

*ChampionsGate Community
Development District*

Agenda

April 12, 2021

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 5, 2021

Board of Supervisors
ChampionsGate Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the ChampionsGate Community Development District will be held **Monday, April 12, 2021 at 2:00 p.m.** at the offices of **Rida and Associates, 8390 ChampionsGate Blvd., Suite 104, ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 8, 2021 Meeting
4. Consideration of Resolution 2021-03 Providing for Removal and Appointment of Treasurer and Appointment of Assistant Treasurer
5. Ratification of E-Verify Memorandum of Understanding
6. Consideration of Resolution 2021-04 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing
7. Ratification of Proposals from Weber Environmental Services for Landscaping Repairs and Enhancements
8. Consideration of ROW Utilization Agreement with Duke Energy Related to Crossing Masters Blvd.
9. Consideration of Proposal from All-Rite Fence Services, Inc. for Installation of Fence Along Laura Lane
10. Discussion Items
 - A. Crosswalk Painting
 - B. Street Curb Cleaning
 - C. Update on Utility Work on Masters Blvd.
 - D. Proposed Roadway Improvements in Vicinity of Masters Blvd. and Goodman Road
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
12. Other Business
13. Supervisor's Requests
14. 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 February 8, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2021-03 providing for the removal and appointment of Treasurer and appointment of Assistant Treasurer. A copy of the Resolution is enclosed for your review.

The fifth order of business is the ratification of the E-Verify System Memorandum of Understanding. The MOU is enclosed for your review.

The sixth order of business is the consideration of Resolution 2021-04 approving the proposed Fiscal Year 2022 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The seventh order of business is the ratification of proposals (3) from Weber Environmental Services for various landscaping repairs and enhancements. The proposals are enclosed for your review.

The eighth order of business is the consideration of a Right of Way (ROW) Utilization agreement with Duke Energy related to crossing Masters Blvd. A copy of the agreement will be provided under separate cover.

The ninth order of business is the consideration of proposal from All-Rite Fence Services, Inc. to install fence along Laura Lane. A copy of the proposal will be provided under separate cover.

The tenth order of business are the Discussion Items. These are open discussion items and no back-up material is available.

The eleventh order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the check register being submitted for approval and Sub-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,



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 Monday, February 8, 2021 at 2:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present and constituting a quorum were:

Lee Dawson	Chairman
Darin Tennyson	Vice Chairman
Elizabeth Allen	Assistant Secretary
Wesley Holland	Assistant Secretary
Darlene Clevenger	Assistant Secretary

Also present were:

George Flint	District Manager
Scott Clark	District Counsel
Mark Vincutonis	Hanson Walter by telephone
Marc Reicher	RIDA Development
Yvonne Shouey	RIDA Development by telephone
Victor Vacanti	Resident

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. Vacanti stated I submitted a letter of interest to serve on the Board.

Mr. Flint stated we did provide that to the Board prior to the last meeting. The Board didn't take any action on the vacancy at the last meeting, we have it on the agenda again today.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fill Seat #2

Mr. Flint stated seat 2 was up for election last November, currently occupied by Mr. Tennyson. No one qualified to run for that seat, so Mr. Tennyson is in a holdover position in that seat until the Board reappoints him or appoint another qualified elector. We have this on the

agenda today and your options would be to either reappoint Mr. Tennyson or appoint someone else to that seat who is a qualified elector.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor Mr. Tennyson was reappointed to seat no. 2.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint being a notary public of the State of Florida administered the Oath of Office to Mr. Tennyson.

C. Consideration of Resolution 2021-02 Officers

Mr. Flint stated any time there is an election, Chapter 190 and the District's rules require you to consider officers for the District. We included Resolution 2021-02 in your agenda that elects a Chair, Vice Chair, Secretary, Treasurer, Assistant Secretaries and Assistant Treasurers. Currently Mr. Dawson is the Chair, Mr. Tennyson is Vice Chair, the other three Board members are Assistant Secretaries, I am the Secretary, Ariel Lovera the District's accountant is the Treasurer and Yvonne was designated as an Assistant Treasurer. We can handle each seat individually or a Board member can move to elect a slate of officers.

On MOTION by Mr. Dawson seconded by Mr. Holland with all in favor Resolution 2021-02 was approved reflecting the same slate of officers as outlined above.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 14, 2020 Meeting

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor the minutes of the December 14, 2020 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

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

Mr. Flint stated each year the Board approves an agreement with the Osceola County Property Appraiser. This is a confidentiality agreement basically saying that any information they provide to us as part of us certifying an assessment roll back to them that is confidential

would remain confidential. This is the same agreement you approved last year. Typically, any confidential information is redacted when they provide it to us anyway, but this covers situations for certain individuals who are allowed to file to have their information exempt from public records requests if they are law enforcement or fire fighters. I executed this agreement because it is a standard agreement and there was a timeframe for getting it signed and I ask the Board to ratify my action in doing that.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the data sharing and usage agreement with the Osceola County Property Appraiser was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Proposal from Weber Environmental Services for Landscape Maintenance Repairs

Mr. Flint stated next is ratification of a proposal from Weber Environmental Services for landscape maintenance repairs. It appears to be irrigation repairs that Yvonne signed and we are asking the Board to ratify that.

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor execution of the proposal from Weber Environmental Services for landscape maintenance repairs in the amount of \$850.42 was ratified.

SEVENTH ORDER OF BUSINESS

Discussion of E-Verify Memorandum and Ratification of Execution of Memorandum of Understanding

Mr. Clark stated I passed out a memorandum of understanding, which is entered into between Homeland Security and the District. The reason for that is last year the legislature passed a mandatory E-Verify and made it apply to a lot of types of businesses including local governments. We are required to do a couple things; we are required to E-Verify anyone who becomes an employee of the District and we have none and we are required to put provisions in our contracts to ensure that any parties we contract with will do the same thing. This is an agreement that Homeland Security has required every employer, every governmental agency to log in and electronically agree to. It has been presented for ratification because in order to register with the system you have to click and agree to abide by the terms of this. Again, we don't employ any people so it is only a matter of technical compliance. Since the legislation was

passed last year, we have been putting the contract provisions in every new contract or every contract that comes up for renewal just to get ahead. We are in compliance with that portion of it as well. The request is to ratify the District entering into the form of agreement with Homeland Security.

Mr. Reicher asked does that pertain to third party services too?

Mr. Clark responded any vendor we enter into a contract with has to comply with the E-Verify requirements.

Mr. Reicher asked is the obligation on them?

Mr. Clark stated the contract says that they will do it and it gives us the ability to terminate any of our contracts if there is an issue that comes up with non-compliance. We have them certify to us and we are good unless we obtain information that tells us the certification was false.

Ms. Clevenger asked what do we do with contracts we entered into prior to this legislation?

Mr. Clark stated we will do an addendum and put that provision in place.

On MOTION by Mr. Holland seconded by Ms. Allen with all in favor execution of the memorandum of understanding for the E-Verify System was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Vincutonis stated the majority of the boardwalk is basically complete. They are starting to mobilize for the concrete sidewalk connections at either end and I will be out there late tomorrow afternoon to look at the form work they are going to set up and hopefully, by weeks end we have the sidewalk down. Then they will do restoration and sod.

Mr. Dawson stated my understanding the last time we chatted that chain link fence is necessary, that is the secondary fence on the concrete to keep landscape maintenance workers from falling into the lake. I think that is what was stated last time.

Mr. Vincutonis stated that is what it is for.

Mr. Dawson asked is there any way we can beautify that? It doesn't quite fit the whole look.

Mr. Reicher stated you can do the black vinyl on it and it disappears. Is there a height requirement?

Mr. Vincutonis stated I believe it is 42", it is kind of a railing when you have a drop off.

Ms. Allen stated I didn't realize the side of the boardwalk was going to be fencing as well instead of wooden railings. I was surprised to see that.

Mr. Tennyson stated I think it looks fine with the black on the fence on the boardwalk.

Ms. Allen asked do we have any other options?

Mr. Vincutonis stated you could do a decorative type fence, aluminum, something that matches the handrail on the boardwalk so they match. You have to have some sort of vertical barrier to prevent people from falling off.

Ms. Allen asked is that something you would explore and come back with some options?

Mr. Reicher stated Yvonne and I would explore it probably. We will work with the Engineer.

Mr. Vincutonis stated there is a 42" minimum and the material is up to you as to how much you want to spend and how pretty you want it to look.

Mr. Reicher stated George and Yvonne were talking about whether we should be adding any lighting to that area.

Ms. Allen stated I went back to my notes and we had passed something to put seven additional streetlights on Laura Lane. We discussed it in the budget season of 2019. I don't know what happened, but it is very dark.

Mr. Flint stated I went back and found it in discussion in the minutes at one meeting. Are you saying there was action at a prior meeting?

Ms. Allen stated that was my understanding because I was fairly new at the time we were reviewing the budget and I recall talking about there were seven street lights approved so I asked was that included in the budget line item for electricity.

Mr. Reicher asked are we trying to approve streetlights or pathway lights?

Mr. Dawson stated there is no electricity in that area so we could put three or four solar lights along the way, it doesn't have to be lit brightly.

Mr. Reicher stated we would want to put the hats a little higher than it would be on a pathway from a durability standpoint, but you can buy those fixtures that fit into a pole setting and it would be a matter of sinking poles with a hat on it that has a photocell on top of it. They have some decorative ones that range wildly in price. Is there an issue with providing enough light from a liability standpoint?

Mr. Clark stated you always have some liability if you have a walkway and it is poorly lit either from stumbling or criminal opportunity and things like that. You always want adequate lighting.

Ms. Allen stated that was the issue, we needed more light because people were walking on Laura Lane and that was the intermediary step, I thought we took. It didn't dawn on me until I saw the boardwalk and I saw it in the evening and it was dark.

Mr. Flint stated there are plenty of walkways that aren't lit in community development districts. We have plenty of walkways, nature trails, pathways that are not intended to be walked on after dark that don't have lights. They have some pretty good solar lights.

Mr. Reicher asked do we need a photometric study in terms of how many lumens per foot we need on this so we can understand the specs?

Mr. Vincutonis responded you could, we could get a lighting engineer to take a look at that if you do want to do a photometrics plan and that boil down to how strong the lights are and how far apart they are spaced.

Mr. Reicher stated I wonder if Allstate does this stuff? They provide the maintenance on all the other lights, maybe we should start with them. If it is the Board's pleasure, we can look into it and give you options next time we meet and Yvonne and I will work on that.

Ms. Allen asked what is the expected completion date of this project?

Mr. Vincutonis responded substantial completion within a couple weeks then the county will come out and do a walk through and any punch list items would then need to be addressed, then the final signoff and acceptance would be issued by the county.

Mr. Flint stated if there were a legal requirement to have lighting the county would have required that as part of the permitting process.

Mr. Reicher stated we do have an approved pole structure and those poles are expensive.

Mr. Flint stated we have communities with clubhouses that the parking lots are lit by solar, so the technology has come a long way. We will put that on the agenda and also put the fencing replacement.

Mr. Dawson stated I could always stop in and take a quick look and if there are ten options maybe get that down to five and have the Board take a look at the rest of them.

Mr. Reicher stated they range from \$500 per fixture to \$5,000 per fixture depending on what you want to do.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from November 30, 2020 through January 31, 2021 in the amount of \$69,638.33.

On MOTION by Mr. Tennyson seconded by Mr. Holland with all in favor the check registers were approved.
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ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package. No Board action was required.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Allen stated the trailer in the parking lot at Millers with the graffiti all over the side of it.

Mr. Reicher stated we have given notice and asked Shawn to move it. The other action plan we had about compliance, which is really a master design review, not a District review was the real estate sign, which they painted it last week; we were trying to get her to comply.

Ms. Allen stated another thing that has cropped up the last two weekends is we have realtors putting signs up and down Masters Boulevard.

Mr. Reicher stated it is a violation of the master design review, any type of sign that shows up should be removed by our maintenance guys. Send it to us and we will let them know that is not in compliance.

The bid is now open for the interchange and they will probably mobilize in April or May and as soon as there is a more public schedule we will share that with the community and this Board. The plans require a lot of coordination between Weber and so on and so forth. It is a big project and there will be a mobility plan that is attached to it in terms of how to route traffic in the neighborhood. The auxiliary lanes on I-4 are run by the Turnpike Authority and they have a different fiscal year, which starts July 1, so it is in their July 1 budget to do those additional lanes. The design is well underway and we are hopeful and excited that is going to work.

The HCA Medical Center is back under construction.

Ms. Allen asked can the parcel at the end of Legends be developed into a dog park or something aesthetically pleasing so that the people don't use it as a road when the apartment complex comes in.

Mr. Reicher stated it is owned by the master developer if you as the HOA, POA wants to propose some kind of improvement to us we would take a look at that. If it is a park it would be open to the public and it would have to be a passive park.

Ms. Shouey asked who would take care of a dog park?

Ms. Allen stated I don't know.

Ms. Shouey stated they don't pick up after their pets on the sidewalks.

Ms. Allen stated there was discussion last year with Cortland that they have to use Masters Boulevard and the CDD roads during construction and after construction if they have caused any damage they make us whole. How does that process work?

Ms. Shouey stated that's what I want to know because how do you know who creates the damage.

Ms. Allen stated and how do you get a baseline assessment because we just paid to have the roads done.

Mr. Dawson stated we can have the engineer take a look at the current state then you can evaluate.

Mr. Flint asked did the county make a requirement?

Ms. Allen stated that is what the county and Cortland said happens.

Mr. Reicher stated it is going to be in the developer's best interest to make sure the area around that is pretty tight. They are proving to be pretty conscientious in the pre-development phase, but I don't know how you would tie that to them. The best we can do is be engaged when they start construction and to make those requests that they respect. They are a legit group and they have been super responsive.

Mr. Dawson stated the sheriff wants to put a community car here.

Ms. Shouey stated I told them they could park it at the office building.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There being none,

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the meeting adjourned at 2:57 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

RESOLUTION 2021-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
PROVIDING FOR THE REMOVAL AND APPOINTMENT OF TREASURER
OF THE DISTRICT; PROVIDING FOR THE APPOINTMENT OF
ASSISTANT TREASURER; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to provide for the removal and appointment of a Treasurer and appointment of an Assistant Treasurer.

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

Section 1. Jill Burns is appointed Treasurer effective immediately. Effective immediately, the existing Treasurer, Ariel Lovera, is removed.

Section 2. Teresa Viscarra is appointed Assistant Treasurer effective immediately.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF APRIL, 2021.

**CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE-CHAIR

ATTEST:

SECRETARY/ASSISTANT SECRETARY

SECTION V

**THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS**

**ARTICLE I
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and the Champions Gate Community Development District (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II
RESPONSIBILITIES**

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

Company ID Number: 1633863

4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.

5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.

a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.

6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:

a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.

b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

Company ID Number: 1633863

(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

- b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.
- c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.
- d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.
- e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:
 - i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
 - ii. The employee's work authorization has not expired, and
 - iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).
- f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:
 - i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
 - ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
 - iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

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Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.
4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.
5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.
6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.
2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.
4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

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employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

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Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

Company ID Number: 1633863

Approved by:

Employer Champions Gate Community Development District	
Name (Please Type or Print) Darren De Santis	Title
Signature Electronically Signed	Date 01/26/2021
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 01/26/2021



Company ID Number: 1633863

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	Champions Gate Community Development District
Company Facility Address	219 E. Livingston St Orlando, FL 32801
Company Alternate Address	
County or Parish	ORANGE
Employer Identification Number	650866739
North American Industry Classification Systems Code	925
Parent Company	
Number of Employees	1 to 4
Number of Sites Verified for	1

Company ID Number: 1633863

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

FLORIDA

1 site(s)

Company ID Number: 1633863

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Kelly Adams
Phone Number (865) 717 - 7700
Fax Number
Email Address kadams@gmstnn.com

Name Darren A De Santis
Phone Number (954) 721 - 8681 ext. 208
Fax Number
Email Address ddesantis@gmssf.com

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SECTION VI

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the ChampionsGate Community Development District (“**District**”) prior to June 15, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 12, 2021

HOUR: 2:00 p.m.

LOCATION: Offices of Rida Associates
8390 ChampionsGate Blvd., Suite 104
ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

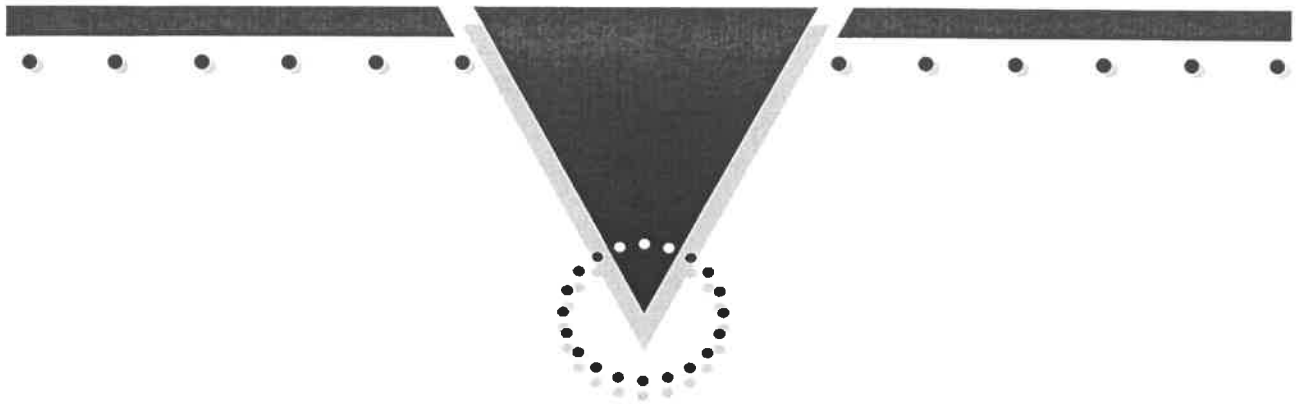
PASSED AND ADOPTED THIS 12TH DAY OF APRIL, 2021.

ATTEST:

**CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



**ChampionsGate
Community Development District**

**Proposed Budget
FY 2022**



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CHAMPIONSGATE
Community Development District

General Fund Budget
Fiscal Year 2022

ADOPTED BUDGET FY2021	ACTUAL THRU 03/31/20	NEXT 6 MONTHS	PROJECTED THRU 9/30/21	PROPOSED BUDGET FY2022
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REVENUES:

Maintenance Assessments	\$729,046	\$688,623	\$40,423	\$729,046	\$729,046
TOTAL REVENUES	\$729,046	\$688,623	\$40,423	\$729,046	\$729,046

EXPENDITURES:

Administrative:

Supervisors Fees	\$6,000	\$1,600	\$3,000	\$4,600	\$6,000
FICA Expense	\$459	\$122	\$230	\$352	\$459
Engineering	\$10,000	\$381	\$5,619	\$6,000	\$10,000
Attorney	\$22,500	\$3,315	\$12,185	\$15,500	\$22,500
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,000
Management Fees	\$36,603	\$18,302	\$18,302	\$36,603	\$36,603
Information Technology	\$3,200	\$1,600	\$1,600	\$3,200	\$1,800
Website Maintenance	\$0	\$0	\$0	\$0	\$1,400
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Telephone	\$100	\$0	\$50	\$50	\$100
Postage	\$1,500	\$513	\$987	\$1,500	\$1,500
Insurance	\$11,700	\$11,118	\$0	\$11,118	\$12,250
Printing & Binding	\$1,000	\$95	\$405	\$500	\$1,000
Legal Advertising	\$1,500	\$0	\$1,500	\$1,500	\$2,500
Other Current Charges	\$250	\$62	\$88	\$150	\$250
Property Appraiser Fees	\$400	\$303	\$0	\$303	\$400
Property Taxes	\$50	\$0	\$0	\$0	\$50
Office Supplies	\$250	\$48	\$102	\$150	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$104,687	\$46,633	\$44,067	\$90,700	\$106,237

Maintenance:

Property Insurance	\$22,600	\$22,581	\$0	\$22,581	\$24,850
Landscape Maintenance Contract	\$139,583	\$69,291	\$69,291	\$138,583	\$139,583
Landscape Miscellaneous	\$8,000	\$2,235	\$5,765	\$8,000	\$8,000
Irrigation System/Maintenance	\$25,000	\$7,587	\$12,413	\$20,000	\$25,000
Lakes/Fountains	\$13,200	\$5,220	\$4,470	\$9,690	\$13,200
Lighting	\$8,000	\$1,054	\$3,946	\$5,000	\$8,000
Miscellaneous	\$4,465	\$0	\$2,233	\$2,233	\$4,465
Painting Public Areas	\$600	\$0	\$300	\$300	\$600
Traffic Signals	\$10,000	\$2,696	\$4,804	\$7,500	\$10,000
Sidewalks	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Signage	\$6,000	\$0	\$3,000	\$3,000	\$6,000
Trash Removal	\$4,500	\$2,648	\$2,490	\$5,138	\$5,250
Electric	\$52,000	\$21,262	\$26,738	\$48,000	\$52,000
Water/Sewer	\$500	\$78	\$92	\$170	\$500
Security	\$35,000	\$6,160	\$18,425	\$24,585	\$35,000
Onsite Management	\$147,600	\$73,799	\$73,799	\$147,598	\$147,600
Mosquito Control	\$7,600	\$1,870	\$4,675	\$6,545	\$7,600
Transfer Out - Capital Reserve	\$129,711	\$129,711	\$0	\$129,711	\$125,161
TOTAL MAINTENANCE	\$624,359	\$346,192	\$237,441	\$583,633	\$622,809
TOTAL EXPENDITURES	\$729,046	\$392,825	\$281,508	\$674,333	\$729,046
EXCESS REVENUES (EXPENDITURES)	\$0	\$295,798	(\$241,085)	\$54,713	\$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 information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

WEBSITE MAINTENANCE

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

COLLECTION AGENT

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

TELEPHONE

Telephone and fax machine.

POSTAGE

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

INSURANCE

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

PRINTING & BINDING

The District incurs charges for printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

LEGAL ADVERTISING

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required. The District publishes all of its legal advertising in the Orlando Sentinel.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

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.

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.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

IRRIGATION SYSTEM/MAINTENANCE

Monthly inspection and repairs of irrigation system.

LAKES/FOUNTAINS

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

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

LIGHTING

Repair and replacement of lighting fixtures throughout the property.

MISCELLANEOUS

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

PAINTING PUBLIC AREAS

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

TRAFFIC SIGNALS

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

SIDEWALKS

To record cost to maintain all sidewalks.

SIGNAGE

To record cost to maintain all signs within the District boundaries

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

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	\$415	\$4,980
	Contingency		\$270
Total			\$5,250

ELECTRIC

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

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

WATER/SEWER

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

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

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

SECURITY

To record the expenses for security. District has contracted with Florida Highway Patrol trooper to provide off-duty police security at a rate of \$55.00 per hour.

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 2022

ADOPTED BUDGET FY2021	ACTUAL THRU 3/31/20	NEXT 6 MONTHS	PROJECTED THRU 9/30/21	PROPOSED BUDGET FY2022
--------------------------------------	------------------------------------	------------------------------	---------------------------------------	---------------------------------------

REVENUES:

Transfer In	\$129,711	\$129,711	\$0	\$129,711	\$125,161
Interest	\$4,000	\$582	\$418	\$1,000	\$1,000
TOTAL REVENUES	\$133,711	\$130,293	\$418	\$130,711	\$126,161

EXPENDITURES:

Capital Projects - Other	\$100,000	\$154,316	\$0	\$154,316	\$100,000
TOTAL EXPENDITURES	\$100,000	\$154,316	\$0	\$154,316	\$100,000
EXCESS REVENUES	\$33,711	(\$24,023)	\$418	(\$23,605)	\$26,161
FUND BALANCE - BEGINNING	\$493,449	\$646,188	\$0	\$646,188	\$622,583
FUND BALANCE - ENDING	\$527,160	\$622,165	\$418	\$622,583	\$648,744

SECTION VII



Weber Environmental Services, Inc.

5935 S.R. 542, West
Winter Haven, Florida 33880
BUS 863-551-1820
FAX 863-551-1639

300 27th ST.
Orlando, FL 32806
FAX 407-996-4076

February 24, 2021

PROPOSAL SUBMITTED TO:

ChampionsGate CDD
8390 ChampionsGate Blvd.
ChampionsGate, FL 33896
Attn: Yvonne Shouey
yshouey@championsgate.com

*at
Preserve*

WES, INC. PROPOSES TO: Remove, dispose and replace shrubs that were hit by car on
ChampionsGate Blvd. across Preserve @ C.G.

55 - 3 Gal. Gold Mounds.	\$990.00
25 - 3 Gal. Dark Purple Loropetalum,	\$450.00
24 - 3 Gal. Arboricola	\$432.00

TOTAL : \$1,872.00

We hereby propose to furnish labor and materials, complete in accordance with the above
Specifications for the sum of: **One Thousand Eight Hundred Seventy Two Dollars & 00/100 cents** with
payments to be made as follows: Upon completion.

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 cost will be
executed only upon written orders, and will become an extra charge over and above the estimate. All
agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal subject to
acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature: Jimmy Kenney

*****ACCEPTANCE OF PROPOSAL*****

The above prices, specifications and conditions are hereby accepted. WES, INC. is authorized to do the
work as specified. Payment will be made as outlined above.

ACCEPTED:

Date: 3-17-21

Signature: *Y Shouey*




Weber Environmental Services, Inc.

5935 S.R. 542, West
Winter Haven, Florida 33880
BUS 863-551-1820
FAX 863-551-1639

300 27th ST.
Orlando, Fl. 32806
FAX 407-996-4076

February 24, 2021

PROPOSAL SUBMITTED TO:

ChampionsGate 
8390 ChampionsGate Blvd.
ChampionsGate, Fl. 33896
Attn: Yvonne Shouey
yshouey@championsgate.com

WES, INC. PROPOSES TO: Remove, dispose and replace shrubs that were hit by car on
ChampionsGate Blvd. on Island by fountain.

40 -- 1 Gal. Asiatic Jasmine.
1- 14 Ft. Magnolia Tree.

\$320.00
\$775.00

TOTAL : \$1,095.00

We hereby propose to furnish labor and materials, complete in accordance with the above
Specifications for the sum of: **One Thousand Ninety Five Dollars & 00/100 cents** with payments to be
made as follows: Upon completion.

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 cost will be
executed only upon written orders, and will become an extra charge over and above the estimate. All
agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal subject to
acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature: Jimmy Kenney

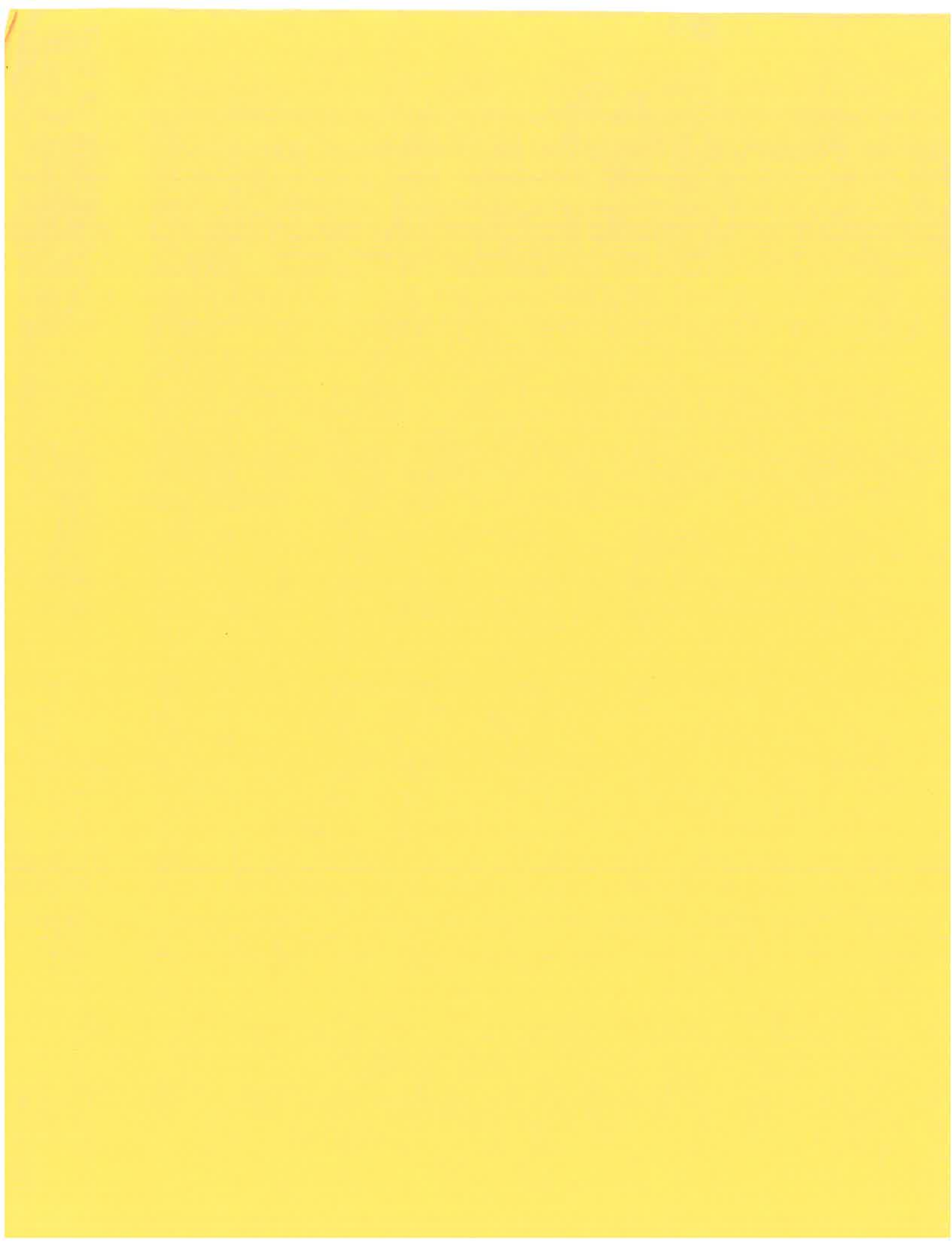
*****ACCEPTANCE OF PROPOSAL*****

The above prices, specifications and conditions are hereby accepted. WES, INC. is authorized to do the
work as specified. Payment will be made as outlined above.

ACCEPTED:

Date: 3-17-21

Signature: 





Weber Environmental Services, Inc.

5935 S.R. 542, West
Winter Haven, Florida 33880
BUS 863-551-1820
FAX 863-551-1639

300 27th ST.
Orlando, FL 32806
FAX 407-996-4076

February 24, 2021

PROPOSAL SUBMITTED TO:

ChampionsGate
8390 ChampionsGate Blvd.
ChampionsGate, FL 33896
Attn: Yvonne Shoney
yshoney@championsgate.com

WES, INC. PROPOSES TO: Remove, dispose and replace shrubs that were hit by car on
ChampionsGate Blvd. on Island across new 7-11.

20 - 3 Gal. Arboricola

\$360.00

TOTAL : \$360.00

We hereby propose to furnish labor and materials, complete in accordance with the above
Specifications for the sum of: **Three Hundred Sixty Dollars & 00/100 cents** with payments to be made as
follows: Upon completion.

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 cost will be
executed only upon written orders, and will become an extra charge over and above the estimate. All
agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal subject to
acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature: Jimmy Kenney

*****ACCEPTANCE OF PROPOSAL*****

The above prices, specifications and conditions are hereby accepted. WES, INC. is authorized to do the
work as specified. Payment will be made as outlined above.

ACCEPTED:

Date: 3-17-21

Signature: 

**WEBER ENVIRONMENTAL SERVICES INC.**

Winter Haven Office: 5935 State Road 542 West Winter Haven, Florida 33880
Orlando Office: 300 27th Street Orlando, Florida 32806
863-551-1820 | www.weberes.com

**IRRIGATION
WORK ORDER****LOCATION:**

Service Date: 3/16/21

Service area: Auto damage to 1st Median after I4 on
Champions Gate Blvd.**BILLING CONTACT:**

Name: Yvonne Shouey

CDD Championsgate

8390 Championsgate Blvd. Suite 104

Championsgate, FL 33896

QTY.	MATERIAL	PRICE	AMOUNT	DESCRIPTION OF WORK
3	1806 Spray Head w/nozzle	14.96	44.88	Replaced Damaged
2	1812 Spray Head w/nozzle	19.22	38.44	Replaced Broken
HRS	LABOR	PRICE	AMOUNT	DESCRIPTION OF WORK
1.25	Brian	55.00	68.75	Repair
		TOTAL MATERIALS	\$83.32	
		TOTAL OTHER		
		TOTAL LABOR	\$68.75	
		TAX	=	
		TOTAL	\$152.07	

Work ordered by: Brian Huseman

Signature:

5935 State Road 542 West
Winter Haven, Florida 33880

863-551-1820

webercustomer@weberes.com

Thank you for your business!

Weber Environmental Services, Inc.
5935 ST RD 542 W, Winter Haven, FL 33880
Phone (863) 551-1820 Email OperationsDept@Weberes.com



PROPOSAL OF SERVICES

CLIENT INFORMATION

PROPERTY/COMPANY NAME	DEPARTMENT	POINT OF CONTACT	AUTHORIZED PERSONNEL
Champions Gate CDD		Yvonne Shouey	Jimmy Kenney

PROJECT LOCATION

14 Intersection, Champions Gate Blvd, Fake Hole & CG Blvd. Extension, Masters Blvd. and Legends Blvd.

PROJECT OVERVIEW

WES, INC. PROPOSES TO:

Replace: 6-Spray 1806 w/nozzle, 2- PGP Rotors and 7 Clogged Nozzles.

Utilize 1-2 1/2" T, 1-2 2/1" Knock On, 3-2 1/2" Couplings and 2ft of 2 1/2" PVC Pipe to make repaired.

9.75 Hours Labor. Parts: \$ 243.80

Total: \$ 780.05

SPECIAL INSTRUCTIONS/REMARKS

****ALL DEBRIS REMOVED BY WES DAILY****

WES, INC. IS **NOT RESPONSIBLE** for any damage to driveways or walks that are in poor condition prior to start work. WES, INC. will **NOT BE RESPONSIBLE** for any damaged septic tanks or underground utilities that are not previously identified by the Owner.

PROPOSAL OATH

WE HEREBY

Propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: Seven Hundred and Eighty Dollars and 05/100 (\$780.05) With payment to be made as follows: **UPON COMPLETION**

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 cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond control. This proposal is subject to acceptance within 30 days and is voided thereafter at the option of the undersigned.

AUTHORIZATION AND ACCEPTANCE

The above prices, specifications and conditions are hereby accepted. WES, Inc. has been authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date: 3/22/21

SECTION VIII

*This item will be provided under
separate cover*

SECTION IX

*This item will be provided under
separate cover*

SECTION XI

SECTION C

SECTION 1

Champions Gate Community Development District

Check Run Summary

February 1, 2021 thru March 31, 2021

Fund	Date	Check No.'s		Amount
General Fund	2/3/21	4749-4751	\$	26,818.42
	2/5/21	4752	\$	3,351.43
	2/10/21	4753-4755	\$	2,743.17
	2/17/21	4756-4757	\$	902.09
	2/24/21	4758	\$	302.59
	3/3/21	4759-4761	\$	14,222.99
	3/9/21	4762	\$	3,378.32
	3/10/21	4763-4766	\$	14,779.84
	3/17/21	4767	\$	256.25
	3/29/21	4768-4769	\$	1,290.05
			\$	68,045.15
Capital Reserves	2/24/21	61	\$	30,863.20
	3/17/21	62	\$	92,589.60
			\$	123,452.80
Payroll	<u>February 2021</u>			
	Darin Tennyson	50357	\$	184.70
	Darlene Clevenger	50358	\$	162.70
	Elizabeth Allen	50359	\$	184.70
	Lee Dawson	50360	\$	184.70
	Wesley Holland	50361	\$	184.70
			\$	901.50
			\$	192,399.45

AP300R *** CHECK DATES 02/01/2021 - 03/31/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER CHAMPIONS GATE - GENERAL FUND BANK A CHAMPIONS GATE CDD										RUN 4/05/21	PAGE 2	
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT	#
2/17/21	00056	2/10/21	64395	202102	320-53800-46300			WEBER ENVIRONMENTAL SERVICES	*	675.00	675.00	004757
2/24/21	00113	2/18/21	2018394	202102	310-51300-49200			OSCEOLA CTY. PROPERTY APPRAISER	*	302.59	302.59	-
3/03/21	00139	2/28/21	MV022821	202102	320-53800-34500			MAURICE NORMAN VILSAINT	*	1,320.00	1,320.00	004758
3/03/21	00048	3/01/21	2103-005	202103	320-53800-47200			TRAFFIC SIGNAL MAINT MAR	*	218.00	218.00	-
3/03/21	00056	2/08/21	64386	202101	320-53800-35100			TRAFFIC ENGINEERING & MANAGEMENT	*	1,136.41	1,136.41	-
3/01/21	64471	202103	320-53800-46200					LANDSCAPE MAINT MAR21	*	11,548.58	11,548.58	-
3/09/21	00049	3/01/21	212	202103	310-51300-34000			WEBER ENVIRONMENTAL SERVICES	*	3,050.25	3,050.25	004761
3/01/21	212	202103	310-51300-35100					MANAGEMENT FEES MAR21	*	266.67	266.67	-
3/01/21	212	202103	310-51300-51000					INFORMATION TECH MAR21	*	23.04	23.04	-
3/01/21	212	202103	310-51300-42000					OFFICE SUPPLIES MAR21	*	13.31	13.31	-
3/01/21	212	202103	310-51300-42500					POSTAGE MAR21	*	25.05	25.05	-
3/01/21	212	202103	310-51300-42500					COPIES MAR21	*	3,378.32	3,378.32	004762
3/02/21	17363	202102	310-51300-31500					GOVERNMENTAL MANAGEMENT SERVICES	*	1,860.00	1,860.00	-
2/25/21	23316A	202102	320-53800-46800					CLARK & ALBAUGH, LLP	*	150.00	150.00	004763
3/01/21	560395	202103	320-53800-46800					FOUNTAIN DESIGN GROUP, INC.	*	470.00	470.00	-
3/01/21	560395	202103	320-53800-46800					WATER MGMT SERVICES MAR21	*	470.00	470.00	004764
3/01/21	560395	202103	320-53800-46800					THE LAKE DOCTORS, INC.	*	470.00	470.00	-
3/01/21	560395	202103	320-53800-46800					CHMP CHAMP GATE	*	470.00	470.00	004765
3/01/21	560395	202103	320-53800-46800					TVISCARRA	*	470.00	470.00	-

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
3/10/21	00105	3/03/21	44258	202103	320-53800-12000				ONSITE SERVICES MAR21	*	12,299.84	
									RIDA ASSOC. LIMITED PARTNERSHIP			12,299.84 004766
3/17/21	00095	3/09/21	5277287	202102	310-51300-31100				PREP/ATTEND CDD MEETING	*	156.25	
		3/09/21	5277288	202102	310-51300-31100				LAURA LANE-OSCEOLA CERT.	*	100.00	
									HANSON, WALTER & ASSOCIATES, INC.			256.25 004767
3/29/21	00022	3/25/21	23595A	202103	320-53800-46800				FOUNTAIN BOWL CLEAN MAR21	*	150.00	
									FOUNTAIN DESIGN GROUP, INC.			150.00 004768
3/29/21	00056	3/26/21	64636	202103	320-53800-35100				RPLC SPRAY/ROTOR/NOZZLE	*	780.05	
		3/26/21	64639	202103	320-53800-46300				RMV/RPLC SHRUBS CG.BLVD	*	360.00	
									WEBER ENVIRONMENTAL SERVICES			1,140.05 004769
									TOTAL FOR BANK A		68,045.15	
									TOTAL FOR REGISTER		68,045.15	

AP300R
*** CHECK DATES 02/01/2021 - 03/31/2021 ***
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
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	AMOUNTCHECK..... AMOUNT #
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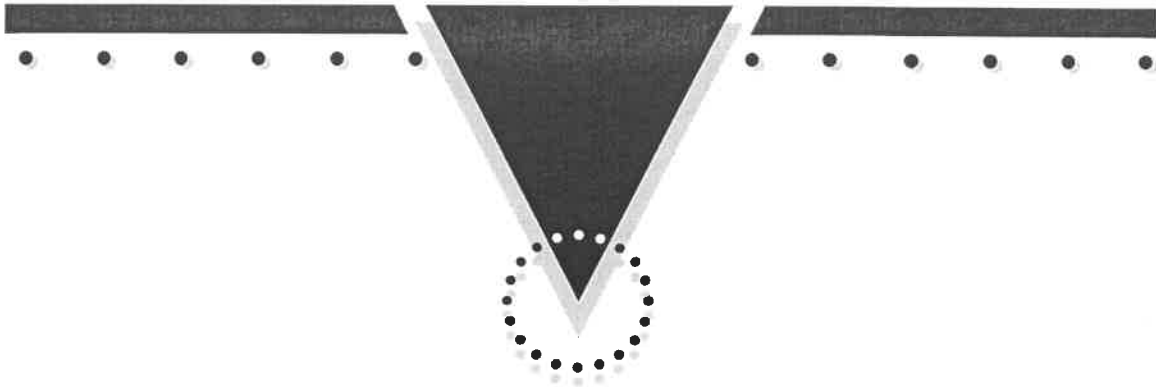
TOTAL FOR BANK B	123,452.80
TOTAL FOR REGISTER	123,452.80

TOTAL FOR BANK B	123,452.80
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TOTAL FOR REGISTER	123,452.80
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CHMP CHAMP GATE TVISCARRA

SECTION 2



**ChampionsGate
Community Development District**

**Unaudited Financial Reporting
March 31, 2021**



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Capital Projects Income Statement</u>
4	<u>Month to Month</u>
5	<u>Assessment Receipt Schedule</u>

CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
Balance Sheet - All Fund Types and Accounts Groups
March 31, 2021

	Governmental Fund Types		Totals 2021
	General Fund	Capital Projects Fund	
<u>ASSETS</u>			
<u>Cash</u>			
Operating Account	\$574,202	---	\$574,202
Capital Reserves	---	\$51,834	\$51,834
State Board of Administration	---	\$601,194	\$601,194
TOTAL ASSETS	\$574,202	\$653,028	\$1,227,230
<u>LIABILITIES</u>			
Accounts Payable	---	\$30,863	\$30,863
<u>Fund Equity and Other Credits</u>			
Restricted for Debt Service	---	---	---
Assigned for Capital Projects	---	\$622,165	\$622,165
Unassigned	\$574,202	---	\$574,202
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$574,202	\$653,028	\$1,227,230

ChampionsGate

Community Development District

General Fund

Statement of Revenues & Expenditures
For Period Ending March 31, 2021

	General Fund Budget	Prorated Budget Thru 3/31/21	Actual Thru 3/31/21	Variance
Revenues:				
Special Assessments	\$729,046	\$688,623	\$688,623	\$0
Total Revenues	\$729,046	\$688,623	\$688,623	\$0
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$6,000	\$1,600	\$1,600	\$0
FICA Expense	\$459	\$122	\$122	\$0
Engineering	\$10,000	\$5,000	\$381	\$4,619
Attorney	\$22,500	\$11,250	\$3,315	\$7,935
Annual Audit	\$4,000	\$4,000	\$4,000	\$0
Management Fees	\$36,603	\$18,302	\$18,302	\$0
Information Technology	\$3,200	\$1,600	\$1,600	(\$0)
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Telephone	\$100	\$50	\$0	\$50
Postage	\$1,500	\$750	\$513	\$237
Insurance	\$11,700	\$11,700	\$11,118	\$582
Printing & Binding	\$1,000	\$500	\$95	\$405
Legal Advertising	\$1,500	\$750	\$0	\$750
Other Current Charges	\$250	\$125	\$62	\$63
Property Appraiser Fee	\$400	\$303	\$303	\$0
Property Taxes	\$50	\$25	\$0	\$25
Office Supplies	\$250	\$125	\$48	\$77
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$104,687	\$61,376	\$46,633	\$14,743
<u>Maintenance</u>				
Property Insurance	\$22,600	\$22,600	\$22,581	\$19
Landscape Maintenance Contract	\$139,583	\$69,792	\$69,291	\$500
Landscape Miscellaneous	\$8,000	\$4,000	\$2,235	\$1,765
Irrigation System/Maintenance	\$25,000	\$12,500	\$7,587	\$4,913
Lakes/Fountains	\$13,200	\$6,600	\$5,220	\$1,380
Lighting	\$8,000	\$4,000	\$1,054	\$2,946
Miscellaneous	\$4,465	\$2,233	\$0	\$2,233
Painting Public Areas	\$600	\$300	\$0	\$300
Traffic Signals	\$10,000	\$5,000	\$2,696	\$2,304
Sidewalks	\$10,000	\$5,000	\$0	\$5,000
Signage	\$6,000	\$3,000	\$0	\$3,000
Trash Removal	\$4,500	\$2,250	\$2,648	(\$398)
Electric	\$52,000	\$26,000	\$21,262	\$4,738
Water/Sewer	\$500	\$250	\$78	\$172
Security	\$35,000	\$17,500	\$6,160	\$11,340
Onsite Management	\$147,600	\$73,800	\$73,799	\$1
Mosquito Control	\$7,600	\$3,800	\$1,870	\$1,930
Transfer Out - Capital Reserve	\$129,711	\$129,711	\$129,711	\$0
Total Maintenance	\$624,359	\$388,335	\$346,192	\$42,143
Total Expenditures	\$729,046	\$449,711	\$392,825	\$56,887
Excess Revenues (Expenditures)	\$0		\$295,798	
Fund Balance - Beginning	\$0		\$278,405	
Fund Balance - Ending	\$0		\$574,202	

ChampionsGate
Community Development District

Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending March 31, 2021

	Capital Reserves Budget	Prorated Budget Thru 3/31/21	Actual Thru 3/31/21	Variance
<u>Revenues:</u>				
Transfer In	\$129,711	\$129,711	\$129,711	\$0
Interest	\$4,000	\$2,000	\$582	(\$1,418)
Total Revenues	\$133,711	\$131,711	\$130,293	(\$1,418)
<u>Expenditures:</u>				
Capital Projects - Other	\$100,000	\$50,000	\$154,316	(\$104,316)
Total Expenditures	\$100,000	\$50,000	\$154,316	(\$104,316)
Excess Revenues (Expenditures)	\$33,711		(\$24,023)	
Fund Balance - Beginning	\$493,440		\$646,188	
Fund Balance - Ending	\$527,160		\$622,165	

ChampionsGate CDD

Revenues:	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Total
Special Assessments		\$0	\$68,729	\$581,056	\$11,087	\$23,483	\$0	\$0	\$0	\$0	\$0	\$0	\$684,355
Total Revenues	\$0	\$68,729	\$581,056	\$11,087	\$23,483	\$23,483	\$0	\$0	\$0	\$0	\$0	\$0	\$684,355
Expenditures:													
Administrative													
Supervisors Fees	\$0	\$0	\$0	\$600	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
FICA Expense	\$0	\$0	\$46	\$0	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Engineering	\$0	\$0	\$0	\$125	\$0	\$256	\$0	\$0	\$0	\$0	\$0	\$0	\$381
Attorney	\$60	\$585	\$810	\$0	\$0	\$1,860	\$0	\$0	\$0	\$0	\$0	\$0	\$3,315
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Management Fees	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$3,050	\$0	\$0	\$0	\$0	\$0	\$0	\$15,251
Information Technology	\$267	\$267	\$267	\$267	\$267	\$267	\$0	\$0	\$0	\$0	\$0	\$0	\$1,333
Collection Agent	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$8	\$0	\$221	\$7	\$0	\$261	\$0	\$0	\$0	\$0	\$0	\$0	\$499
Insurance	\$11,118	\$0	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,118
Printing & Binding	\$11	\$0	\$2	\$57	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$20	\$20	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$23	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$19,709	\$7,925	\$5,143	\$3,404	\$7,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,255
Maintenance													
Property Insurance	\$22,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,581
Landscape Maintenance Contract	\$11,549	\$11,549	\$11,549	\$11,549	\$11,549	\$11,549	\$0	\$0	\$0	\$0	\$0	\$0	\$57,743
Landscape Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$1,875	\$0	\$0	\$0	\$0	\$0	\$0	\$1,875
Irrigation System/Maintenance	\$3,193	\$0	\$850	\$2,763	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,807
Lakes/Fountains	\$1,870	\$620	\$870	\$620	\$620	\$620	\$0	\$0	\$0	\$0	\$0	\$0	\$4,600
Lighting	\$0	\$0	\$1,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,054
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	\$218	\$218	\$1,116	\$708	\$218	\$218	\$0	\$0	\$0	\$0	\$0	\$0	\$2,476
Streewalks	\$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	\$397	\$397	\$398	\$403	\$641	\$641	\$0	\$0	\$0	\$0	\$0	\$0	\$2,237
Electric	\$3,918	\$3,887	\$3,864	\$4,163	\$2,715	\$2,715	\$0	\$0	\$0	\$0	\$0	\$0	\$18,546
Water/Sewer	\$13	\$13	\$13	\$13	\$13	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$67
Security	\$0	\$0	\$1,870	\$2,870	\$1,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,160
Onsite Management	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$0	\$0	\$0	\$0	\$0	\$0	\$61,499
Mosquito Control	\$935	\$935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,870
Transfer Out - Capital Reserve	\$0	\$0	\$129,711	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,711
Total Maintenance	\$6,974	\$29,918	\$163,596	\$35,488	\$31,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$317,227
Total Expenditures	\$26,683	\$37,843	\$168,740	\$38,892	\$38,324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360,482
Exc ess Revenues (Expenditures)	(\$16,683)	\$30,886	\$412,316	(\$27,806)	(\$14,841)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$323,874

