

*ChampionsGate Community
Development District*

Agenda

December 11, 2018

AGENDA

ChampionsGate

Community Development District

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

December 4, 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, December 11, 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. Organizational Matters
 - A. Appointment of Individual to Fulfill the Vacancy in Seat #3 with a Term Ending November 2022
 - B. Administration of Oaths of Office to Newly Elected/ Appointed Board Members
 - C. Election of Officers
 - D. Consideration of Resolution 2019-03 Electing Officers
4. Approval of Minutes of the October 19, 2018 Meeting
5. Discussion of Poblocki Sign Company Correspondence and Monument Signage
6. Discussion of Placing Additional 'No Parking' Signs Along Laura Lane
7. Staff Reports
 - A. Attorney
 - i. Consideration of Fee Rates for 2019
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisor's Requests
10. 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 Organizational Matters. Section A is the appointment of individual to fulfill the vacancy in Seat #3 with a term ending November 2022 and Section B is the administration of the Oaths of Office to the newly elected/appointed Board members. Section C is the election of officers and Section D is the consideration of Resolution 2019-03 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the October 19, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business is the discussion of the correspondence with Poblocki Sign Company regarding the monumental signage. Copies of the correspondence sent to and received from the company are enclosed for your review.

The sixth order of business is the discussion of placing additional 'No Parking' signs along Laura Lane. This is an open discussion item.

The seventh order of business is Staff Reports. Section A is the Attorney's Report. Enclosed under Section 1 is the letter regarding the 2019 rates for your review. Section C is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 includes the balance sheet and income statement 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. Flint', with a stylized flourish at the end.

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

SECTION III

SECTION D

RESOLUTION 2019-03

A RESOLUTION ELECTING OFFICERS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the ChampionsGate Community Development District at a regular business meeting held on December 11, 2018 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Assistant Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 11th DAY OF DECEMBER, 2018.

Chairman / Vice Chairman

Secretary / Assistant Secretary

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, October 19, 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 by phone
Larry Arseniadis	Assistant Secretary
Darin Tennyson	Assistant Secretary

Also present were:

George Flint	District Manager
Mark Vincutonis	District Engineer
Yvonne Shouey	RIDA Development
Teresa Viscarra	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Michael Yanosik, a resident, stated I have been unhappy with the condition of Masters from White Shark to Goodman. I contacted the County and they sent me an email and it divvied out who was responsible for what portion and it seems that we own from ChampionsGate Boulevard up Masters for 700 feet and 700 feet up to White Shark, Toho Water owns so when we have to do that piece we need to get Toho Water involved. From White Shark up to 650 south of BellaCita the CDD owns and that is kind of that curve when you go up Masters. It is a little past Goodman and we are responsible and the County picks up from there. I called my County Commissioner's office twice and he sent a crew out at the end of July and they did some cold patch, but it is already deteriorating. Based on what you discuss today I was

going to call them Monday and see if I can get them out here again to do some cold patch. The problem with that road in my opinion is that 99%+ of the traffic is pass through and not our residents and no one is enforcing the weight limit signs.

Mr. Montalvo stated the CDD pays for a deputy to patrol our District two days a week. We asked Yvonne to contact the Sheriff's Office because we are paying for four shifts and to set those shifts so they can enforce that. They enforced the left-hand turn coming off by the Ale House and they wrote tickets but I don't know that they have given a ticket for overweight limit.

Ms. Shouey stated to my knowledge they haven't. They are only here from 9:00 p.m. to 4:00 a.m. One of the guys from the County is working on getting more people out here because FDOT won't do it.

Mr. Montalvo asked can we change one of those shifts to the daytime?

Ms. Shouey stated we have a floating day during the week and I asked if they could do that exact thing and I don't think I have heard back from them.

Mr. Flint stated they will patrol whenever we ask them to based on availability.

Mr. Montalvo stated let's have them do that.

Ms. Shouey asked would you rather I get rid of the two nights on the weekend?

Mr. Montalvo stated the one day should do it because word will get out to the truckers.

Mr. Flint stated the Board can delegate authority to the Chairman to work with Yvonne on the timing.

Mr. Montalvo stated she and I will figure it out.

Mr. Tennyson stated I would rather have the CDD formally request the Sheriff's Office to police the road properly. We can add a shift, but we are getting populated enough now it is not like it was ten years ago and with a regular patrol it could all be taken care of.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 14, 2018 Meeting

On MOTION by Mr. Arseniadis seconded by Mr. Lambert with all in favor the minutes of the August 14, 2018 meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Resurfacing Master Boulevard

Mr. Flint stated originally we had four proposals, we dropped off Middlesex just because this is on the small end and plus their price was toward the higher end. The highest bidder was also dropped off so Yvonne went back and got pricing based on the new specifications, which really is the same specifications just different geographic areas.

Mr. Vincutonis stated yes and we removed the northerly 700 feet that the County owns.

Mr. Flint stated each contractor was required to use the same bid tabulation form so hopefully, they are apples to apples. You can see Top Quality was about \$4,000 higher than Paving America.

Ms. Shouey stated I know it is \$4,000, I just used both of these companies, the AAA on Laura Lane and they did a marvelous job, the other company I used on the villas and I had to have them back four times, not that they didn't do a good job, but I had to have them come back.

Mr. Montalvo asked what is the timeframe once we approve this?

Mr. Vincutonis stated I haven't had any discussion with them, but I imagine within 30 to 60 days.

Ms. Shouey stated I told them it wouldn't be until after the first of the year. Is January a really good time to do that?

Mr. Flint stated it is in their best interest to get in and out of here as quick as they can because of the MOT and everything they have to deal with.

Ms. Shouey stated if you want to do it sooner, I can get in touch with them.

Mr. Flint stated we have to do a transfer in from the General Fund this year to be able to fund the \$360,000. Usually at the outset you have to pay within 30 days. I think we are fine if we start in November or December.

Mr. Lambert asked approximately how long will they be performing the work?

Mr. Vincutonis stated they could probably do the south section in two weeks and the north section with the base repair is going to be closer to four weeks.

Ms. Shouey stated I will find out.

On MOTION by Mr. Arseniadis seconded by Mr. Montalvo with all in favor the contract for the repaving program was awarded to AAA in the amount of \$360,788.55.

Mr. Flint stated my recommendation to the Board would be to have the Engineer have a construction inspector do periodic inspections because we are doing base work and also we spec'd out thicker pavement in sections, we probably want to make sure we have someone looking at that. There is going to be a cost to that.

FIFTH ORDER OF BUSINESS**Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2018**

Mr. Flint stated next is the agreement with Grau & Associates to prepare the annual independent Audit for Fiscal Year 2018 that just ended on September 30th. You selected Grau and they provided five years of pricing and this is the second year and it is a not to exceed of \$3,900.

On MOTION by Mr. Arseniadis seconded by Mr. Tennyson with all in favor the engagement with Grau & Associates to perform the Fiscal Year 2018 Audit in an amount not to exceed \$3,900 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2019-01 Amending the Fiscal Year 2018 Budget**

Mr. Flint stated next is Resolution 2019-01, which amends the 2018 budget. The District is required if your total expenses exceeds your total budget, not individual line items but the total, the budget needs to be amended within 60 days of the fiscal year. Teresa has prepared this proposed amendment amending the General Fund and the Capital Projects Fund and the net change in the General Fund is \$1,600 and the net change in the Capital Project Fund is approximately \$60,000. We had budgeted \$100,000 for projects, the Board approved \$156,427 so we are recommending you increase the capital project line by \$60,000. There were some interest earnings that increased the line item slightly.

On MOTION by Mr. Lambert seconded by Mr. Tennyson with all in favor Resolution 2019-01 was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2019-02 Declaring Vacancies in Certain Seats**

Mr. Flint stated next is Resolution 2019-02. We have some seats that are up for election and one is Larry's seat and the other one is Ron Root's and Larry missed the date to qualify. The process we have to follow is the Board has to declare the seat vacant as of the second week after the general election because that is when technically his term would end. You have to approve a resolution declaring a vacancy effective two weeks after. Larry can stay in as a holdover or you can re-appoint Larry or someone else to that seat. The first meeting after the second week after the election whenever the Board meets next you will reappoint Larry or someone else to the seat.

On MOTION by Mr. Montalvo seconded by Mr. Tennyson with all in favor Resolution 2019-02 was approved.

EIGHTH ORDER OF BUSINESS

Ratification Items

A. Construction Use Application with Bright House Networks

Mr. Flint stated next is a right of way use application for Bright House Networks, District Counsel worked with Yvonne and Bright House to review and the Chairman executed the agreement allowing Bright House to work within our rights of way for a specific project. They did provide proof of insurance, etc. We are asking the Board to ratify the action of the Chairman.

On MOTION by Mr. Arseniadis seconded by Mr. Lambert with all in favor the construction use application with Bright House Networks was ratified.

B. Proposal from All Terrain Tractor Service, Inc. to Demo and Remove 4 Concrete Monument Signs

Mr. Flint stated we have a proposal with All Terrain Tractor Services that was approved by Yvonne for the demo and removal of four concrete monument signs for a total of \$5,900.

Mr. Montalvo stated the Board had previously discussed it and it was a matter of getting in the queue.

Ms. Shouey stated they were supposed to be out here this week.

Mr. Vincutonis stated I talked to them a couple times. They had someone out looking at it, they wanted to adjust their MOT and I talked to them yesterday and they are hoping to be out here next week.

On MOTION by Mr. Tennyson seconded by Mr. Lambert with all in favor the proposal from All Terrain Tractor Services, Inc. was ratified.

NINTH ORDER OF BUSINESS

Discussion Items

A. Future Capital Projects

Mr. Flint stated there was a request to put future capital projects on the agenda as well as increasing the number of Board Meetings.

Mr. Montalvo stated I have been talking to Yvonne and this is in light of the fact that we are close to paying off the bonds, which is going to lower the assessment starting next year. We do have the O&M that is going to be ongoing and to anticipate what our needs are going to be going into the future because our reserves are dwindling with all these large capital projects. There are other projects that have to be addressed in the future. In terms of getting a realistic view of where we are as a District and these future projects coming down the pike and the revenues we anticipate generating I suggested that we have a discussion on how we address that. There are a couple things I can point to, one in particular is the need for a sidewalk on Laura Lane between Legends and Goodman. In my view that is a high priority project.

Ms. Shouey stated we are going to have to get easements from all those property owners.

Mr. Montalvo stated we don't know if there is an easement there already, because the 7-11 has a sidewalk that stops.

Mr. Flint asked is the right of way the back of the curb?

Ms. Shouey stated I don't know. Mark said we would have to have an easement. It is awfully close to the pond and you would have to have some kind of wall.

Mr. Montalvo stated we can have Mark take a look at that as an Engineer and tell us the most feasible solution for that problem then assign a cost to that. I would like some input from the Board Members and I would like Mark to look at the sidewalk project for Laura Lane.

Ms. Shouey stated if we have to go to the owners I don't believe there will be an objection if we have to get an easement. Do you know how far back of curb we have to be for the sidewalk?

Mr. Vincutonis stated if it is a raised curb you can be right up against it and have a six-foot sidewalk. Five feet is a typical sidewalk.

Ms. Shouey stated I wouldn't want it right up against the curb because there is too much traffic.

Mr. Montalvo stated give us some options and we will talk about this at the December Board Meeting.

Mr. Flint asked from a stormwater management perspective have you done an inspection of all the structures?

Mr. Vincutonis stated about two months ago.

Mr. Flint stated you might want to go back and look at that report as well as any other paving other than Masters and ChampionsGate.

Mr. Tennyson asked can you explain how Districts approach their capital projects?

Mr. Flint stated it is mixed. Most Districts we are involved in, have reserve studies. You are not legally required as a CDD, like an HOA is, to have a reserve study but a lot of times once the developer is no longer controlling the Board, the resident Boards if not sooner will either have the Engineer prepare a reserve study, which tends to be a little more expensive but probably a better study or you can have someone like Reserve Advisors or another firm do that. They are a good tool and cost about \$4,000 and you take it for what it is worth, it is a 5,000 foot look at it versus maybe what the Engineer might do.

Mr. Montalvo stated I think it is time that we do one because that may have an impact and because we are paying off the bond it doesn't mean we are lowering the assessment. I'm not making that assumption until I see the numbers.

Mr. Flint stated we have set aside about \$100,000 a year and the numbers have worked for us but there has not been any science to that.

Mr. Montalvo stated a lot of the infrastructure is 20 years old.

Ms. Shouey stated it is showing right now with the irrigation.

Mr. Flint stated we can bring proposals back in December and if Hanson Walter is comfortable they can provide one and we will get one from Reserve Advisors. Understand there will be a price difference but usually there is a quality difference too. It is not like we have buildings and furnishings and things like that. Reserve does a lot of that stuff and it might be something geared more toward what the Engineer might do.

B. Increasing Number of Board Meetings

Mr. Montalvo stated we are hamstrung as a Board by the Sunshine Laws and quarterly meetings. A good example of that is the signage issue that took three years and is still not complete because we have to wait three months to talk about what we talked about before because we can't discuss it amongst ourselves and now we are talking about aging infrastructure. We have a lot of issues that come up that need Board input. I suggest that rather than having four meetings per year we do six meetings and meet every other month. I would prefer once a month.

Ms. Shouey stated I think with the projects we have coming up that it should be once a month because I'm stuck too until I can get somebody.

Mr. Montalvo stated we budgeted six meetings so let's try that and if we need more than that we will look at the budget.

Mr. Flint stated you can meet as often as you like but there is a cost to it. Right now, you are meeting on the second Tuesday of the month typically with the exception of this meeting so December, February, May and August right now. You need to meet in May and August for your budget process and if you wanted to insert April and July you could do that.

On MOTION by Mr. Montalvo seconded by Mr. Arseniadis with all in favor the annual meeting notice was amended to have meetings the second Tuesday of April and July 2019.

Mr. Root left the meeting at this time.

Mr. Montalvo stated the signs are not yet done.

Ms. Shouey stated he claims they are done; they are not done.

Mr. Montalvo stated he changed the first one coming in by the gas station by 7-11 and the one going up to the clubhouse. He did finally paint this one. I suggest that once they are finished and they come in for their money we have a heart to heart discussion with these folks.

Ms. Shouey stated I think it might take Scott to write a letter to that company because we are getting nowhere. Marc has tried, I have tried and now he is belligerent. He made the mistake and he knows it and he has been out here trying to do everything himself to get it right but it still doesn't look right. It doesn't look like anything we thought we were going to get.

Mr. Montalvo stated I looked at the contract and the reason I haven't been pushy is that contract said he had one year to complete the signage work and that was our mistake, but the year is over. We signed that contract in September 2017.

Ms. Shouey stated he takes total responsibility, but he can't get anybody from his company to help.

Mr. Montalvo stated I talked to his boss in North Carolina and he said we will make it right.

Ms. Shouey stated the problem is they don't have anybody here to work; they have a sales person and nobody to back it up.

Mr. Montalvo stated we did not get what we contracted for.

Mr. Flint stated I will set up a call with Scott, you, Yvonne and me.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from August 1, 2018 through September 30, 2018 in the amount of \$428,885.31.

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

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package. No Board action was required.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Lambert stated on the other side of the ChampionsGate Boulevard near the fence there is a drain and it looks like part of that is breaking off. Another thing as Mr. Yanosik said there is a lot more foot traffic in the whole area and I see a lot more people crossing ChampionsGate Boulevard. Is there anything we can do to increase the safety of the crossing on main roads? Is there more we can do to make it safe for pedestrians? The other thing I see is we have a lot of traffic coming through ChampionsGate and when the red light turns at Legends and ChampionsGate Boulevard the traffic on ChampionsGate ties up that whole road.

Mr. Montalvo stated the problem is there is not a "do not block intersection" sign at that location.

Ms. Shouey stated I don't know where we will put it, but we will put one in, but it may not help.

Mr. Flint stated Yvonne can check on the timing on the lights.

Ms. Shouey stated I will ask our traffic control people to tell me the timing.

Mr. Flint stated as far as additional measures, because you are at an intersection that already has a traffic light, I don't know what else you would do there. If you had a crosswalk where there isn't a traffic light, there are flashing beacons and things you can do to bring attention to the crosswalk.

Mr. Lambert stated I just want to be sure we make it as safe as we can. My last item is, in the morning if you are coming from Reunion and you are trying to get on I-4 you have that long backup, people have been coming under the bridge to the light where I-4 gets off and do a U-turn going back.

Ms. Shouey stated they have a special unit, they were out here four days in a row from 6:00 a.m. to 9:00 a.m. and nobody made that turn. They made sure I was aware.

Mr. Lambert stated I see it at least once a week and if they have units out there and they are marked, drivers aren't going to do that.

Mr. Montalvo stated maybe the unit that is out there checking on trucks can also look at that.

Ms. Shouey stated I don't know, they are only going to be here four hours.

Mr. Flint stated blocking the intersection, the Sheriff's Office enforces that and you always have the option of additional enhanced patrol, which would cost the District money if we can't get them to increase the level of service.

Mr. Montalvo asked what does a four-hour shift cost?

Mr. Shouey stated \$42 an hour. I will talk to the traffic control people and see what they can do.

Developer Update

Ms. Shouey stated we are getting ready to open the shopping center, we have four stores going in, a chicken place, Body Beautiful, Little Greek and Great Clips. We are also doing 307 apartments on the corner; the first building is up.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

There being none,

On MOTION by Mr. Montalvo seconded by Mr. Arseniadis with all in favor the meeting adjourned at 3:19 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

CLARK & ALBAUGH, LLP

ATTORNEYS & COUNSELORS AT LAW

700 W. Morse Boulevard, Suite 101
Winter Park, Florida 32789
Tel. 407-647-7600 / Fax 407-647-7622
Website: www.winterparklawyers.com

SCOTT D. CLARK
MITCHELL E. ALBAUGH

November 12, 2018

Poblocki Sign Company, LLC
1 Kitty Hawk Drive, Suite 100
Morisville, NC 27560

Poblocki Sign Company, LLC
922 S. 7th Street
West Allis, WI 53214

Attention: Luke Minton

**RE: ChampionsGate Community Development District
Agreement to Furnish and Install Wayfinding Signage**


Dear Mr. Minton:

This firm represents ChampionsGate Community Development District (the "District") in connection with the referenced matter. As you know, the District is not satisfied with your purported performance of the referenced Agreement. Specifically, the signage furnished and installed does not conform to the renderings included in your Proposal attached as Exhibit "A" to the Agreement and incorporated therein. As you also know, the District's satisfaction is a precondition to payment and the Agreement may be terminated or cancelled by either party upon 30 days written notice to the other party.

The purpose of this letter is to notify you that you have 10 days from the date hereof to present the District with a plan to satisfactorily perform the Agreement. Should you fail to do so, the District will be forced to terminate the Agreement and may, at its option, seek to recover from you its initial deposit.

We look forward to and anticipate your complete cooperation in this regard.

Very truly yours,
CLARK & ALBAUGH, LLP



Mitchell E. Albaugh
For the Firm

MEA/
cc: Client



November 20, 2018

Clark & Albaugh, LLP
700 W. Morse Boulevard, Suite 101
Winter Park, Florida 32789

Attention: Mitchell E. Albaugh

RE: ChampionsGate Community Development District
Agreement to Furnish and Install Wayfinding Signage

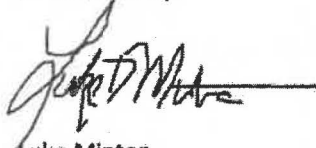
Dear Mr. Albaugh:

Our firm received on November 19, 2018 your letter dated November 12, 2018. Our written response provided today is to inform all parties interested and involved that our firm wishes to present the District with a plan to satisfactorily perform the above mentioned Agreement.

Pursuant to this endeavor, and in addition to this written response, we delivered a verbal inquiry with the ChampionsGate Property Management Office on the afternoon of November 19, 2018 with the stated goal being to fully understand the issue(s) that cause the stated dissatisfaction.

We look forward to the opportunity to discuss this subject as soon as possible such that a proper and effective Performance Plan can be presented in a timely manner.

Most Sincerely,



Luke Minton
SENIOR SALES CONSULTANT

lminton@poblocki.com
DIRECT: (407) 885-4097

LDM/
cc: ChampionsGate Property Management Office

MILWAUKEE RALEIGH MINNEAPOLIS CHARLESTON CHICAGO GRAND RAPIDS ORLANDO TAMPA CHARLOTTE

922 SOUTH 70TH STREET MILWAUKEE WISCONSIN 53214
PHONE: (414) 453-4010 FAX: (414) 453-3070

201 KITTY HAWK DRIVE SUITE 100 MORRISVILLE NORTH CAROLINA 27560
PHONE: (919) 354-3800 FAX: (919) 354-3850

SECTION VII

SECTION A

SECTION 1

CLARK & ALBAUGH, LLP

ATTORNEYS & COUNSELORS AT LAW

700 W. Morse Boulevard, Suite 101
Winter Park, Florida 32789
Tel. 407-647-7600 / Fax 407-647-7622
Website: www.winterparklawyers.com

SCOTT D. CLARK
MITCHELL E. ALBAUGH

November 28, 2018

ChampionsGate Community Development District
c/o GMS, LLC
135 W. Central Blvd., Suite 320
Orlando, FL 32801

Re: Fee rates for 2019

Dear Sirs:

With this letter, I am requesting an adjustment in the firm's hourly rates for the fiscal year that starts January 1, 2019. Our new rate for attorney services will be \$300.00 per hour.

I always hesitate when increasing rates of this nature. The rate you were previously charged has been in force for at least six years, and this increase is just more than five percent. In general, our firm expenses continue to increase at a rate greater than our hourly rate increases. We will continue our policy not to charge for routine postage, photocopies, facsimiles or long distance, unless the charges are significant. We never apply an upcharge or administrative fee to any costs that we bill.

In the event that you wish to discuss this matter, I will be happy to do so. I appreciate the confidence the Board has given me in the past, and look forward to working together in the future.

Sincerely,



Scott D. Clark
Managing Partner



SECTION C

SECTION 1

Champions Gate Community Development District

Check Run Summary

October 1, 2018 thru November 30, 2018

Fund	Date	Check No.'s		Amount
General Fund	10/4/18	4351-4356	\$	28,054.75
	10/5/18	4357	\$	520.00
	10/12/18	4358-4362	\$	4,732.11
	10/15/18	4363	\$	3,409.26
	10/23/18	4364-4367	\$	3,785.68
	11/8/18	4368-4377	\$	28,437.73
	11/15/18	4378	\$	3,521.60
	11/16/18	4379-4381	\$	3,496.71
	11/26/18	4382	\$	111,458.56
	11/29/18	4383-4384	\$	2,122.00
			\$	189,538.40
Capital Reserves	10/5/18	41	\$	28,984.88
			\$	28,984.88
Payroll	<u>October 2018</u>			
	Darin Tennyson	50294	\$	184.70
	John Lambert	50295	\$	184.70
	Laurence Arseniadis	50296	\$	184.70
	Phillip Montalvo	50297	\$	184.70
	Ronald Root	50298	\$	184.70
			\$	923.50
			\$	219,446.78

*** CHECK DATES 10/01/2018 - 11/30/2018 ***

CHAMPIONSGATE - GENERAL FUND
BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/04/18	00047	10/01/18 6365774	201810 320-53800-46900	MOSQUITO MGMT SERV OCT18	*	935.00	
				CLARKE ENVIRONMENTAL MOSQUITO MGMT			935.00 004351
10/04/18	00129	10/01/18 2	201810 310-51300-31300	REV.AMORT 11/1 PREPAYMENT	*	250.00	
				DISCLOSURE SERVICES, LLC			250.00 004352
10/04/18	00057	10/01/18 48854	201809 320-53800-34500	SECURITY DETAIL SEP18	*	1,872.00	
				OSCEOLA COUNTY SHERIFF			1,872.00 004353
10/04/18	00105	10/01/18 43374	201810 320-53800-12000	ONSITE SERVICES OCT18	*	12,299.84	
				RIDA ASSOCIATES LIMITED PARTNERSHIP			12,299.84 004354
10/04/18	00048	10/01/18 1810-004	201810 320-53800-47200	TRAFFIC SIGNAL MAINT. OCT	*	196.00	
				TRAFFIC ENGINEERING & MANAGEMENT			196.00 004355
10/04/18	00056	9/28/18 56962	201809 320-53800-46300	LEGENDS BLVD - RPLC PALM	*	450.00	
		9/28/18 56963	201809 320-53800-46300	RPLC MAT. LANDSCAPE BED	*	420.00	
		10/01/18 56980	201810 320-53800-46200	LANDSCAPE MAINT OCT18	*	11,631.91	
				WEBER ENVIRONMENTAL SERVICES			12,501.91 004356
10/05/18	00030	10/01/18 16097	201808 310-51300-31500	TELECOM. SPECTRUM AGREE.	*	312.00	
		10/01/18 16097A	201809 310-51300-31500	REVIEW COI SPECTRUM	*	208.00	
				CLARK & ALBAUGH, LLP			520.00 004357
10/12/18	00042	9/28/18 788292	201809 320-53800-47300	RPLC 3 LAMPS/2 BALLAST	*	831.40	
		9/28/18 788293	201809 320-53800-47300	CHECK POLES/INST. FUSES	*	475.00	
		9/28/18 788294	201809 320-53800-47300	RPLC/INST/TEST CONDUIT	*	605.00	
				ALL STATES LIGHTING, INC			1,911.40 004358
10/12/18	00003	10/02/18 6-324-55	201809 310-51300-42000	DELIVERY 09/24/18	*	19.71	
				FEDEX			19.71 004359

CHMP CHAMP GATE TVISCARRA

*** CHECK DATES 10/01/2018 - 11/30/2018 ***

CHAMPIONSGATE - GENERAL FUND

BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/12/18	00117	10/03/18 29256	201809 320-53800-47200 DETECT/REMOVE WARNINGS	FAUSNIGHT STRIPE & LINE INC.	*	1,872.00	1,872.00 004360
10/12/18	00095	10/09/18 5265949	201809 310-51300-31100 INSPEC EXHIBIT PLN/SURVEY	HANSON WALTER & ASSOCIATES, INC.	*	465.00	465.00 004361
10/12/18	00026	10/01/18 387274	201810 320-53800-46800 WATER MGMT SERVICES OCT18	THE LAKE DOCTORS, INC.	*	464.00	464.00 004362
10/15/18	00049	10/01/18 178	201810 310-51300-34000 MANAGEMENT FEES-OCT18		*	3,050.25	
		10/01/18 178	201810 310-51300-35100 INFORMATION TECH-OCT18		*	266.67	
		10/01/18 178	201810 310-51300-31300 DISSEMINATION SVES-OCT18		*	83.33	
		10/01/18 178	201810 310-51300-51000 OFFICE SUPPLIES		*	.51	
		10/01/18 178	201810 310-51300-42000 POSTAGE		*	8.50	
				GOVERNMENTAL MANAGEMENT SERVICES			3,409.26 004363
10/23/18	00104	10/01/18 71413	201810 310-51300-54000 FY19 SPECIAL DISTRICT FEE	DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00 004364
10/23/18	00004	9/24/18 14271560	201809 310-51300-48000 NOT.OF FY19 MEETING DATES	ORLANDO SENTINEL	*	233.75	233.75 004365
10/23/18	00057	10/15/18 48892	201810 320-53800-34500 SECURITY DETAIL OCT18	OSCEOLA COUNTY SHERIFF	*	1,872.00	1,872.00 004366
10/23/18	00056	9/24/18 56941	201809 320-53800-35100 MAINLINE REPAIR AT 3" TEE		*	332.34	
		10/10/18 57145	201810 320-53800-35100 RPR/RPLC MAINLINE/SPRINKLR	WEBER ENVIRONMENTAL SERVICES	*	1,172.59	1,504.93 004367
11/08/18	00047	11/02/18 6365857	201811 320-53800-46900 MOSQUITO MGMT SERV NOV18	CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	935.00	935.00 004368

CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/08/18	00030	11/01/18 16163	201810 310-51300-31500 REV.PUB.RCRDS/AGNDA/CON.	CLARK & ALBAUGH, LLP	*	541.50	541.50 004369
11/08/18	00003	10/23/18 6-346-72	201810 310-51300-42000 DELIVERY 10/13/18	FEDEX	*	192.19	192.19 004370
11/08/18	00022	10/25/18 16759A	201810 320-53800-46800 FOUNTAIN BOWL CLEAN OCT18	FOUNTAIN DESIGN GROUP, INC.	*	150.00	150.00 004371
11/08/18	00026	11/01/18 393419	201811 320-53800-46800 WATER MGMT SERVICES NOV18	THE LAKE DOCTORS, INC.	*	464.00	464.00 004372
11/08/18	00057	10/29/18 48935	201810 320-53800-34500 SECURITY DETAIL OCT18	OSCEOLA COUNTY SHERIFF	*	1,560.00	1,560.00 004373
11/08/18	00106	11/01/18 R332527-	201811 310-51300-49100 2018 PROPERTY TAX 100A0		*	1.48	
		11/01/18 R332527-	201811 310-51300-49100 2018 PROPERTY TAX 10P10		*	1.70	
		11/01/18 R332527-	201811 310-51300-49100 2018 PROPERTY TAX 10040		*	7.29	
		11/01/18 R332527-	201811 310-51300-49100 2018 PROPERTY TAX 100A0		*	18.97	
				BRUCE VICKERS, TAX COLLECTOR			29.44 004374
11/08/18	00105	10/29/18 43402	201811 320-53800-12000 ONSITE SERVICES NOV18	RIDA ASSOCIATES LIMITED PARTNERSHIP	*	12,299.84	12,299.84 004375
11/08/18	00048	11/01/18 1811-003	201811 320-53800-47200 TRAFFIC SIGNAL MAINT. NOV	TRAFFIC ENGINEERING & MANAGEMENT	*	196.00	196.00 004376
11/08/18	00056	8/14/18 56649	201808 320-53800-35100 RPLC SWING JOINT/HEADS		*	437.85	
		11/01/18 57242	201811 320-53800-46200 LANDSCAPE MAINT NOV18	WEBER ENVIRONMENTAL SERVICES	*	11,631.91	12,069.76 004377
11/15/18	00049	11/01/18 179	201811 310-51300-34000 MANAGEMENT FEES-NOV18		*	3,050.25	

*** CHECK DATES 10/01/2018 - 11/30/2018 ***

CHAMPIONSGATE - GENERAL FUND
BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/01/18	179	201811 310-51300-35100			*	266.67	
		INFORMATION TECH-NOV18					
11/01/18	179	201811 310-51300-31300			*	83.33	
		DISSEMINATION-NOV18					
11/01/18	179	201811 310-51300-51000			*	25.75	
		OFFICE SUPPLIES					
11/01/18	179	201811 310-51300-42000			*	12.50	
		POSTAGE					
11/01/18	179	201811 310-51300-42500			*	83.10	
		COPIES					
GOVERNMENTAL MANAGEMENT SERVICES						3,521.60	004378
11/16/18	00095	11/08/18 5266236	201810 310-51300-31100		*	973.75	
		CDD MTG/LAURA LANE/REV.					
HANSON WALTER & ASSOCIATES, INC.						973.75	004379
11/16/18	00057	11/13/18 48974	201810 320-53800-34500		*	312.00	
		SECURITY DETAIL OCT18					
		11/13/18 48974A	201811 320-53800-34500		*	1,287.00	
		SECURITY DETAIL NOV18					
OSCEOLA COUNTY SHERIFF						1,599.00	004380
11/16/18	00056	10/24/18 57209	201810 320-53800-35100		*	164.32	
		REPAIR BROKEN LINES					
		11/06/18 57377	201811 320-53800-35100		*	759.64	
		RECON.PIPE/CAP/RPR HOLE					
WEBER ENVIRONMENTAL SERVICES						923.96	004381
11/26/18	00073	11/26/18 11262018	201811 300-20700-10000		*	8,446.49	
		FY18 DEBT SERVICE ASSESS					
		11/26/18 11262018	201811 300-20700-10000		*	103,012.07	
		FY19 DEBT SERVICE ASSESS					
CHAMPIONSGATE CDD C/O USBANK						111,458.56	004382
11/29/18	00022	11/26/18 16911A	201811 320-53800-46800		*	150.00	
		FOUNTAIN BOWL CLEAN NOV18					
FOUNTAIN DESIGN GROUP, INC.						150.00	004383
11/29/18	00057	11/26/18 49035	201811 320-53800-34500		*	1,972.00	
		SECURITY DETAIL NOV18					
OSCEOLA COUNTY SHERIFF						1,972.00	004384
TOTAL FOR BANK A						189,538.40	
TOTAL FOR REGISTER						189,538.40	
CHMP CHAMP GATE				TVISCARRA			

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/03/18
 *** CHECK DATES 10/01/2018 - 11/30/2018 *** CHAMPIONSGATE-CAPITAL RESERVE
 BANK B CHAMPIONSGATE CDD

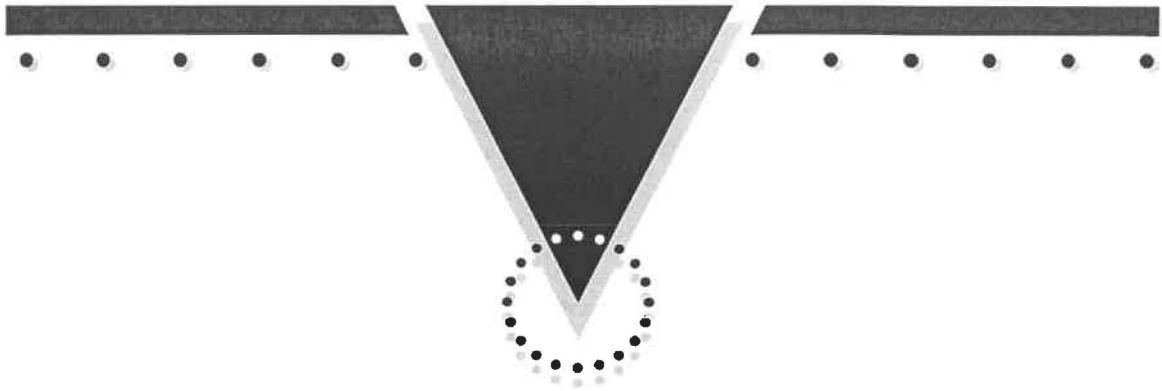
PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/05/18	00019	10/02/18 17449	201809 320-53800-53000		*	28,984.88	
		BERWICK	DR - ASPHALT/EDGE				
			H&S INVESTMENT GROUP OF CFL				28,984.88 000041

				TOTAL FOR BANK B		28,984.88	
				TOTAL FOR REGISTER		28,984.88	

CHMP CHAMP GATE TVISCARRA

SECTION 2



**ChampionsGate
Community Development District**

**Unaudited Financial Reporting
November 30, 2018**



Table of Contents

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
November 30, 2018

	Governmental Fund Types			Totals
	General Fund	Debt Service Fund	Capital Projects Fund	2019
<u>ASSETS</u>				
<u>Cash</u>				
Operating Account	\$281,282	---	---	\$281,282
Custody Account	\$5,452	---	---	\$5,452
<u>Investments</u>				
Reserve - A	---	\$1,311,719	---	\$1,311,719
Prepayment - A	---	\$3,705	---	\$3,705
Revenue	---	\$564,869	---	\$564,869
Capital Reserves	---	---	\$57,661	\$57,661
State Board of Administration	---	---	\$301,328	\$301,328
TOTAL ASSETS	\$286,734	\$1,880,292	\$358,989	\$2,526,015
<u>LIABILITIES</u>				
Accounts Payable	---	---	---	---
<u>Fund Equity and Other Credits</u>				
Restricted for Debt Service	---	\$1,880,292	---	\$1,880,292
Assigned for Capital Projects	---	---	\$358,989	\$358,989
Unassigned	\$286,734	---	---	\$286,734
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$286,734	\$1,880,292	\$358,989	\$2,526,015

ChampionsGate

Community Development District

General Fund

Statement of Revenues & Expenditures
For Period Ending November 30, 2018

	General Fund Budget	Prorated Budget Thru 11/30/18	Actual Thru 11/30/18	Variance
Revenues:				
Special Assessments	\$731,679	\$57,383	\$57,383	\$0
Interest	\$0	\$0	\$18	\$18
Total Revenues	\$731,679	\$57,383	\$57,401	\$18
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$6,000	\$1,000	\$1,000	\$0
FICA Expense	\$459	\$77	\$77	\$0
Engineering	\$10,000	\$1,667	\$974	\$693
Attorney	\$22,500	\$3,750	\$542	\$3,209
Annual Audit	\$3,900	\$0	\$0	\$0
Management Fees	\$36,603	\$6,101	\$6,101	\$0
Information Technology	\$3,200	\$533	\$533	(\$0)
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$4,337	\$0	\$0	\$0
Arbitrage Rebate	\$450	\$450	\$0	\$450
Dissemination	\$1,250	\$208	\$417	(\$208)
Telephone	\$100	\$17	\$0	\$17
Postage	\$1,200	\$200	\$213	(\$13)
Insurance	\$10,500	\$10,500	\$10,331	\$169
Printing & Binding	\$1,000	\$167	\$83	\$84
Legal Advertising	\$1,500	\$250	\$0	\$250
Other Current Charges	\$250	\$42	\$23	\$19
Property Appraiser Fee	\$500	\$0	\$0	\$0
Property Taxes	\$15	\$15	\$29	(\$14)
Office Supplies	\$250	\$42	\$26	\$15
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$109,189	\$30,192	\$25,523	\$4,669
<u>Maintenance</u>				
Property Insurance	\$22,900	\$22,900	\$19,926	\$2,974
Landscape Maintenance Contract	\$139,583	\$23,264	\$23,264	\$0
Landscape Miscellaneous	\$8,000	\$1,333	\$0	\$1,333
Irrigation System/Maintenance	\$15,000	\$2,500	\$2,097	\$403
Irrigation Wells	\$0	\$0	\$0	\$0
Lakes/Fountains	\$13,200	\$2,200	\$1,228	\$972
Lighting	\$12,000	\$2,000	\$0	\$2,000
Miscellaneous	\$2,000	\$333	\$0	\$333
Painting Public Areas	\$600	\$100	\$0	\$100
Traffic Signals	\$8,000	\$1,333	\$392	\$941
Sidewalks	\$10,000	\$1,667	\$0	\$1,667
Signage	\$6,000	\$1,000	\$0	\$1,000
Trash Removal	\$3,700	\$617	\$615	\$2
Electric	\$45,000	\$7,500	\$7,657	(\$157)
Water/Sewer	\$1,000	\$167	\$23	\$144
Security	\$46,000	\$7,667	\$7,003	\$664
Onsite Management	\$147,600	\$24,600	\$24,600	\$0
Mosquito Control	\$7,600	\$1,267	\$1,870	(\$603)
Transfer Out - Capital Reserve	\$234,307	\$0	\$0	\$0
Total Maintenance	\$722,490	\$100,447	\$88,674	\$11,773
Total Expenditures	\$831,679	\$130,639	\$114,197	\$16,442
Excess Revenues (Expenditures)	(\$100,000)		(\$56,796)	
Fund Balance - Beginning	\$100,000		\$343,530	
Fund Balance - Ending	\$0		\$286,734	

ChampionsGate

Community Development District

Debt Service Fund - Series 1998A

Statement of Revenues & Expenditures

For Period Ending November 30, 2018

	Debt Service Budget	Prorated Budget Thru 11/30/18	Actual Thru 11/30/18	Variance
<u>Revenues:</u>				
Special Assessments	\$1,311,719	\$103,012	\$103,012	\$0
Interest	\$500	\$83	\$938	\$854
Total Revenues	\$1,312,219	\$103,095	\$103,950	\$854
<u>Expenditures:</u>				
Special Call - 11/1	\$0	\$0	\$25,000	(\$25,000)
Interest - 11/1	\$77,031	\$77,031	\$77,031	\$0
Principal - 5/1	\$1,195,000	\$0	\$0	\$0
Interest - 5/1	\$77,031	\$0	\$0	\$0
Total Expenditures	\$1,349,063	\$77,031	\$102,031	(\$25,000)
Excess Revenues (Expenditures)	(\$36,844)		\$1,918	
Fund Balance - Beginning	\$531,838		\$1,878,374	
Fund Balance - Ending	\$494,995		\$1,880,292	

ChampionsGate
Community Development District

Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending November 30, 2018

	Capital Reserves Budget	Prorated Budget Thru 11/30/18	Actual Thru 11/30/18	Variance
<u>Revenues:</u>				
Transfer In	\$234,307	\$0	\$0	\$0
Interest	\$100	\$17	\$1,211	\$1,194
Total Revenues	\$234,407	\$17	\$1,211	\$1,194
<u>Expenditures:</u>				
Capital Projects - Other	\$360,000	\$60,000	\$0	\$60,000
Total Expenditures	\$360,000	\$60,000	\$0	\$60,000
Excess Revenues (Expenditures)	(\$125,593)		\$1,211	
Fund Balance - Beginning	\$256,874		\$357,779	
Fund Balance - Ending	\$131,281		\$358,989	

ChampionsGate CDD

	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Total
Revenues:													
Special Assessments	\$0	\$57,383	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,383
Interest	\$8	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18
Total Revenues	\$8	\$57,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,401
Expenditures:													
<u>Administrative</u>													
Supervisors Fees	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA Expense	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
Engineering	\$974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$974
Attorney	\$542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$542
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,050	\$3,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,101
Information Technology	\$267	\$267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$533
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$333	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$201	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213
Insurance	\$10,331	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,331
Printing & Binding	\$0	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$5	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29
Office Supplies	\$1	\$26	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$21,954	\$3,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,523
<u>Maintenance</u>													
Property Insurance	\$19,926	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,926
Landscape Maintenance Contract	\$11,632	\$11,632	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,264
Landscape Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation System/Maintenance	\$1,337	\$760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,097
Irrigation Wells	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lakes/Fountains	\$614	\$614	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,228
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Painting Public Areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Traffic Signals	\$196	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trash Removal	\$307	\$308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$615
Electric	\$3,719	\$3,939	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,657
Water/Sewer	\$11	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23
Security	\$3,744	\$3,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,003
Onsite Management	\$12,300	\$12,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,600
Mosquito Control	\$935	\$935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,870
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$54,719	\$33,955	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,674
Total Expenditures	\$76,673	\$37,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,197
Excess Revenues (Expenditures)	(\$76,665)	\$19,869	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$56,796)

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	\$1,311,719	
RESERVE FUND BALANCE	\$1,311,719	
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)
LESS: SPECIAL CALL 11/1/18		(\$25,000)
CURRENT BONDS OUTSTANDING		\$2,440,000

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