

*ChampionsGate Community
Development District*

Agenda

May 9, 2022

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 2, 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, May 9, 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:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 11, 2022 Meeting
4. Appointment of Audit Committee and Chair
5. Discussion of Fitness Trail
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters - 1,528
7. Other Business
8. Supervisor's Requests
9. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice for Request for Proposals for Auditing Services
 - C. Public Announcement of Opportunity to Provide Auditing Services
4. 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 April 11, 2022 meeting. The minutes are enclosed for your review.

The fourth order of business is the appointment of the Audit Committee and Chair. There is no back-up material.

The fifth order of business is the discussion of the fitness trail. This is an open discussion item.

The sixth 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. Sub-Section 3 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Osceola County Supervisor of Elections is enclosed for your review.

Following the Board of Supervisor's meeting there will be an Audit Committee meeting to approve the Request for Proposals and selection criteria, and approve the RFP for Audit Services notice. Enclosed for your review are copies of the RFP, selection criteria, and notice.

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

BOARD OF SUPERVISORS
MEETING

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, April 11, 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
Wesley Holland	Assistant Secretary
Darlene Clevenger	Assistant Secretary

Also present were:

George Flint	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Marc Reicher	RIDA Development

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 28, 2022 Meeting

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the minutes of the February 28, 2022 meeting were approved, as amended.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03
Approving the Proposed Fiscal Year 2023
Budget and Setting a Public Hearing**

Mr. Flint stated each year the Board is required to approve a proposed budget by June 15th and set the date, place, and time of your public hearing for its final consideration, which has to be at least 60-days after approval of the proposed budget. Resolution 2022-03 indicates your public hearing on July 18, 2022 at 2:00 p.m. in this location that is the July meeting date that was in your annual notice and exhibit A to the resolution is the proposed budget. The proposed budget is not binding on the Board and you can make changes between now and at the public hearing if you choose to do so. You want to make sure that if there is any proposed increase in the per unit assessments, we need to know that earlier because it triggers additional noticing requirements. The proposed budget assumes the assessment levels would remain the same so there is no proposed increase in assessments.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor Resolution 2022-03 setting the public hearing for July 18, 2022 at the Offices of Rida Associates was approved.

FIFTH ORDER OF BUSINESS

Discussion of Fitness Trail

This item tabled.

SIXTH ORDER OF BUSINESS

Discussion of Installation of Lights on Bridge

Mr. Reicher stated the lights are installed and they look pretty good and the project came in under \$1,000.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Glasscock stated at the last meeting you asked that I look at a dying tree and we believe you can go in and take the tree down, but we are waiting for a final determination and I expect to have it resolved before the next meeting.

C. Manager

i. Approval of Check Register

ii. Balance Sheet and Income Statement

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

iii. General Election Qualifying Period and Procedure

Mr. Flint stated we have a General Election in November, there are two seats up for election, and in order to run for those seats the individual has to be a qualified elector, full-time resident within the District and registered to vote with that address. They need to qualify through the Supervisor of Elections office for Osceola County. We included an informational sheet in the agenda packet if anyone is interested in qualifying. If one person qualifies, they would be elected unopposed and if no one qualifies then the remaining Board members would have to appoint someone to fill that vacancy.

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Supervisor’s Requests

Ms. Allen stated we used to get reports from Maurice and his team, but I haven’t seen that in a while.

Mr. Reicher stated I know for a while there were a lot of complaints about Maurice because he was so good at his job and his area director asked him to throttle back and he is not as regular as he was, but we can ask him for a report. The people who complained were residents.

Ms. Allen asked can we have an update on the hotel expansion?

Mr. Reicher stated we are adding 144 rooms, an additional tower and will end up with 1,006 rooms in the hotel. We have mobilized and have a full permit and construction will be about a year and a half.

TENTH ORDER OF BUSINESS Audience Comments

There being none,

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Tennyson seconded by Mr. Dawson with all in favor the meeting adjourned at 2:54 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION C

SECTION 1

Champions Gate Community Development District

Check Run Summary

April 1, 2022 thru April 30, 2022

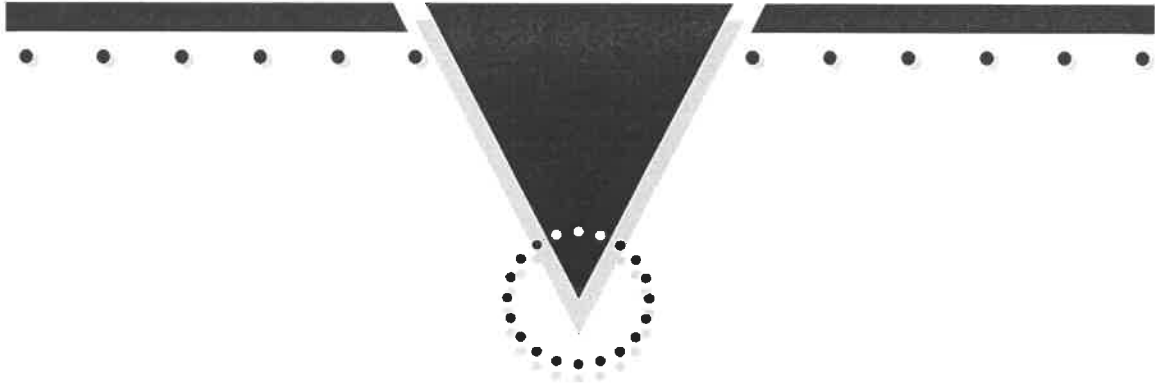
Fund	Date	Check No.'s	Amount
General Fund	4/1/22	4894-4895	\$ 24,749.68
	4/6/22	4896-4898	\$ 24,066.42
	4/8/22	4899	\$ 3,336.84
	4/13/22	4900-4901	\$ 665.00
	4/20/22	4902-4906	\$ 6,284.96
	4/27/22	4907-4908	\$ 8,763.55
			\$ 67,866.45
Payroll	<u>April 2022</u>		
	Darin Tennyson	50385	\$ 184.70
	Darlene Clevenger	50386	\$ 162.70
	Elizabeth Allen	50387	\$ 184.70
	Lee Dawson	50388	\$ 184.70
	Wesley Holland	50389	\$ 184.70
			\$ 901.50
			\$ 68,767.95

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
4/01/22	00022	3/25/22	26583A	202203	320-53800-46800		FOUNTAIN BOWL CLEAN MAR22	*	150.00	150.00 004894
4/01/22	00105	2/11/22	44603	202202	320-53800-12000		FOUNTAIN DESIGN GROUP, INC.	*	12,299.84	150.00 004894
		3/09/22	44629	202203	320-53800-12000		ONSITE SERVICES FEB22	*	12,299.84	
							ONSITE SERVICES MAR22	*	12,299.84	
4/06/22	00105	4/04/22	44655	202204	320-53800-12000		RIDA ASSOC. LIMITED PARTNERSHIP	*	12,299.84	24,599.68 004895
							ONSITE SERVICES APR22	*	12,299.84	
4/06/22	00048	4/01/22	2204-003	202204	320-53800-47200		RIDA ASSOC. LIMITED PARTNERSHIP	*	218.00	12,299.84 004896
							TRAFFIC SIGNAL MNT APR22	*	218.00	
4/06/22	00056	4/01/22	67045	202204	320-53800-46200		TRAFFIC ENGINEERING & MANAGEMENT	*	11,548.58	218.00 004897
							LANDSCAPE MAINT APR22	*	11,548.58	
4/08/22	00049	4/01/22	226	202204	310-51300-34000		WEBER ENVIRONMENTAL SERVICES	*	3,050.25	11,548.58 004898
							MANAGEMENT FEES APR22	*	3,050.25	
		4/01/22	226	202204	310-51300-35200		WEBSITE ADMIN APR22	*	116.67	116.67
		4/01/22	226	202204	310-51300-35100		INFORMATION TECH APR22	*	150.00	150.00
		4/01/22	226	202204	310-51300-51000		OFFICE SUPPLIES	*	.36	.36
		4/01/22	226	202204	310-51300-42000		POSTAGE	*	19.56	19.56
4/13/22	00026	4/01/22	644068	202204	320-53800-46800		GOVERNMENTAL MANAGEMENT SERVICES	*	470.00	3,336.84 004899
							WATER MGMT SERVICES APR22	*	470.00	
4/13/22	00139	3/31/22	27370328	202203	320-53800-34500		THE LAKE DOCTORS, INC.	*	195.00	470.00 004900
							SCHEDULER'S FEE MAR22	*	195.00	
4/20/22	00003	4/12/22	7-721-34	202204	310-51300-42000		MAURICE NORMAN VILSAINT	*	278.71	195.00 004901
							DELIVERY 04/05/22	*	278.71	
							FEDEX	*	278.71	278.71 004902

CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
4/20/22	00095	4/12/22	5283040	202203	310-51300	31100		*	225.00	
					PREP/ATTEND CDD MEETING					
4/12/22	5283041	202203	310-51300	31100				*	191.25	
					STRMTR NEED ANALYSIS RPT					
4/20/22	00139	3/31/22	27370328	202203	320-53800	34500	HANSON, WALTER & ASSOCIATES, INC.	*	1,040.00	416.25 004903
					SECURITY 3/28/22-3/31/22					
4/14/22	27370406	202204	320-53800	34500				*	1,560.00	
					SECURITY 4/06/22-4/13/22					
4/20/22	00147	3/31/22	27370329	202203	320-53800	34500	MAURICE NORMAN VILSAINT	*	260.00	2,600.00 004904
					SECURITY DETAIL 03/29/22					
4/14/22	V2729041	202204	320-53800	34500				*	650.00	
					SECURITY 4/13/22-4/14/22					
4/20/22	00148	3/29/22	37070329	202203	320-53800	34500	STAN LEE RICE	*	520.00	910.00 004905
					SECURITY 3/29/22-3/31/22					
4/14/22	37070404	202203	320-53800	34500				*	1,560.00	
					SECURITY 4/04/22-4/14/22					
4/27/22	00042	3/31/21	793809	202110	320-53800	47300	WAKEEL KHAN DBA SWORN SHIELD LLC	*	987.35	2,080.00 004906
					RPLC BALLAST/FIXTURE/LAMP					
6/14/21	795419	202110	320-53800	47300				*	2,389.35	
					RPLC BALLAST/NA LAMP/CLCK					
10/12/21	795670	202110	320-53800	47300				*	566.75	
					RPLC BALLAST/SODIUM LAMP					
2/28/22	796604	202202	320-53800	47300				*	2,368.10	
					RPLC NA LAMP/BALLAST/DRVR					
4/27/22	00022	4/22/22	26800A	202204	320-53800	46800	ALL STATES LIGHTING, INC	*	803.00	6,311.55 004907
					RPLC MOTOR/SEAL/GASKET					
4/22/22	26800A	202204	320-53800	46800				*	1,499.00	
					NEW MOTOR/DIFFUSER/SEAL					
4/25/22	26850A	202204	320-53800	46800				*	150.00	
					FOUNTAIN BOWL CLEAN APR22					
					FOUNTAIN DESIGN GROUP, INC.					
					TOTAL FOR BANK A				67,866.45	
					TOTAL FOR REGISTER				67,866.45	
					CHMP CHAMP GATE					
					TVISCARRA					

SECTION 2



**ChampionsGate
Community Development District**

**Unaudited Financial Reporting
April 30, 2022**



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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
 April 30, 2022

	Governmental Fund Types		Totals 2022
	General Fund	Capital Projects Fund	
<u>ASSETS</u>			
<u>Cash</u>			
Operating Account	\$647,553	---	\$647,553
Capital Reserves	---	\$164,090	\$164,090
State Board of Administration	---	\$552,178	\$552,178
TOTAL ASSETS	\$647,553	\$716,268	\$1,363,822
<u>LIABILITIES</u>			
Accounts Payable	---	---	---
<u>Fund Equity and Other Credits</u>			
Restricted for Debt Service	---	---	---
Assigned for Capital Projects	---	\$716,268	\$716,268
Unassigned	\$647,553	---	\$647,553
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$647,553	\$716,268	\$1,363,822

ChampionsGate

Community Development District

General Fund

Statement of Revenues & Expenditures
For Period Ending April 30, 2022

	General Fund Budget	Prorated Budget Thru 4/30/22	Actual Thru 4/30/22	Variance
Revenues:				
Special Assessments	\$729,046	\$720,476	\$720,476	\$0
Total Revenues	\$729,046	\$720,476	\$720,476	\$0
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$6,000	\$3,500	\$2,800	\$700
FICA Expense	\$459	\$268	\$214	\$54
Engineering	\$10,000	\$5,833	\$810	\$5,023
Attorney	\$22,500	\$13,125	\$4,172	\$8,954
Annual Audit	\$4,000	\$4,000	\$4,000	\$0
Management Fees	\$36,603	\$21,352	\$21,352	\$0
Information Technology	\$1,800	\$1,050	\$1,050	\$0
Website Administration	\$1,400	\$817	\$817	(\$0)
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Telephone	\$100	\$58	\$0	\$58
Postage	\$1,500	\$875	\$876	(\$1)
Insurance	\$12,250	\$12,250	\$11,507	\$743
Printing & Binding	\$1,000	\$583	\$135	\$448
Legal Advertising	\$2,500	\$1,458	\$219	\$1,240
Other Current Charges	\$250	\$146	\$228	(\$82)
Property Appraiser Fee	\$400	\$483	\$483	\$0
Property Taxes	\$50	\$50	\$0	\$50
Office Supplies	\$250	\$146	\$3	\$143
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$106,237	\$71,169	\$53,840	\$17,329
<u>Maintenance</u>				
Property Insurance	\$24,850	\$24,850	\$25,405	(\$555)
Landscape Maintenance Contract	\$139,583	\$81,423	\$80,840	\$583
Landscape Miscellaneous	\$8,000	\$4,667	\$3,644	\$1,023
Irrigation System/Maintenance	\$25,000	\$14,583	\$11,327	\$3,256
Lakes/Fountains	\$13,200	\$7,700	\$6,342	\$1,358
Lighting	\$8,000	\$4,667	\$6,312	(\$1,645)
Miscellaneous	\$4,465	\$2,605	\$669	\$1,935
Painting Public Areas	\$600	\$350	\$0	\$350
Traffic Signals	\$10,000	\$5,833	\$2,234	\$3,599
Sidewalks	\$10,000	\$5,833	\$0	\$5,833
Signage	\$6,000	\$3,500	\$1,032	\$2,468
Trash Removal	\$5,250	\$3,063	\$3,566	(\$504)
Electric	\$52,000	\$30,333	\$13,209	\$17,124
Water/Sewer	\$500	\$292	\$87	\$205
Security	\$35,000	\$20,417	\$12,610	\$7,807
Onsite Management	\$147,600	\$86,100	\$86,099	\$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	\$423,247	\$380,407	\$42,839
Total Expenditures	\$729,046	\$494,416	\$434,247	\$60,169
Excess Revenues (Expenditures)	\$0		\$286,229	
Fund Balance - Beginning	\$0		\$36,1324	
Fund Balance - Ending	\$0		\$647,553	

ChampionsGate
Community Development District

Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending April 30, 2022

Capital Reserves Budget	Prorated Budget Thru 4/30/22	Actual Thru 4/30/22	Variance
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Revenues:

Transfer In	\$125,161	\$125,161	\$125,161	\$0
Interest	\$750	\$438	\$634	\$196
Total Revenues	\$125,911	\$125,599	\$125,795	\$196

Expenditures:

Contingency	\$0	\$0	\$257	(\$257)
Capital Projects - Other	\$100,000	\$58,333	\$5,600	\$52,733
Total Expenditures	\$100,000	\$58,333	\$5,857	\$52,476

Excess Revenues (Expenditures)	\$25,911		\$119,938	
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Fund Balance - Beginning	\$612,274		\$596,331	
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Fund Balance - Ending	\$638,185		\$716,268	
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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	Total
Revenues:													
Special Assessments	\$0	\$84,205	\$594,375	\$14,218	\$7,510	\$4,111	\$16,057	\$0	\$0	\$0	\$0	\$0	\$720,476
Total IR Revenues	\$0	\$84,205	\$594,375	\$14,218	\$7,510	\$4,111	\$16,057	\$0	\$0	\$0	\$0	\$0	\$720,476
Expenditures:													
Administrative													
Supervisors Fees	\$0	\$0	\$1,000	\$0	\$0	\$800	\$1,000	\$0	\$0	\$0	\$0	\$0	\$2,800
FICA Expense	\$0	\$0	\$77	\$0	\$0	\$81	\$77	\$0	\$0	\$0	\$0	\$0	\$214
Engineering	\$94	\$0	\$300	\$0	\$0	\$416	\$0	\$0	\$0	\$0	\$0	\$0	\$810
Attorney	\$902	\$0	\$1,740	\$0	\$1,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,172
Annual Audit	\$0	\$1,000	\$5,000	\$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	\$21,352
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$1,050
Website Administration	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$817
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	\$6	\$247	\$7	\$278	\$2	\$298	\$0	\$0	\$0	\$0	\$0	\$876
Insurance	\$11,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,507
Printing & Binding	\$3	\$0	\$0	\$81	\$0	\$50	\$0	\$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	\$80	\$30	\$6	\$33	\$33	\$0	\$0	\$0	\$0	\$0	\$228
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	\$3
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$21,084	\$4,375	\$8,740	\$3,435	\$5,344	\$5,136	\$4,725	\$0	\$0	\$0	\$0	\$0	\$53,840
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	\$80,840
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	\$2,922	\$0	\$0	\$0	\$0	\$0	\$6,342
Lighting	\$3,943	\$0	\$0	\$0	\$2,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,312
Miscellaneous	\$669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$669
Painting Public Areas	\$218	\$926	\$218	\$218	\$218	\$218	\$218	\$0	\$0	\$0	\$0	\$0	\$2,284
Traffic Signals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks	\$1,032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,032
Signage	\$487	\$496	\$488	\$508	\$511	\$519	\$550	\$0	\$0	\$0	\$0	\$0	\$3,566
Trash Removal	\$2,215	\$1,849	\$2,326	\$2,095	\$2,152	\$2,316	\$257	\$0	\$0	\$0	\$0	\$0	\$13,209
Electric	\$18	\$11	\$12	\$12	\$12	\$12	\$12	\$0	\$0	\$0	\$0	\$0	\$87
Water/Sewer	\$4,875	\$1,950	\$1,950	\$1,950	\$1,950	\$3,575	\$2,210	\$0	\$0	\$0	\$0	\$0	\$12,610
Security	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$0	\$0	\$0	\$0	\$0	\$86,099
Onsite Management	\$935	\$935	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,870
Mosquito Control	\$0	\$125,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,161
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$60,465	\$155,722	\$29,982	\$30,276	\$29,729	\$34,217	\$30,017	\$0	\$0	\$0	\$0	\$0	\$380,407
Total IR Expenditures	\$81,549	\$180,097	\$39,723	\$33,711	\$35,073	\$39,353	\$34,742	\$0	\$0	\$0	\$0	\$0	\$434,247
Exc es Revenues (Expenditures)	(\$81,549)	(\$75,892)	\$554,653	(\$19,493)	(\$27,563)	(\$35,242)	(\$18,685)	\$0	\$0	\$0	\$0	\$0	\$286,229

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2022

TAX COLLECTOR

Gross Assessments \$ 775,581 \$ 775,581
Net Assessments \$ 729,046 \$ 729,046

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 100.00%	Total 100%
11/22/21	ACH	\$ 85,537.05	\$ 3,421.80	\$ 1,642.31	\$ -	\$ 80,472.94	\$ 80,472.94	\$ 80,472.94
11/26/21	ACH	\$ 3,989.49	\$ 181.46	\$ 76.16	\$ -	\$ 3,731.87	\$ 3,731.87	\$ 3,731.87
12/8/21	ACH	\$ 362,174.33	\$ 14,487.91	\$ 6,953.72	\$ -	\$ 340,732.70	\$ 340,732.70	\$ 340,732.70
12/9/21	ACH	\$ 153.78	\$ 2.31	\$ 3.03	\$ -	\$ 148.44	\$ 148.44	\$ 148.44
12/22/21	ACH	\$ 269,351.36	\$ 10,683.83	\$ 5,173.35	\$ -	\$ 253,494.18	\$ 253,494.18	\$ 253,494.18
1/10/22	ACH	\$ 13,349.11	\$ 400.60	\$ 259.01	\$ -	\$ 12,689.50	\$ 12,689.50	\$ 12,689.50
1/10/22	ACH	\$ 1,608.12	\$ 48.26	\$ 31.16	\$ -	\$ 1,528.70	\$ 1,528.70	\$ 1,528.70
2/10/22	ACH	\$ 217.54	\$ 4.21	\$ 4.27	\$ -	\$ 209.06	\$ 209.06	\$ 209.06
2/10/22	ACH	\$ 7,630.25	\$ 180.08	\$ 149.00	\$ -	\$ 7,301.17	\$ 7,301.17	\$ 7,301.17
3/10/22	ACH	\$ 4,246.23	\$ 51.58	\$ 83.89	\$ -	\$ 4,110.76	\$ 4,110.76	\$ 4,110.76
4/8/22	ACH	\$ 1,452.60	\$ -	\$ 29.05	\$ -	\$ 1,423.55	\$ 1,423.55	\$ 1,423.55
4/8/22	ACH	\$ 14,941.04	\$ 9.15	\$ 298.64	\$ -	\$ 14,633.25	\$ 14,633.25	\$ 14,633.25
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 764,650.90	\$ 29,471.19	\$ 14,703.59	\$ -	\$ 720,476.12	\$ 720,476.12	\$ 720,476.12

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 26, 2022

Ms. Stacie Vanderbilt
Recording Secretary
ChampionsGate Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: ChampionsGate Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 15, 2022, requesting confirmation of the number of registered voters within the ChampionsGate Community Development District as of April 15, 2022.

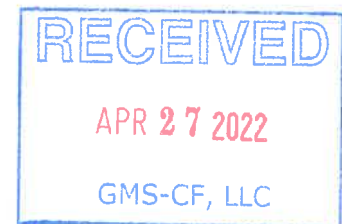
The number of registered voters within the ChampionsGate CDD is 1,528 as of April 15, 2022.

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

Respectfully yours,

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

Mary Jane Arrington
Supervisor of Elections



Vote
Osceola

AUDIT COMMITTEE MEETING

SECTION III

SECTION A

**CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2022
Osceola County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **2:00 PM, Friday, July 8, 2022**, at the offices of District Manager, located at 219 E. Livingston Street, Orlando, FL 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relive it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original copy and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - ChampionsGate Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2022, 2023, 2024, 2025 and 2026. The District intends to enter into five (5) separate one (1) year agreements.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

SECTION B

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The ChampionsGate Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2022, for a one-year term with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County and has a general administrative operating fund and debt service fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed above.

Proposers must provide one (1) copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "**Auditing Services - ChampionsGate Community Development District.**" Proposals must be received by **2:00 PM, Friday, July 8, 2022**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

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