

*ChampionsGate Community
Development District*

Agenda

April 11, 2022

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 4, 2022

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 11, 2022 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 28, 2022 Meeting
4. Consideration of Resolution 2022-03 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing
5. Discussion of Fitness Trail
6. Discussion of Installation of Lights on Bridge
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. General Election Qualifying Period and Procedure
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

The third order of business is the approval of the minutes of the February 28, 2022 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2022-03 approving the proposed Fiscal Year 2023 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 fifth order of business is the discussion of the fitness trail. This is an open discussion item.

The sixth order of business is the discussion of status of the installation of lights along the bridge. This is an open discussion item.

The seventh order of business is Staff Reports. Section B is the Engineer's Report. Sub-Section 1 is the consideration of proposal for the stormwater needs analysis based on the new statutory requirement. A copy of the proposal is enclosed for your review. 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. Sub-Section 3 is the discussion of the General Election qualifying period and procedure. The information is enclosed for your review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. S. Flint', with a stylized flourish at the end.

George S. Flint
District Manager

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

Enclosures

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 28, 2022 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
Darlene Clevenger	Assistant Secretary

Also present were:

George Flint	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Yvonne Shouey	RIDA Development
Marc Reicher	RIDA Development
Maurice Vilsaint	Florida Highway Patrol

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. Cady stated I would like to talk about the pond controls and the conservation area in Bella Trae. We had Sunshine Land Management check those structures for all our ponds in that area and they found the outgoing flood control structure that leaves the conservation area behind Building 1 was impacted with a lot of muck and roots and trees and overgrowth and it is not allowing that conservation area to flow and drain into that area, which is backing up the flood control sections for the ponds. We walked the property with Sunshine Land Management and they showed me the issues and that they need to go in there and dig out all the muck and clear away the debris around those flood control structures. The drain from the conservation area that goes into a pipe and leads into another drain, they feel the pipe is leaking or something but the

ground in the area has sunk. They showed me what needed to be done and they will have to bring in heavy equipment to clear the vegetation, clear the roots and muck and haul it away.

Ms. Allen asked can you explain how that involves the CCD since the initial quote didn't? I serve on the committee with Doug and I have heard all of this.

Mr. Cady stated Sunshine Land Management did the research and one structure is the original ChampionsGate area that was installed in 1998 before Bella Trae was built. The other two we have to clean out are the ones where the ponds are draining into the conservation area, but they felt the CDD was responsible for the one that drains from the conservation area out.

Mr. Flint stated these types of situations rather than bringing it to the meeting, it would be helpful to work with staff ahead of the meeting.

Mr. Reicher stated the assessment you are reading from is correct, in 1998 the CDD put all the retention infrastructure in and when we transferred the land in 2004 to Pulte they took over because they reshaped and redid a lot of those structures. The basic premise of the exchange with Pulte was that they were going to take over all the retention, whether or not that is a connection point that is still supposed to be the district's is a good point.

Ms. Allen stated the bigger concern with this is the timing issue. If they bring all the equipment in between Buildings 1 and 2 the grassy area has to be torn up and it is going to destroy the landscaping. We wanted to coordinate with the CDD if it was your responsibility so that we get it done at once. We were ready to pull the trigger and Sunshine came back and said this is not yours, you need to coordinate.

Mr. Flint stated we are being hit cold with this and out of fairness we need an opportunity to go back and research.

Ms. Allen stated we will get the maps and the rest of the documentation to Yvonne.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 13, 2021 Meeting

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the minutes of the December 13, 2021 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2021 Audit Report

Mr. Flint stated the Board each year is required to have an annual independent audit and you selected Grau & Associates. We provided you under separate cover a copy of the audit. The management letter is on pages 27 and 28 and if there were any findings or adverse comments or recommendations they would be indicated there and you can see there are no current or prior year findings or recommendations and that we have complied with the provisions of the auditor general of the State of Florida. It is a clean audit.

On MOTION by Ms. Clevenger seconded by Mr. Tennyson with all in favor the Fiscal Year 2021 audit was accepted.

FIFTH ORDER OF BUSINESS**Discussion of Fitness Trail**

This item tabled.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being none, the next item followed.

B. Engineer**i. Consideration of Proposal for Stormwater Management Needs Analysis**

Mr. Glasscock stated the legislature in the last session adopted some new statutory language that requires all governments including special districts to prepare a stormwater needs analysis and if they operate wastewater systems, they need to prepare a report related to the wastewater system. We don't own a wastewater system, but we do own the stormwater system and as a result a report has to be completed by June 30th of this year and filed with Osceola County then Osceola County compiles all the reports and they have to file it with the state by the end of July. As part of that needs analysis it requires a look out of 20 years. It is a new requirement, I think a lot of the professionals associated with special districts are trying to figure out what the requirement is but the proposals seem to be coming in around \$15,000.

Mr. Clark stated it is hard to figure out where they are going to go with it, some of it seems to tie into climate change agendas and funding and things like that and potential grants for problems in that area. I have been watching this year to see if the legislature would provide some grants for funding for this process, but I haven't seen anything in the appropriations. I think you are on your own and stuck with this, which doesn't make a lot of sense for an entity

like ourselves, they didn't ask they just passed a law. The initial report is a 20-year needs assessment, but a lot of the intensive labor goes into populating an Excel spreadsheet, which they put out and you have to measure pipes and describe your system and things like that. Some smaller districts have taken the position of not hiring an engineer and sending a report that says, we are good, we don't need anything. I don't know how that is going to work out.

Mr. Glasscock stated we have figured out that it is a reaction from what happened in Tampa when a levy busted and flooded so the state is holding the purse strings on that now and saying how are we going to prevent it and they came up with this. How is everybody's stormwater system, what do you have, what are you doing to maintain it and what kind of improvements or additions are you looking to make in the next 20 years.

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the proposal from Hanson, Walter & Associates, Inc. to prepare the stormwater needs analysis in the amount of \$15,000 was approved.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from July 19, 2021 through December 6, 2021 in the amount of \$254,195.50.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the check registers were approved.

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Allen asked where do we stand with the lights on that bridge?

Ms. Shouey stated I have the lights I'm trying to find the poles.

Mr. Dawson stated in one of the conservation areas there is a huge dead tree. I told the individuals who were complaining about it that would be like going to your neighbor and cutting

down their tree without their permission. You can't just walk into the conservation area and cut a tree down because you don't like the way it looks. It is pretty big and if it were to fall over it may hit a building.

Mr. Glasscock stated you can't. You have to notify the water management district and tell them the situation and they will say, take it down.

Mr. Flint stated when you take it down you have to leave it. We can have the engineer go out and look at it and he can determine if it is a health safety issue then we can deal with it.

Mr. Vilsaint stated my biggest thing is the population growth in ChampionsGate. It has ballooned quite a bit and now you have more properties being built by ChampionsGate Lennar, and everybody is using this as their travel to get to I-4. I know they are looking at making the expansion from Bella Cita to connect with Sinclair which will assist people getting to the 429. My biggest concern is trying to get more troopers here and patrol ChampionsGate. We have had quite a few hit and runs, a lot more accidents. I have gotten into a few chases myself on ChampionsGate and Masters Boulevard, which is why they throttled me down a little bit. On my own it has been getting a little more difficult. We just contracted with the Reunion HOA and CDD and they are requesting for Encore alone three units and we have a meeting scheduled for March 10th, they want us to take over all of Reunion, 532, Lake Wilson, Sinclair and start covering those because the county isn't picking up their end and they are having an issue with the county.

Ms. Allen stated the speeders are now on Goodman from Toscana to Masters.

Mr. Reicher stated it is a county road.

Mr. Vilsaint stated I want to keep the budget pretty much the same, if I can bring three to four guys in just do a detail where they are stopping everything and we have two more volunteers.

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the meeting adjourned at 2:66 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 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, 2022, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**"Fiscal Year 2022/2023"**); 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 2022/2023 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 18, 2022

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.

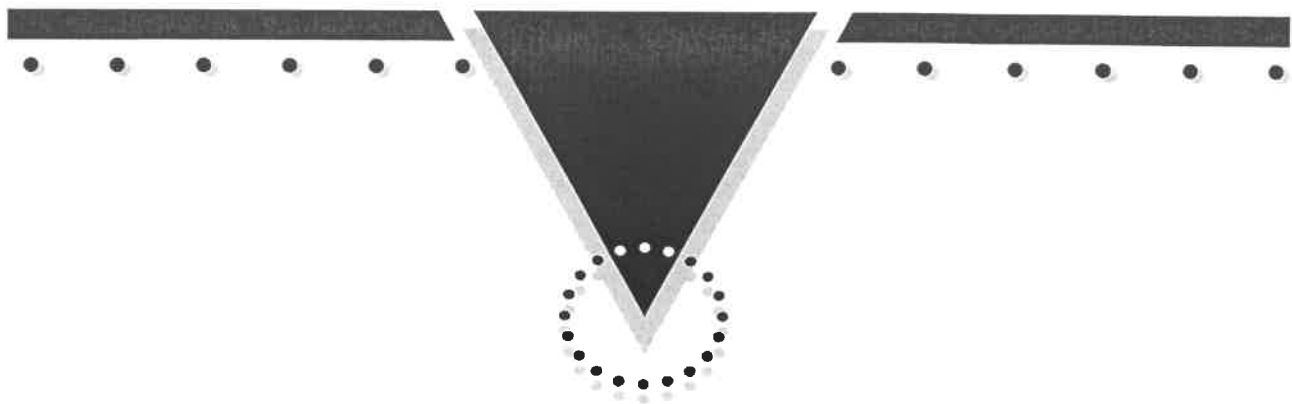
PASSED AND ADOPTED THIS 11TH DAY OF APRIL, 2022.

ATTEST:

**CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



ChampionsGate
Community Development District

Proposed Budget
FY 2023



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CHAMPIONSGATE
Community Development District

General Fund Budget
Fiscal Year 2023

ADOPTED BUDGET FY2022	ACTUAL THRU 03/31/22	NEXT 6 MONTHS	PROJECTED THRU 9/30/22	PROPOSED BUDGET FY2023
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REVENUES:

Maintenance Assessments	\$729,046	\$704,419	\$24,627	\$729,046	\$729,046
TOTAL REVENUES	\$729,046	\$704,419	\$24,627	\$729,046	\$729,046

EXPENDITURES:

Administrative:

Supervisors Fees	\$6,000	\$1,800	\$3,000	\$4,800	\$6,000
FICA Expense	\$459	\$138	\$230	\$367	\$459
Engineering	\$10,000	\$394	\$19,606	\$20,000	\$10,000
Attorney	\$22,500	\$4,172	\$8,328	\$12,500	\$22,500
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,000
Management Fees	\$36,603	\$18,302	\$18,302	\$36,603	\$38,433
Information Technology	\$1,800	\$900	\$900	\$1,800	\$1,800
Website Maintenance	\$1,400	\$700	\$700	\$1,400	\$1,400
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Telephone	\$100	\$0	\$25	\$25	\$100
Postage	\$1,500	\$578	\$672	\$1,250	\$1,500
Insurance	\$12,250	\$11,507	\$0	\$11,507	\$13,825
Printing & Binding	\$1,000	\$135	\$265	\$400	\$1,000
Legal Advertising	\$2,500	\$219	\$2,281	\$2,500	\$2,500
Other Current Charges	\$250	\$195	\$195	\$390	\$500
Property Appraiser Fees	\$400	\$483	\$0	\$483	\$500
Property Taxes	\$50	\$0	\$0	\$0	\$50
Office Supplies	\$250	\$2	\$3	\$5	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$106,237	\$48,699	\$54,506	\$103,205	\$109,992

Maintenance:

Property Insurance	\$24,850	\$25,405	\$0	\$25,405	\$30,500
Landscape Maintenance Contract	\$139,583	\$69,291	\$69,291	\$138,583	\$146,562
Landscape Miscellaneous	\$8,000	\$3,644	\$4,356	\$8,000	\$8,000
Irrigation System/Maintenance	\$25,000	\$11,327	\$11,173	\$22,500	\$25,000
Lakes/Fountains	\$13,200	\$3,420	\$4,220	\$7,640	\$13,200
Lighting	\$8,000	\$0	\$4,000	\$4,000	\$8,000
Miscellaneous	\$4,465	\$669	\$1,331	\$2,000	\$4,465
Painting Public Areas	\$600	\$0	\$300	\$300	\$600
Traffic Signals	\$10,000	\$2,016	\$1,308	\$3,324	\$10,000
Sidewalks	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Signage	\$6,000	\$1,032	\$1,968	\$3,000	\$6,000
Trash Removal	\$5,250	\$3,017	\$3,120	\$6,137	\$6,550
Electric	\$52,000	\$12,952	\$17,048	\$30,000	\$52,000
Water/Sewer	\$500	\$75	\$125	\$200	\$500
Security	\$35,000	\$6,825	\$18,175	\$25,000	\$35,000
Onsite Management	\$147,600	\$73,799	\$73,799	\$147,598	\$147,600
Mosquito Control	\$7,600	\$1,870	\$4,815	\$6,685	\$6,741
Transfer Out - Capital Reserve	\$125,161	\$125,161	\$0	\$125,161	\$108,335
TOTAL MAINTENANCE	\$622,809	\$340,504	\$220,030	\$560,534	\$619,054
TOTAL EXPENDITURES	\$729,046	\$389,203	\$274,536	\$663,738	\$729,046
EXCESS REVENUES (EXPENDITURES)	\$0	\$315,216	(\$249,909)	\$65,308	\$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

The District has contracted with Governmental Management Services-Central Florida, LLC for 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

The District has contracted with Governmental Management Services-Central Florida, LLC for 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 has contracted with Governmental Management Services-Central Florida, LLC 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.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

LEGAL ADVERTISING

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

OTHER CURRENT CHARGES

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

PROPERTY APPRAISER FEES

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

PROPERTY TAXES

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

OFFICE SUPPLIES

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

DUES, LICENSES & SUBSCRIPTIONS

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

MAINTENANCE:

PROPERTY INSURANCE

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

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
Contingency		\$6,979
Total		\$146,562

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

LANDSCAPE MISCELLANEOUS

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

IRRIGATION SYSTEM/MAINTENANCE

Monthly inspection and repairs of irrigation system.

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	\$520	\$6,240
	Contingency		\$310
Total			\$6,550

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

MOSQUITO CONTROL

Scheduled maintenance consists of mosquito spraying and larviciding along roadways and paths, and mosquito population monitoring in the form of landing rate counts and light traps. The District has contracted with Clarke Environmental Mosquito Management, Inc.

TRANSFER OUT - CAPITAL RESERVE

Funds transferred out to Capital Reserve for capital outlay expenses.

CHAMPIONSGATE
Community Development District

Capital Projects Fund
Fiscal Year 2023

	ADOPTED BUDGET FY2022	ACTUAL THRU 3/31/22	NEXT 6 MONTHS	PROJECTED THRU 9/30/22	PROPOSED BUDGET FY2023
<u>REVENUES:</u>					
Transfer In	\$125,161	\$125,161	\$0	\$125,161	\$108,335
Interest	\$750	\$427	\$373	\$800	\$500
TOTAL REVENUES	\$125,911	\$125,588	\$373	\$125,961	\$108,835
<u>EXPENDITURES:</u>					
Contingency	\$0	\$219	\$228	\$447	\$500
Capital Projects - Other	\$100,000	\$5,600	\$29,325	\$34,925	\$100,000
TOTAL EXPENDITURES	\$100,000	\$5,819	\$29,553	\$35,372	\$100,500
EXCESS REVENUES	\$25,911	\$119,769	(\$29,180)	\$90,589	\$8,335
FUND BALANCE - BEGINNING	\$493,449	\$596,331	\$0	\$596,331	\$686,920
FUND BALANCE - ENDING	\$519,360	\$716,100	(\$29,180)	\$686,920	\$695,255

SECTION VII

SECTION C

SECTION 1

Champions Gate Community Development District

Check Run Summary

February 22, 2022 thru March 31, 2022

Fund	Date	Check No.'s		Amount
General Fund	3/2/22	4885-4886	\$	368.00
	3/9/22	4887	\$	3,369.41
	3/11/22	4888-4891	\$	16,921.23
	3/22/22	4892-4893	\$	702.00
			\$	21,360.64
Payroll	<u>February 2022</u>			
	Darin Tennyson	50381	\$	184.70
	Darlene Clevenger	50382	\$	162.70
	Elizabeth Allen	50383	\$	184.70
	Lee Dawson	50384	\$	184.70
			\$	716.80
			\$	22,077.44

CHAMPIONSGATE - GENERAL FUND
 BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	***CHECK*** AMOUNT
3/02/22	00022	2/25/22	26360A	202202	320-53800-46800		FOUNTAIN BOWL CLEAN FEB22	*	150.00	
3/02/22	00048	3/01/22	2203-003	202203	320-53800-47200		FOUNTAIN DESIGN GROUP, INC.	*	218.00	150.00 004885
3/09/22	00049	3/01/22	225	202203	310-51300-34000		TRAFFIC SIGNAL MNT MAR22	*	3,050.25	218.00 004886
3/01/22	225	202203	310-51300-34000				TRAFFIC ENGINEERING & MANAGEMENT	*	116.67	
3/01/22	225	202203	310-51300-35200				MANAGEMENT FEES MAR22	*	150.00	
3/01/22	225	202203	310-51300-35100				WEBSITE ADMIN MAR22	*	.12	
3/01/22	225	202203	310-51300-51000				INFORMATION TECH MAR22	*	2.12	
3/01/22	225	202203	310-51300-42000				OFFICE SUPPLIES	*	50.25	
3/01/22	225	202203	310-51300-42500				POSTAGE	*		
3/01/22	225	202203	310-51300-42500				COPIES	*		
3/11/22	00030	3/01/22	17832	202202	310-51300-31500		GOVERNMENTAL MANAGEMENT SERVICES	*	1,530.00	3,369.41 004887
3/11/22	00003	3/01/22	7-676-99	202202	310-51300-42000		CLARK & ALBAUGH, LLP	*	263.80	1,530.00 004888
3/11/22	00026	3/01/22	637278	202203	320-53800-46800		FEDEX	*	470.00	263.80 004889
3/11/22	00056	3/01/22	66851	202203	320-53800-46200		THE LAKE DOCTORS, INC.	*	11,548.58	470.00 004890
3/09/22	66968	202203	320-53800-35100				RPR NODE/ROTOR HD/PIPE	*	3,108.85	
3/22/22	00004	2/21/22	50011058	202202	310-51300-48000		WEBER ENVIRONMENTAL SERVICES	*	218.75	14,657.43 004891
3/22/22	00113	3/08/22	2018521	202203	310-51300-49200		ORLANDO SENTINEL	*	483.25	218.75 004892
			2021 TAX ROLL ADMIN FEE				OSCEOLA CTY. PROPERTY APPRAISER			483.25 004893

TOTAL FOR BANK A 21,360.64
 CHMP CHAMP GATE TWISCARRA

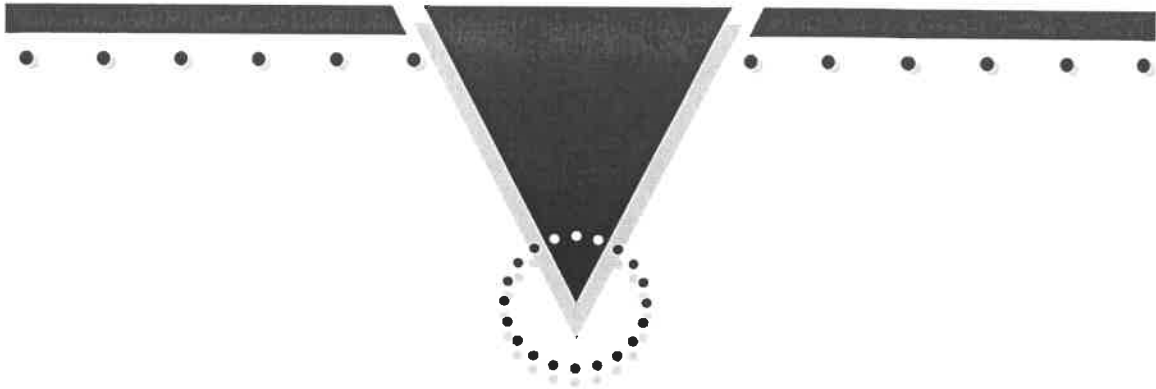
CHAMPIONSGATE - GENERAL FUND
BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#INVOICE.... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
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TOTAL FOR REGISTER 21,360.64

CHMP CHAMP GATE TVISCARRA

SECTION 2



ChampionsGate Community Development District

**Unaudited Financial Reporting
March 31, 2022**



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

CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
Balance Sheet - All Fund Types and Accounts Groups
March 31, 2022

	Governmental Fund Types		Totals 2022
	General Fund	Capital Projects Fund	
<u>ASSETS</u>			
<u>Cash</u>			
Operating Account	\$701,291	---	\$701,291
Capital Reserves	---	\$164,127	\$164,127
State Board of Administration	---	\$551,973	\$551,973
TOTAL ASSETS	\$701,291	\$716,100	\$1,417,390
<u>LIABILITIES</u>			
Accounts Payable	\$24,750	---	\$24,750
<u>Fund Equity and Other Credits</u>			
Restricted for Debt Service	---	---	---
Assigned for Capital Projects	---	\$716,100	\$716,100
Unassigned	\$676,541	---	\$676,541
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$701,291	\$716,100	\$1,417,390

ChampionsGate

Community Development District

General Fund

Statement of Revenues & Expenditures

For Period Ending March 31, 2022

	General Fund Budget	Prorated Budget Thru 3/31/22	Actual Thru 3/31/22	Variance
Revenues:				
Special Assessments	\$729,046	\$704,419	\$704,419	\$0
Total Revenues	\$729,046	\$704,419	\$704,419	\$0
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$6,000	\$3,000	\$1,800	\$1,200
FICA Expense	\$459	\$230	\$138	\$92
Engineering	\$10,000	\$5,000	\$394	\$4,606
Attorney	\$22,500	\$11,250	\$4,172	\$7,079
Annual Audit	\$4,000	\$4,000	\$4,000	\$0
Management Fees	\$36,603	\$18,302	\$18,302	\$0
Information Technology	\$1,800	\$900	\$900	\$0
Website Administration	\$1,400	\$700	\$700	(\$0)
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Telephone	\$100	\$50	\$0	\$50
Postage	\$1,500	\$750	\$578	\$172
Insurance	\$12,250	\$12,250	\$11,507	\$743
Printing & Binding	\$1,000	\$500	\$135	\$365
Legal Advertising	\$2,500	\$1,250	\$219	\$1,031
Other Current Charges	\$250	\$125	\$195	(\$70)
Property Appraiser Fee	\$400	\$483	\$483	\$0
Property Taxes	\$50	\$50	\$0	\$50
Office Supplies	\$250	\$125	\$2	\$123
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$106,237	\$64,139	\$48,699	\$15,440
<u>Maintenance</u>				
Property Insurance	\$24,850	\$24,850	\$25,405	(\$555)
Landscape Maintenance Contract	\$139,583	\$69,792	\$69,291	\$500
Landscape Miscellaneous	\$8,000	\$4,000	\$3,644	\$356
Irrigation System/Maintenance	\$25,000	\$12,500	\$11,327	\$1,173
Lakes/Fountains	\$13,200	\$6,600	\$3,420	\$3,180
Lighting	\$8,000	\$4,000	\$0	\$4,000
Miscellaneous	\$4,465	\$2,233	\$669	\$1,563
Painting Public Areas	\$600	\$300	\$0	\$300
Traffic Signals	\$10,000	\$5,000	\$2,016	\$2,984
Sidewalks	\$10,000	\$5,000	\$0	\$5,000
Signage	\$6,000	\$3,000	\$1,032	\$1,968
Trash Removal	\$5,250	\$2,625	\$3,017	(\$392)
Electric	\$52,000	\$26,000	\$12,952	\$13,048
Water/Sewer	\$500	\$250	\$75	\$175
Security	\$35,000	\$17,500	\$6,825	\$10,675
Onsite Management	\$147,600	\$73,800	\$73,799	\$1
Mosquito Control	\$7,600	\$1,870	\$1,870	\$0
Transfer Out - Capital Reserve	\$125,161	\$125,161	\$125,161	\$0
Total Maintenance	\$622,809	\$384,480	\$340,504	\$43,976
Total Expenditures	\$729,046	\$448,619	\$389,203	\$59,416
Excess Revenues (Expenditures)	\$0		\$315,216	
Fund Balance - Beginning	\$0		\$361,324	
Fund Balance - Ending	\$0		\$676,541	

ChampionsGate
Community Development District

Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending March 31, 2022

	Capital Reserves Budget	Prorated Budget Thru 3/31/22	Actual Thru 3/31/22	Variance
<u>Revenues:</u>				
Transfer In	\$125,161	\$125,161	\$125,161	\$0
Interest	\$750	\$375	\$427	\$52
Total Revenues	\$125,911	\$125,536	\$125,588	\$52
<u>Expenditures:</u>				
Contingency	\$0	\$0	\$219	(\$219)
Capital Projects - Other	\$100,000	\$50,000	\$5,600	\$44,400
Total Expenditures	\$100,000	\$50,000	\$5,819	\$44,181
Excess Revenues (Expenditures)	\$25,911		\$119,769	
Fund Balance - Beginning	\$612,274		\$596,331	
Fund Balance - Ending	\$638,185		\$716,100	

ChampionsGate CDD

	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Totals
Revenues:													
Special Assessments		\$0	\$84,205	\$594,375	\$14,218	\$7,510	\$4,111	\$0	\$0	\$0	\$0	\$0	\$704,419
Total Revenues	\$0	\$84,205	\$594,375	\$594,375	\$14,218	\$7,510	\$4,111	\$0	\$0	\$0	\$0	\$0	\$704,419
Expenditures:													
Administrative													
Supervisors Fees	\$0	\$0	\$1,000	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$1,800
FICA Expense	\$0	\$0	\$77	\$0	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$138
Engineering	\$94	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$394
Attorney	\$902	\$0	\$1,740	\$0	\$1,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,172
Annual Audit	\$0	\$1,000	\$3,000	\$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	\$3,050	\$0	\$0	\$0	\$0	\$0	\$18,302
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$900
Website Administration	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$700
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	\$38	\$0	\$247	\$0	\$0	\$278	\$22	\$0	\$0	\$0	\$0	\$0	\$578
Insurance	\$11,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,507
Printing & Binding	\$3	\$0	\$0	\$81	\$0	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$135
Legal Advertising	\$0	\$0	\$0	\$0	\$219	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$219
Other Current Charges	\$48	\$51	\$60	\$30	\$0	\$6	\$6	\$0	\$0	\$0	\$0	\$0	\$195
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$483	\$0	\$0	\$0	\$0	\$0	\$0	\$483
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$21,084	\$4,375	\$9,740	\$3,435	\$5,344	\$4,720	\$0	\$0	\$0	\$0	\$0	\$0	\$4,899
Maintenance													
Property Insurance	\$25,405	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,405
Landscape Maintenance Contract	\$11,549	\$11,549	\$11,549	\$11,549	\$11,549	\$11,549	\$11,549	\$0	\$0	\$0	\$0	\$0	\$69,291
Landscape Miscellaneous	\$0	\$0	\$1,694	\$1,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,644
Irrigation System/Maintenance	\$6,276	\$0	\$916	\$1,026	\$0	\$3,109	\$0	\$0	\$0	\$0	\$0	\$0	\$11,327
Lakes/Fountains	\$545	\$545	\$470	\$620	\$620	\$620	\$620	\$0	\$0	\$0	\$0	\$0	\$3,420
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$689	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$689
Painting Public Areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Traffic Signals	\$218	\$926	\$218	\$218	\$218	\$218	\$218	\$0	\$0	\$0	\$0	\$0	\$2,016
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,032
Trash Removal	\$487	\$498	\$498	\$506	\$511	\$519	\$519	\$0	\$0	\$0	\$0	\$0	\$3,017
Electric	\$2,215	\$1,049	\$2,326	\$2,095	\$2,152	\$2,316	\$0	\$0	\$0	\$0	\$0	\$0	\$12,952
Water/Sewer	\$16	\$11	\$12	\$12	\$12	\$12	\$12	\$0	\$0	\$0	\$0	\$0	\$75
Security	\$4,875	\$1,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,825
Onsite Management	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$0	\$0	\$0	\$0	\$0	\$73,799
Mosquito Control	\$935	\$935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,870
Transfer Out - Capital Reserve	\$0	\$125,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,161
Total Maintenance	\$6,522	\$155,722	\$29,982	\$30,276	\$27,361	\$30,642	\$0	\$0	\$0	\$0	\$0	\$0	\$34,050
Total Expenditures	\$87,606	\$160,097	\$39,723	\$33,711	\$32,705	\$35,362	\$0	\$0	\$0	\$0	\$0	\$0	\$389,203
Exc ess Revenues (Expenditures)	(\$17,606)	(\$75,892)	\$554,653	(\$19,493)	(\$25,195)	(\$3,251)	\$0	\$0	\$0	\$0	\$0	\$0	\$315,216

SECTION 3

2022 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, June 13, 2022 to Noon, June 17, 2022

(Dates are subject to change)

Special District Candidates who WILL NOT incur election expenses or contributions will do the following:

1. Present the items listed below during the qualifying period
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions.

Special District Candidates who WILL incur election expenses or contributions must do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes, and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions

Candidates Paying the Qualifying Fee:

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

Candidates Qualifying by Petition Method:

Special district candidates need to 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **noon, May 16, 2022.**

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.