19,537.00	61,634.74
04/20/00		-3,026.00	-9,536.56
05/01/00		659,936.00	2,075,909.33
05/03/00		59,980.00	188,609.97
05/10/00		18,235.00	57,272.31
05/11/00		4,871.00	15,296.17
05/19/00		168,628.00	528,811.54
05/25/00		86,676.00	271,534.48
06/08/00		53,978.00	168,724.64
06/13/00		9,884.00	30,869.07
06/14/00		336.00	1,049.19
06/16/00		636.00	1,985.30
06/23/00		350,222.00	1,091,923.89
07/14/00		777,817.00	2,416,398.14
07/17/00		4,820.00	14,966.34
07/24/00		1,246.00	3,864.27
07/31/00		37,877.00	117,349.08
08/07/00		6,848.00	21,190.86

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Bond Proceeds

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
08/11/00		3,117.00	9,638.84
08/16/00		39,768.00	122,871.43
08/25/00		598,930.00	1,847,674.85
09/08/00		6,520.00	20,069.32
09/13/00		21,999.00	67,657.68
09/25/00		108,201.00	332,089.55
10/03/00		44,677.00	136,935.00
10/11/00		39,290.00	120,259.39
10/17/00		49,109.00	150,159.55
10/25/00		1,700.00	5,190.96
11/01/00		659,936.00	2,013,052.48
11/17/00		57,504.00	174,930.03
11/22/00		78,571.00	238,812.84
11/24/00		6,267.00	19,041.74
12/07/00		248,304.00	752,776.99
12/07/00		-18,316.00	-55,528.16
12/15/00		10,718.00	32,449.12
12/19/00		5,551.13	16,794.76
12/19/00		-5,551.00	-16,794.37
01/04/01		57,529.00	173,606.69
01/09/01		45,748.00	137,937.01
01/18/01		24,320.00	73,215.77
01/31/01		2,860.00	8,592.45
02/15/01		125,838.00	377,094.20
02/22/01		15,494.00	46,374.83
02/28/01		12,747.00	38,113.75
03/02/01		103,223.00	308,427.70
03/15/01		12,958.00	38,632.29
03/15/01		-1,055.00	-3,145.32
03/28/01		6,729.00	20,016.98
04/03/01		17,351.00	51,570.54
04/03/01		-574.00	-1,706.04
04/04/01		7,548.00	22,430.29
04/05/01		21,280.00	63,226.69
04/25/01		-584,288.00	-1,730,103.44
04/26/01		58,004.00	171,723.16
05/01/01		659,936.00	1,952,098.88
05/02/01		16,032.00	47,414.76
05/02/01		-1,823.00	-5,391.54
05/10/01		40,100.00	118,434.08
05/21/01		6,204.00	18,288.92
05/23/01		2,000.00	5,893.83
06/05/01		-1,574.00	-4,628.95
06/07/01		6,038.00	17,750.98

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Bond Proceeds

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
06/22/01		2,128.00	6,240.05
06/25/01		8,540.00	25,029.48
06/29/01		4,451.00	13,036.32
07/03/01		-1,471.00	-4,305.40
07/13/01		11,820.00	34,536.33
07/31/01		-100,000.00	-291,338.27
08/01/01		99,750.00	290,560.29
08/03/01		-1,443.00	-4,201.86
08/23/01		17,808.00	51,678.09
09/06/01		-1,402.00	-4,059.52
09/25/01		1,541.00	4,447.54
10/01/01		-1,136.00	-3,275.30
10/26/01		-526,586.00	-1,511,774.25
11/01/01		43,380.00	124,433.20
11/01/01		659,936.00	1,892,990.91
11/02/01		-962.00	-2,758.97
12/04/01		-103.00	-293.79
01/04/02		-90.00	-255.40
02/04/02		-100.00	-282.32
03/04/02		-77.00	-216.28
03/12/02		5,524.00	15,494.66
03/12/02		-5,524.00	-15,494.66
04/03/02		-79.00	-220.80
04/23/02		-631,942.00	-1,760,208.55
05/01/02		8,500.00	23,643.53
05/01/02		644,831.00	1,793,656.74
05/02/02		-1,649.00	-4,586.06
06/04/02		-52.00	-143.83
07/03/02		-52.00	-143.12
08/02/02		-277.00	-758.62
09/05/02		-123.00	-334.97
09/25/02		1,626.00	4,412.97
10/02/02		-277.00	-750.88
10/29/02		-620,498.00	-1,674,283.12
11/01/02		640,038.00	1,726,417.78
11/01/02		-1,626.00	-4,385.92
11/04/02		-289.00	-779.14
12/03/02		-443.00	-1,188.42
01/03/03		-548.00	-1,462.59
02/04/03		-524.00	-1,391.14
03/03/03		-5,673.00	-14,986.57
03/04/03		-488.00	-1,288.95
03/05/03		5,673.00	14,981.46
03/26/03		74,408.00	195,795.61

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Bond Proceeds

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
04/02/03		1,141.00	2,999.33
04/02/03		547.00	1,437.89
04/02/03		-554.00	-1,456.29
04/04/03		551.00	1,447.91
05/01/03		633,125.00	1,656,060.97
05/01/03		-626,095.00	-1,637,672.64
05/02/03		1,069.00	2,795.70
05/02/03		467.00	1,221.32
06/03/03		1,086.00	2,825.16
06/03/03		475.00	1,235.68
07/02/03		953.00	2,466.92
07/02/03		416.00	1,076.85
08/04/03		759.00	1,954.02
08/04/03		332.00	854.72
09/03/03		750.00	1,921.31
09/03/03		328.00	840.25
10/02/03		746.00	1,901.62
10/02/03		326.00	831.00
10/29/03		-601,507.00	-1,526,239.29
11/03/03		612,035.00	1,551,891.89
11/03/03		-10,511.00	-26,651.97
11/04/03		756.00	1,916.61
12/02/03		723.00	1,824.20
12/02/03		316.00	797.30
01/05/04		732.00	1,836.52
01/05/04		320.00	802.85
02/03/04		707.00	1,765.34
02/03/04		309.00	771.56
03/02/04		672.00	1,669.65
03/02/04		293.00	727.99
03/04/04		4,191.00	10,409.42
04/02/04		727.00	1,797.07
04/02/04		316.00	781.12
05/03/04		50.00	122.94
05/04/04		686.00	1,686.48
05/04/04		298.00	732.61
06/02/04		702.00	1,717.58
06/02/04		304.00	743.80
07/02/04		709.00	1,725.84
07/02/04		307.00	747.30
08/03/04		1,052.00	2,547.25
08/03/04		457.00	1,106.55
08/10/04		1,845.00	4,462.03
09/02/04		1,262.00	3,040.63

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Bond Proceeds

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
09/02/04		546.00	1,315.52
09/15/04		184,475.00	443,483.06
10/04/04		1,393.00	3,337.96
10/04/04		501.00	1,200.52
11/02/04		1,661.00	3,961.16
11/02/04		503.00	1,199.56
12/02/04		1,787.00	4,239.86
12/02/04		541.00	1,283.58
01/04/05		2,121.00	5,004.88
01/04/05		642.00	1,514.92
02/02/05		2,240.00	5,260.47
02/02/05		678.00	1,592.23
03/02/05		2,295.00	5,362.08
03/02/05		695.00	1,623.81
03/24/05		2,314.00	5,386.19
03/28/05		29,776.00	69,260.91
04/04/05		2,576.00	5,985.81
04/04/05		773.00	1,796.21
04/28/05		-539,611.00	-1,248,754.52
05/02/05		539,611.00	1,247,901.57
05/02/05		2,788.00	6,447.51
05/02/05		781.00	1,806.14
05/19/05		11,635.00	26,829.02
06/01/05		3,125.00	7,191.15
06/01/05		865.00	1,990.51
07/01/05		3,093.00	7,081.13
07/01/05		841.00	1,925.39
08/01/05		3,442.00	7,839.85
08/01/05		936.00	2,131.93
09/01/05		3,710.00	8,407.09
09/01/05		1,009.00	2,286.46
09/06/05		135,740.00	307,332.48
10/03/05		3,772.00	8,500.99
10/03/05		724.00	1,631.68
11/01/05		4,115.00	9,229.76
11/01/05		726.00	1,628.38
11/01/05		123.00	275.88
12/01/05		4,218.00	9,412.42
12/01/05		744.00	1,660.23
01/03/06		4,606.00	10,222.21
01/03/06		812.00	1,802.09
02/01/06		4,721.00	10,427.44
02/01/06		833.00	1,839.88
02/07/06		-3,142.00	-6,932.74

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Bond Proceeds

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
03/01/06		4,485.00	9,855.55
03/01/06		791.00	1,738.18
03/03/06		-1,529.00	-3,358.75
03/28/06		3,465.00	7,579.11
03/28/06		-3,017.00	-6,599.19
03/31/06		5,365.00	11,731.04
04/03/06		5,066.00	11,071.58
04/03/06		891.00	1,947.25
05/01/06		5,125.00	11,147.08
05/01/06		872.00	1,896.63
05/01/06		495,069.00	1,076,794.65
05/01/06		-487,354.00	-1,060,014.22
06/01/06		5,459.00	11,812.85
06/01/06		929.00	2,010.28
07/03/06		5,417.00	11,658.07
07/03/06		921.00	1,982.11
07/27/06		3,923.00	8,408.25
07/27/06		-2,368.00	-5,075.38
08/01/06		5,886.00	12,606.97
08/01/06		999.00	2,139.72
09/01/06		5,865.00	12,497.78
09/01/06		982.00	2,092.55
09/07/06		25.00	53.22
09/07/06		4.00	8.51
10/02/06		5,719.00	12,122.31
10/02/06		957.00	2,028.51
10/30/06		-467,114.00	-985,396.33
11/01/06		5,934.00	12,515.88
11/01/06		993.00	2,094.42
11/01/06		469,521.00	990,304.82
12/01/06		5,743.00	12,051.11
12/01/06		961.00	2,016.56
01/02/07		5,938.00	12,394.49
01/02/07		994.00	2,074.79
02/01/07		2,862.00	5,944.38
02/01/07		479.00	994.88
02/05/07		3,013.00	6,253.74
02/05/07		504.00	1,046.09
02/08/07		-466.00	-966.73
03/02/07		5,285.00	10,918.99
03/02/07		884.00	1,826.37
04/03/07		5,863.00	12,049.18
04/03/07		981.00	2,016.08
05/01/07		193.00	394.75

ChampionsGate
Community Development District
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\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Bond Proceeds

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
05/02/07		5,636.00	11,525.44
05/02/07		943.00	1,928.40
06/04/07		5,719.00	11,631.42
06/04/07		957.00	1,946.37
07/03/07		5,437.00	11,003.24
07/03/07		910.00	1,841.63
08/02/07		5,699.00	11,476.47
08/02/07		954.00	1,921.14
09/05/07		5,163.00	10,338.65
09/05/07		864.00	1,730.12
10/02/07		5,175.00	10,314.99
10/02/07		866.00	1,726.14
11/01/07		3.00	5.95
11/02/07		5,429.00	10,765.96
11/02/07		863.00	1,711.37
12/03/07		936.00	1,846.33
12/04/07		5,587.00	11,018.89
01/03/08		5,775.00	11,333.39
01/03/08		965.00	1,893.80
02/04/08		5,398.00	10,537.58
02/04/08		900.00	1,756.91
03/04/08		4,175.00	8,108.47
03/04/08		696.00	1,351.74
04/02/08		3,949.00	7,632.95
04/02/08		658.00	1,271.84
05/02/08		3,373.00	6,486.29
05/02/08		562.00	1,080.73
06/03/08		3,288.00	6,289.44
06/03/08		548.00	1,048.24
07/02/08		2,965.00	5,643.56
07/02/08		494.00	940.28
08/04/08		3,024.00	5,724.49
08/04/08		504.00	954.08
09/03/08		3,044.00	5,733.87
09/03/08		507.00	955.02
10/02/08		2,924.00	5,480.62
10/02/08		488.00	914.69
11/04/08		3,025.00	5,639.02
11/04/08		504.00	939.53
11/06/08		49,463.00	92,174.39
11/06/08		3,237.00	6,032.16
12/02/08		2,671.00	4,955.36
12/02/08		453.00	840.43
01/05/09		2,130.00	3,929.46

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Bond Proceeds

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
01/05/09		363.00	669.67
02/03/09		1,501.00	2,755.86
02/03/09		256.00	470.02
03/03/09		912.00	1,665.88
03/03/09		155.00	283.13
04/02/09		780.00	1,417.73
04/02/09		133.00	241.74
05/04/09		651.00	1,176.81
05/04/09		111.00	200.65
06/02/09		619.00	1,113.62
06/02/09		105.00	188.90
07/02/09		515.00	921.78
07/02/09		88.00	157.51
08/04/09		400.00	712.05
08/04/09		68.00	121.05
09/02/09		263.00	465.94
09/02/09		45.00	79.72
10/02/09		217.00	382.48
10/02/09		37.00	65.21
11/03/09		197.00	345.39
11/03/09		34.00	59.61
12/02/09		24.21	42.24
12/02/09		142.15	247.99
01/05/10		17.90	31.05
01/05/10		105.10	182.33
02/02/10		11.18	19.31
02/02/10		65.63	113.33
03/02/10		9.08	15.60
03/02/10		53.31	91.59
03/19/10		128,088.97	219,416.05
04/02/10		8.30	14.19
04/02/10		56.35	96.31
05/04/10		5.05	8.58
05/04/10		65.37	111.12
05/13/10		8,327.16	14,133.43
05/13/10		36,597.35	62,115.55
05/13/10		69,813.68	118,492.59
05/13/10		1,189,398.12	2,018,728.50
06/02/10		2.65	4.48
06/02/10		41.87	70.83
07/02/10		13.54	22.79
08/03/10		18.44	30.87
09/02/10		25.53	42.53
10/04/10		18.12	30.02

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Bond Proceeds

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
11/02/10		16.20	26.71
12/02/10		14.17	23.25
01/04/11		12.35	20.15
02/02/11		11.53	18.72
03/02/11		9.14	14.77
04/04/11		10.05	16.15
05/03/11		8.10	12.95
06/02/11		6.67	10.61
07/05/11		9.38	14.84
08/02/11		5.23	8.24
09/02/11		5.20	8.15
10/04/11		4.75	7.40
11/02/11		6.14	9.52
12/02/11		6.26	9.66
01/04/12		4.84	7.43
01/09/12		-98,143.26	-150,451.64
02/02/12		12.19	18.61
02/03/12		-24,531.89	-37,453.04
03/02/12		16.19	24.60
04/03/12		18.79	28.39
04/30/12		-424,531.00	-638,574.16
05/02/12		18.95	28.49
05/29/12		-287,255.84	-429,951.47
06/04/12		46.13	68.99
07/03/12		65.72	97.80
07/30/12		-16,281.00	-24,116.06
08/02/12		62.61	92.71
09/05/12		53.64	78.98
10/02/12		57.48	84.24
11/02/12		62.51	91.15
12/04/12		54.43	78.93
01/03/13		39.72	57.32
02/04/13		16.11	23.12
03/04/13		16.37	23.38
04/02/13		18.09	25.71
05/02/13		17.44	24.66
06/04/13		7.88	11.08
06/12/13		-342,451.04	-480,925.82
07/02/13		0.73	1.02
09/04/13		1.20	1.66
10/02/13		18.07	24.90
11/04/13		18.68	25.60
12/03/13		18.07	24.65
01/03/14		18.67	25.33

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Bond Proceeds

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
02/04/14		18.67	25.20
03/04/14		16.87	22.65
04/02/14		18.67	24.95
05/02/14		18.07	24.03
05/22/14		107.70	142.72
06/03/14		18.67	24.69
07/02/14		18.07	23.78
08/04/14		18.67	24.44
09/03/14		18.67	24.32
10/02/14		18.07	23.42
11/04/14		18.67	24.06
12/02/14		18.07	23.18
01/05/15		18.67	23.82
02/03/15		18.67	23.70
03/03/15		16.87	21.31
04/02/15		18.67	23.46
05/04/15		18.07	22.59
06/02/15		19.75	24.57
07/02/15		31.77	39.32
08/04/15		38.52	47.41
09/02/15		61.83	75.74
10/02/15		61.27	74.67
11/03/15		66.05	80.07
12/02/15		75.53	91.11
01/05/16		156.30	187.48
02/02/16		259.47	309.81
03/02/16		296.45	352.15
04/04/16		354.20	418.46
05/03/16		353.81	415.93
06/02/16		354.17	414.30
07/05/16		314.75	366.12
08/02/16		251.94	291.71
09/02/16		204.15	235.17
10/04/16		112.47	128.85
11/02/16		116.22	132.51
12/02/16		112.47	127.58
01/04/17		116.22	131.12
02/02/17		171.05	192.05
03/02/17		157.90	176.38
04/04/17		174.81	194.21
05/01/17		34,531.25	38,186.27
05/02/17		221.81	245.25
06/02/17		227.22	249.94
07/05/17		219.89	240.52

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Bond Proceeds

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
08/02/17		227.22	247.39
09/05/17		227.22	246.00
10/03/17		219.89	236.93
11/02/17		227.22	243.62
12/04/17		219.89	234.48
12/31/17	RF A Balance	1,337,656.25	1,420,068.33
12/31/17	RF A Accrual	227.22	241.22

12/20/18	TOTALS:	1,603,000.34	-2,909,289.13

ISSUE DATE:	12/21/98	REBATABLE ARBITRAGE:	-2,909,289.13
COMP DATE:	12/20/18	NET INCOME:	1,603,000.34
BOND YIELD:	6.244929%	TAX INV YIELD:	3.688584%

ChampionsGate
Community Development District
Capital Improvement Revenue Bonds
\$14,205,000 Series 1998A
\$7,580,000 Series 1998B
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.244929%)
12/20/99		-1,000.00	-3,216.81
12/20/00		-1,000.00	-3,024.95
12/20/01		-1,000.00	-2,844.54
12/20/02		-1,000.00	-2,674.88
12/20/03		-1,000.00	-2,515.35
12/20/04		-1,000.00	-2,365.33
12/20/05		-1,000.00	-2,224.26
12/20/06		-1,000.00	-2,091.60
12/20/07		-1,400.00	-2,753.60
12/20/08		-1,430.00	-2,644.85
12/20/09		-1,490.00	-2,591.47
12/20/10		-1,500.00	-2,453.26
12/20/11		-1,520.00	-2,337.70
12/20/12		-1,550.00	-2,241.67
12/20/13		-1,590.00	-2,162.37
12/20/14		-1,620.00	-2,071.77
12/20/15		-1,650.00	-1,984.28
12/20/16		-1,650.00	-1,865.94
12/20/17		-1,670.00	-1,775.92

12/20/18	TOTALS:	-25,070.00	-45,840.55

ISSUE DATE: 12/21/98 REBATABLE ARBITRAGE: -45,840.55
COMP DATE: 12/20/18
BOND YIELD: 6.244929%

SECTION 5

**NOTICE OF MEETING DATES
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *ChampionsGate Community Development District* will hold their regularly scheduled public meetings for the Fiscal Year 2019 at **2:00 PM at the Offices of Rida Associates, 8390 ChampionsGate Blvd., Suite 104, ChampionsGate, FL 33896** on the second Tuesday of the month as follows:

December 11, 2018

February 12, 2019

May 14, 2019

August 13, 2019

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meetings may be obtained from the District Manager, at 135 West Central Blvd., Suite 320, Orlando, FL 32801.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager