

*ChampionsGate Community  
Development District*

*Agenda*

*September 12, 2022*

# AGENDA

# *ChampionsGate*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

September 5, 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, September 12, 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. Organizational Matters
  - A. Appointment of Individual to Fulfill the Board Vacancy in Seat #5 with a Term Ending November 2024
  - B. Administration of Oath of Office to Newly Appointed Board Member
  - C. Consideration of Resolution 2022-07 Electing Officers
4. Approval of Minutes of the July 18, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the July 18, 2022 Audit Committee Meeting
5. Consideration of Proposal from Weber Environmental for Irrigation Installation in Renovated Areas
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
  - D. On-Site Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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  
Evan Fracasso, On-Site Manager  
Marc Reicher, Rida Associates  
Teresa Viscarra, GMS  
Darrin Mossing, GMS

Enclosures

## SECTION III

## SECTION C

## RESOLUTION 2022-07

### A RESOLUTION ELECTING OFFICERS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the **ChampionsGate Community Development District** at a regular business meeting held on **September 12, 2022** desires to elect the below recited persons to the offices specified.

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

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

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

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF SEPTEMBER, 2022.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

# MINUTES



MINUTES OF MEETING  
CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, July 18, 2022 at 2:12 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 <i>by telephone</i>
Elizabeth Allen	Assistant Secretary
Darlene Clevenger	Assistant Secretary

Also present were:

George Flint	District Manager
Scott Clark	District Counsel
Yvonne Shouey	RIDA Associates
Evan Fracaso	RIDA Associates

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

The Board discussed having a traffic study performed and the pros and cons of speed bumps.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Dr. Howland**

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor Dr. Howland's resignation was accepted.
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**B. Appointment of Supervisor to Fill the Unexpired Term of Office**

**C. Oath of Office for Newly Appointed Supervisor**

**D. Consideration of Resolution Appointing officers**

Items B, C, and D tabled.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the May 9, 2022 Meeting**

On MOTION by Ms. Allen seconded by Mr. Tennyson with all in favor the minutes of the May 9, 2022 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Flint stated the Board previously approved a proposed budget and set today as the date for the public hearing for its final adoption.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the public hearing was opened.

Mr. Flint stated Resolution 2022-04 adopts the budget and Resolution 2022-05 imposes the assessments that are associated with the budget that you adopt. Attached to Resolution 2022-04 as Exhibit A is the proposed budget. The assessments are proposed to stay the same generating \$729,046, the per unit amounts are not proposed to change. The administrative expenses have gone up slightly and we did include an inflationary increase in the management fee for GMS and the insurance and between those two line items that is most of that \$4,000 increase in that category.

Under maintenance, the landscape maintenance contract increased by 5%, they held their price level for a number of years and they finally asked for a small increase.

Your budget is basically balanced by the transfer out to the capital reserve.

The Board discussed the need for increased security and staff was directed to question the scheduling fee and to take money from the carry forward to increase the security line item.

A resident stated I am concerned about security with the increase in traffic.

Mr. Flint stated we will close the public comment portion and bring it back to the Board. It was suggested to reduce the transfer out by \$35,000 and increase security by \$35,000 for a total of \$70,000.

**A. Consideration of Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations was approved as amended to reduce the carry forward by \$35,000 and increasing security by \$35,000.

**B. Consideration of Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint asked is there any public input on the assessment resolution? There being none, the Board took the following action.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the public hearings were closed.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Audit Committee Recommendation and Selection of No. 1 Ranked Firm to Provide Auditing Services**

Mr. Flint stated the Board sat as the Audit Committee just prior to the Board meeting. You reviewed and ranked the two audit proposals that were received and you ranked Grau & Associates no. 1 and DiBartolomeo no. 2.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the recommendation of the Audit Committee of Grau & Associates being ranked no. 1 and DiBartolomeo no. 2 was accepted.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from TriActive USA for Purchase of Fitness Trail Equipment**

Mr. Flint stated we previously had Board discussion on the proposed fitness trail and we added that to the agenda and Mr. Dawson provided us with a proposal for discussion. I will note this has sales tax on it, which would not apply if the District was to move forward with it.

Ms. Allen stated I don't see the demand and the \$20,000 we can put towards something else. We had a couple people who said they would fund raise half if you pay half.

Mr. Dawson stated I agree. Let's drop it.

**EIGHTH ORDER OF BUSINESS**

**Contract Renewals**

**A. Landscape Maintenance Services with Weber Environmental Services, Inc.**

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the Landscape Maintenance Agreement with Weber Environmental Services, Inc. for Fiscal Year 2023 in the annual amount of \$145,513.80 was approved.

**B. On-Site Management Agreement with Rida Associates Limited Partners**

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the Fiscal Year 2023 proposal from Rida Associates in the amount of \$12,299.84 was approved and District Counsel was directed to prepare an addendum to the agreement.

**NINTH ORDER OF BUSINESS**

**Ratification of Agreement with Clarke Environmental Mosquito Management for 2022 Season Service**

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the agreement with Clarke Environmental Mosquito Management for the period through Fiscal Year 2024 was ratified.

**TENTH ORDER OF BUSINESS**

**Resolution 2022-06 Declaring Certain Seats Vacant**

Mr. Flint stated we added this item to the agenda, Resolution 2022-06 declaring certain seats vacant as of the second Tuesday after November election. We had two seats that were up for election and unfortunately, no one qualified to run for seat 4 and as a result the Board has to declare the seat vacant as of the second Tuesday after the election. The Board has the ability to appoint someone to that vacancy; it is just a process you have to go through.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor Resolution 2022-06 Declaring Seat 4 Vacant was approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

**i. Approval of Check Register**

Mr. Flint presented the check register from May 1, 2022 through June 30, 2022 in the amount of \$127,338.06.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the check register was approved.

**ii. Balance Sheet and Income Statement**

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

**iii. Approval of Fiscal Year 2023 Meeting Schedule**

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the proposed Fiscal Year 2023 meeting schedule was approved with a change in the July meeting date to July 17<sup>th</sup>.

**TWELFTH ORDER OF BUSINESS**

**Other Business**

Ms. Shouey distributed proposals for a fountain and stated there is more hp in the \$43,000 than in the \$63,000 fountain.

Mr. Dawson stated the Libre 2500 is the right choice for the big pond.

Mr. Flint stated at the last meeting the Board approved the architectural fountain. Just to be safe you may want to have a motion approving both.

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the purchase of the Libre 2500 and the architectural fountain were approved.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Allen stated I happened to be sitting at the intersection of Legends and ChampionsGate a week or two ago. I noticed the sign at the corner by Publix is splattered, faded and I don't know what is going on with the flowers in front of it. It looks to be in disrepair.

Mr. Fracaso stated it is a CDD directional signage. That is our September/October project, so everything is clean going into season.

Ms. Allen asked what is wrong with the palm tree behind it?

Mr. Fracaso stated I will look at it tomorrow.

Ms. Allen stated you might want to look at all of them.

Mr. Fracaso stated we need to clean up the island by the apartments.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the proposal from Weber to redo the island by First Watch leading into the gate apartments in the amount of \$6,325 was approved.

Mr. Fracaso stated the giant bulb on top of the ChampionsGate sign as you are heading towards I-4 fell off. Luckily it did not hit a car, it is the size of an exercise ball. We have some fascia soffit repairs to do on the side of that and that is \$4,500.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the proposal from P&A Roofing to fix the soffit in the amount of \$4,500 was approved.

Mr. Flint stated I provided iPads with the electronic agenda on them as an option. If the Board wanted to you could transition to electronic agendas which would save the cost of the overnighting of the agenda and copying costs. If you want to keep it the same as we have done in the past that is fine too. There is no cost associated with providing the iPads.

It was the consensus of the Board to use the iPads in place of the hard copy of the agendas.

#### **FOURTEENTH 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 3:06 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman





MINUTES OF MEETING  
CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT

The ChampionsGate Community Development District Audit Committee met Monday, July 18, 2022 at 2:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present were:

Lee Dawson  
Darin Tennyson *by telephone*  
Elizabeth Allen  
Darlene Clevenger  
George Flint  
Scott Clark  
Evan Fracaso

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the Audit Committee 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 May 9, 2022 Meeting**

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the minutes of the May 9, 2022 Audit Committee meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Tally of Audit Committee Member Rankings and Selection of Auditor**

Mr. Flint stated the Audit Committee approved the form of notice and RFP and selection criteria and we advertised that in the Orlando Sentinel and sent the RFP to five firms that provide the majority of audits for CDDs. We received two responses, one from Grau & Associates your current auditor and one from DiBartolomeo, McBee, Hartley & Barnes. We used to get four

firms responding to these and in the last couple of years it has been typical to get two or three. This is very price sensitive and with COVID a lot of the firms started backing off doing CDD audits. Grau is the largest special district auditing firm. DiBartolomeo indicated they have done approximately 100 and they do have experience. You approved the evaluation criteria that were weighted evenly at 20 points each; ability of personnel, proposer's experience, understanding scope of work, ability to provide the services and price. We asked for five years of pricing, Grau started at \$3,400 and increased that by \$100 a year and in 2026 it as \$3,800 so for the five-year period it was \$18,000. DiBartolomeo provided a lump sum five-year number of \$17,250 which ends up being \$3,450 a year. It is basically a \$150 a year difference if you average it over five-years. If each committee member has filled out the scoring sheet we can tally those or if the committee wants to discuss them and come up with a consensus ranking you can approve the consensus ranking.

Ms. Allen stated I analyzed these closely and looked on their websites and looked at their reviews. I'm happy to share what I have.

Mr. Clark asked is it clear to you that DiBartolomeo will do single year engagements because of the way they wrote this?

Mr. Flint stated I would say the award of contract would be subject to that and if they are not willing to agree you can move to the second.

Mr. Dawson stated Grau has been doing it forever and they have done a good job and their pricing is competitive. Take a chance with a new organization, learning what we are, who we are, etc. I would go with Grau. How did you score them?

Ms. Allen stated based on the criteria Grau came out with 95 and DiBartolomeo had 70 and the primary differences are experience level and understanding scope of work and that goes to the experience level. Ability to furnish the services, I knocked that down by five points. I gave Grau 15 on price and DiBartolomeo got 20 points. Ability of personnel 20 for Grau 15 points for DHMB, proposer's experience Grau 20 and 10 for DHMB, understanding scope of work 20 for Grau and 10 for DHMB, ability to provide the services 20 for Grau and 15 for DHMB and price 15 for Grau for a total of 95 for Grau and 20 for DHMB for a total of 70.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor Grau & Associates was ranked no. 1 with 95 points and DiBartolomeo was ranked no. 2 with 70 points.
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On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the meeting adjourned at 2:12 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V



## WEBER ENVIRONMENTAL SERVICES, INC.

ORLANDO OFFICE 300 27TH STREET ORLANDO, FL 32806  
WINTER HAVEN OFFICE 5935 S.R. 542 WEST, WINTER HAVEN, FL 33880

September 6, 2022

**PROPOSAL SUBMITTED TO:**

RIDA Development Co.  
Champions Gate CDD  
8390 Champions Gate Blvd. Ste 104  
Champions Gate, FL 33896

Attn: Yvonne Shouey

Yshouey@championsgate.com

**WES, INC. PROPOSES TO:** Install new irrigation for the renovated North side CDD interchange areas of Champions Gate Blvd and I-4.

1. Install up to ( 21 ) new irrigation zones for the renovated and redesigned areas of Champions Gate Blvd. Connect to existing well and irrigation timer.
2. Install new main line, lateral lines, valves, valve boxes, wiring, sprinklers and rotors.

Total: \$63,000.

-- ( Credit for areas not maintained during the construction of the road widening project ) \$11,000.

- Sleeves, directional boring, irrigation clock, sod repairs, and pregrading are not included.

**SPECIAL INSTRUCTIONS/REMARKS:** WES, Inc. is not responsible for any damage to driveways or walks that are in poor condition prior to start of work. WES, Inc. will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner.

We hereby propose to furnish labor and materials, complete in accordance with the above Specifications for the sum of: **Fifty Two Thousand 00/100 Dollars (\$52,000.00)** 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: Kirk Hestand

\*\*\*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.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

## SECTION VI

## SECTION C

# SECTION 1



# Champions Gate Community Development District

## Check Run Summary

July 1, 2022 thru August 31, 2022

Fund	Date	Check No.'s		Amount
General Fund	7/6/22	4943-4948	\$	26,731.42
	7/11/22	4949	\$	3,325.88
	7/13/22	4950-4952	\$	7,915.00
	7/20/22	4953-4956	\$	5,454.55
	7/26/22	4957-4959	\$	1,062.84
	8/8/22	4960	\$	3,524.02
	8/11/22	4961-4962	\$	14,110.58
	8/16/22	4963-4965	\$	9,349.07
	8/25/22	4966-4968	\$	12,827.75
			\$	84,301.11
Payroll	<u>July 2022</u>			
	Darin Tennyson	50394	\$	184.70
	Darlene Clevenger	50395	\$	162.70
	Elizabeth Allen	50396	\$	184.70
	Lee Dawson	50397	\$	184.70
			\$	716.80
			\$	85,017.91



CHAMPIONS GATE - GENERAL FUND  
 BANK A CHAMPIONS GATE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/20/22	00042	7/12/22 797687	202207 320-53800-47300		ALL STATES LIGHTING, INC	*	490.25	490.25 004953
			RPR STREET LGHT TIME CLCK					
7/20/22	00047	7/15/22 1025690	202207 320-53800-46900		CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	963.05	963.05 004954
			MOSQUITO MGMT SERV JUL22					
7/20/22	00095	7/13/22 5284187	202206 310-51300-31100		STORMWATER NEEDS ANALYSIS	*	3,767.50	3,767.50 004955
					HANSON, WALTER & ASSOCIATES, INC.	*	233.75	233.75 004956
7/20/22	00004	6/10/22 56241683	202206 310-51300-48000		ORLANDO SENTINEL	*	266.07	266.07 004957
			RFP FOR ANNUAL AUDIT SVCS					
7/26/22	00003	7/19/22 7-823-53	202207 310-51300-42000		FEDEX	*	150.00	150.00 004958
			DELIVERY 07/11/22					
7/26/22	00022	7/25/22 27603A	202207 320-53800-46800		FOUNTAIN BOWL CLEAN JUL22	*	353.63	353.63 004959
			FOUNTAIN BOWL CLEAN JUL22					
7/26/22	00145	7/20/22 YS072022	202203 320-53800-47300		FOUNTAIN DESIGN GROUP, INC.	*	100.37	100.37 004960
			3DECK LGHT LAURA LN WLKWY					
		7/20/22 YS072022	202203 320-53800-47300			*	101.42	101.42 004961
			3DECK LGHT LAURA LN WLKWY					
		7/20/22 YS072022	202203 320-53800-49100			*	48.36	48.36 004962
			AMAZON-PET WASTE BAGS					
		7/20/22 YS072022	202110 320-53800-49100			*	42.99	42.99 004963
			AMAZON-PET WASTE BAGS					
8/08/22	00049	8/01/22 230	202208 310-51300-34000		YVONNE SHOUEY	*	3,050.25	3,050.25 004964
			MANAGEMENT FEES AUG22					
		8/01/22 230	202208 310-51300-35200			*	116.67	116.67 004965
			WEBSITE ADMIN AUG22					
		8/01/22 230	202208 310-51300-35100			*	150.00	150.00 004966
			INFORMATION TECH AUG22					
		8/01/22 230	202208 310-51300-51000			*	23.10	23.10 004967
			OFFICE SUPPLIES					
		8/01/22 230	202208 310-51300-42000			*	10.60	10.60 004968
			POSTAGE					

CHMP CHAMP GATE TVISCARRA

CHAMPIONS GATE - GENERAL FUND  
 BANK A CHAMPIONS GATE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
8/01/22	230	202208	310-51300-42500	COPIES						GOVERNMENTAL MANAGEMENT SERVICES	*	173.40	3,524.02	004960
8/11/22	00030	8/02/22	18052	202207 310-51300-31500						CLARK & ALBAUGH, LLP	*	2,562.00	2,562.00	004961
8/11/22	00056	8/01/22	67804	202208 320-53800-46200						WEBER ENVIRONMENTAL SERVICES	*	11,548.58	11,548.58	004962
8/16/22	00047	8/15/22	1026478	202208 320-53800-46900						CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	963.05	963.05	004963
8/16/22	00004	7/05/22	58013006	202207 310-51300-48000						ORLANDO SENTINEL	*	635.00	635.00	004964
8/16/22	00056	8/03/22	67893	202208 320-53800-35100						WEBER ENVIRONMENTAL SERVICES	*	1,426.02	1,426.02	004965
8/03/22	67896	202208	320-53800-46300	RPR COUPLING/TER/HEAD/NOZ						HANSON, WALTER & ASSOCIATES, INC.	*	5,825.00	5,825.00	004966
8/03/22	67896	202208	320-53800-35100	RENOVATE SHOP MEDIAN PLINT						RIDA ASSOC. LIMITED PARTNERSHIP	*	500.00	500.00	004967
8/25/22	00095	8/11/22	5284495	202207 310-51300-31100						RENOVATE SHOP MED.IRRIG	*	93.75	93.75	004968
8/25/22	00105	8/15/22	44788	202208 320-53800-12000						ONSITE SERVICES AUG22	*	12,299.84	12,299.84	004969
8/25/22	00149	8/15/22	CDD-0815	202206 320-53800-49100						HOME DEPOT-BLEACH/WEED&GS	*	129.84	129.84	004970
8/15/22		8/15/22	CDD-0815	202207 320-53800-46800						HOME DEPOT-BLK BAG/WEED&G	*	173.82	173.82	004971
8/15/22		8/15/22	CDD-0815	202207 320-53800-49100						HOME DEPOT-SPRINTR BATRY	*	130.50	130.50	004972
										RIDA REALITY INVESTMENTS CORP			434.16	004968
										TOTAL FOR BANK A		84,301.11		
										CHMP CHAMP GATE				
										TVISCARRA				

AP300R  
\*\*\* CHECK DATES 07/01/2022 - 08/31/2022 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/05/22 PAGE 4

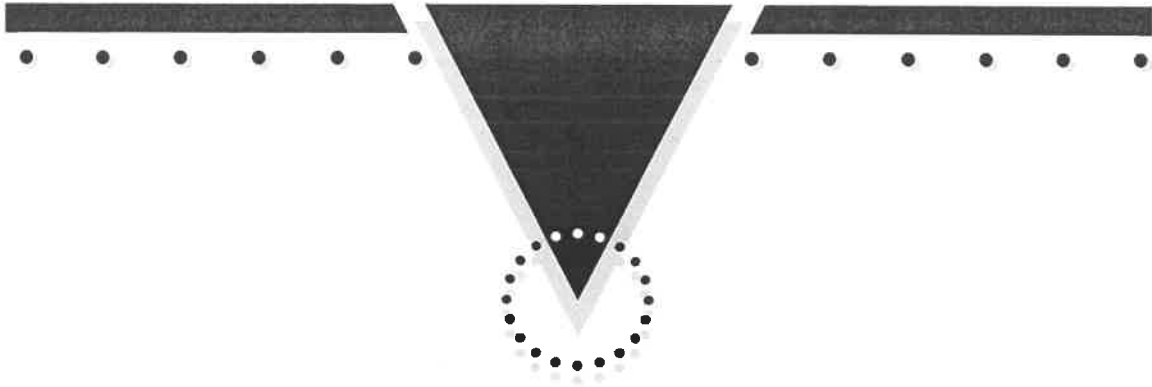
CHAMPIONSGATE - GENERAL FUND  
BANK A CHAMPIONSGATE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
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TOTAL FOR REGISTER 84,301.11

CHMP CHAMP GATE TVISCARRA

## SECTION 2



**ChampionsGate  
Community Development District**

**Unaudited Financial Reporting  
August 31, 2022**



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5	<u>Assessment Receipt Schedule</u>



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

	Governmental Fund Types		Totals 2022
	General Fund	Capital Projects Fund	
<b><u>ASSETS</u></b>			
Cash			
Operating Account	\$479,659	---	\$479,659
Capital Reserves	---	\$125,445	\$125,445
State Board of Administration	---	\$555,055	\$555,055
<b>TOTAL ASSETS</b>	<b>\$479,659</b>	<b>\$680,500</b>	<b>\$1,160,159</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$5,083	---	\$5,083
<b><u>Fund Equity and Other Credits</u></b>			
Restricted for Debt Service	---	---	---
Assigned for Capital Projects	---	\$680,500	\$680,500
Unassigned	\$474,576	---	\$474,576
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$479,659</b>	<b>\$680,500</b>	<b>\$1,160,159</b>

# ChampionsGate

## Community Development District

### General Fund

Statement of Revenues & Expenditures

For Period Ending August 31, 2022

#### Revenues:

	General Fund Budget	Prorated Budget Thru 8/31/22	Actual Thru 8/31/22	Variance
Special Assessments	\$729,046	\$729,046	\$731,461	\$2,415
Miscellaneous Revenue	\$0	\$0	\$9,560	\$9,560
<b>Total Revenues</b>	<b>\$729,046</b>	<b>\$729,046</b>	<b>\$741,022</b>	<b>\$11,976</b>

#### Expenditures:

##### Administrative

Supervisors Fees	\$6,000	\$5,500	\$4,400	\$1,100
FICA Expense	\$459	\$421	\$337	\$84
Engineering	\$10,000	\$9,167	\$5,853	\$3,313
Attorney	\$22,500	\$20,625	\$10,112	\$10,514
Annual Audit	\$4,000	\$4,000	\$4,000	\$0
Management Fees	\$36,603	\$33,553	\$33,553	\$0
Information Technology	\$1,800	\$1,650	\$1,650	\$0
Website Administration	\$1,400	\$1,283	\$1,283	(\$0)
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Telephone	\$100	\$92	\$0	\$92
Postage	\$1,500	\$1,375	\$1,463	(\$88)
Insurance	\$12,250	\$12,250	\$11,507	\$743
Printing & Binding	\$1,000	\$917	\$347	\$570
Legal Advertising	\$2,500	\$2,292	\$1,461	\$830
Other Current Charges	\$250	\$229	\$445	(\$216)
Property Appraiser Fee	\$400	\$483	\$483	\$0
Property Taxes	\$50	\$50	\$0	\$50
Office Supplies	\$250	\$229	\$73	\$157
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0

##### Total Administrative

<b>\$106,237</b>	<b>\$99,290</b>	<b>\$82,142</b>	<b>\$17,148</b>
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##### Maintenance

Property Insurance	\$24,850	\$24,850	\$25,405	(\$555)
Landscape Maintenance Contract	\$139,583	\$127,951	\$127,034	\$917
Landscape Miscellaneous	\$8,000	\$7,333	\$9,469	(\$2,136)
Irrigation System/Maintenance	\$25,000	\$22,917	\$19,202	\$3,714
Lakes/Fountains	\$13,200	\$12,100	\$9,808	\$2,292
Lighting	\$8,000	\$7,333	\$22,145	(\$14,811)
Miscellaneous	\$4,465	\$4,093	\$1,103	\$2,990
Painting Public Areas	\$600	\$550	\$85	\$465
Traffic Signals	\$10,000	\$9,167	\$3,106	\$6,061
Sidewalks	\$10,000	\$9,167	\$0	\$9,167
Signage	\$6,000	\$5,500	\$1,032	\$4,468
Trash Removal	\$5,250	\$4,813	\$6,139	(\$1,326)
Electric	\$52,000	\$47,667	\$24,687	\$22,980
Water/Sewer	\$500	\$458	\$134	\$324
Security	\$35,000	\$32,083	\$30,098	\$1,986
Onsite Management	\$147,600	\$135,300	\$135,298	\$2
Mosquito Control	\$7,600	\$5,722	\$5,722	\$0
Transfer Out - Capital Reserve	\$125,161	\$125,161	\$125,161	\$0

##### Total Maintenance

<b>\$622,809</b>	<b>\$582,165</b>	<b>\$545,628</b>	<b>\$36,536</b>
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##### Total Expenditures

<b>\$729,046</b>	<b>\$681,455</b>	<b>\$627,770</b>	<b>\$53,684</b>
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##### Excess Revenues (Expenditures)

<b>\$0</b>	<b>\$113,251</b>
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##### Fund Balance - Beginning

<b>\$0</b>	<b>\$361,324</b>
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##### Fund Balance - Ending

<b>\$0</b>	<b>\$474,576</b>
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**ChampionsGate**  
**Community Development District**

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

<b>Capital Reserves</b>	<b>P rorated Budget</b>	<b>Actual</b>	
<b>Budget</b>	<b>Thru 8/31/22</b>	<b>Thru 8/31/22</b>	<b>Variance</b>

**Revenues:**

Transfer In	\$125,161	\$125,161	\$125,161	\$0
Interest	\$750	\$688	\$3,516	\$2,828
<b>Total Revenues</b>	<b>\$125,911</b>	<b>\$125,849</b>	<b>\$128,677</b>	<b>\$2,828</b>

**Expenditures:**

Contingency	\$0	\$0	\$410	(\$410)
Capital Projects - Other	\$100,000	\$91,667	\$44,097	\$47,569
<b>Total Expenditures</b>	<b>\$100,000</b>	<b>\$91,667</b>	<b>\$44,507</b>	<b>\$47,160</b>

<b>Excess Revenues (Expenditures)</b>	<b>\$25,911</b>	<b>\$84,170</b>
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<b>Fund Balance - Beginning</b>	<b>\$612,274</b>	<b>\$596,331</b>
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<b>Fund Balance - Ending</b>	<b>\$638,185</b>	<b>\$680,500</b>
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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
<b>Revenues:</b>													
Special Assessments	\$0	\$84,205	\$594,375	\$14,218	\$7,510	\$4,111	\$16,057	\$5,487	\$5,518	\$0	\$0	\$0	\$731,461
Miscellaneous Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,560	\$0	\$0	\$0	\$0	\$9,560
<b>Total Revenues</b>	<b>\$0</b>	<b>\$84,205</b>	<b>\$594,375</b>	<b>\$14,218</b>	<b>\$7,510</b>	<b>\$4,111</b>	<b>\$16,057</b>	<b>\$15,028</b>	<b>\$5,518</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$741,022</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors Fees	\$0	\$0	\$1,000	\$0	\$0	\$800	\$1,000	\$800	\$0	\$800	\$0	\$0	\$4,400
FICA Expense	\$0	\$0	\$77	\$0	\$0	\$61	\$77	\$61	\$0	\$61	\$0	\$0	\$337
Engineering	\$94	\$0	\$300	\$0	\$0	\$416	\$505	\$677	\$3,768	\$94	\$0	\$0	\$5,853
Attorney	\$902	\$0	\$1,740	\$0	\$1,530	\$0	\$1,800	\$1,578	\$0	\$2,582	\$0	\$0	\$10,112
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	\$3,050	\$3,050	\$3,050	\$3,050	\$0	\$33,553
Information Technology	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$1,650
Website Administration	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$1,263
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	\$289	\$13	\$275	\$11	\$0	\$1,463
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	\$4	\$35	\$173	\$0	\$0	\$347
Legal Advertising	\$0	\$0	\$0	\$0	\$219	\$0	\$0	\$374	\$234	\$635	\$0	\$0	\$1,481
Other Current Charges	\$48	\$51	\$80	\$30	\$0	\$6	\$33	\$41	\$66	\$0	\$0	\$0	\$445
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	\$23	\$23	\$0	\$23	\$0	\$73
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$21,084</b>	<b>\$4,375</b>	<b>\$9,749</b>	<b>\$3,435</b>	<b>\$5,344</b>	<b>\$5,136</b>	<b>\$7,030</b>	<b>\$7,163</b>	<b>\$7,446</b>	<b>\$7,804</b>	<b>\$3,584</b>	<b>\$0</b>	<b>\$82,142</b>
<b>Maintenance</b>													
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	\$11,549	\$11,549	\$11,549	\$11,549	\$0	\$127,034
Landscape Miscellaneous	\$0	\$0	\$1,694	\$1,950	\$0	\$0	\$0	\$0	\$0	\$0	\$5,825	\$0	\$9,469
Irrigation System/Maintenance	\$6,276	\$0	\$916	\$1,026	\$0	\$4,538	\$1,431	\$3,090	\$0	\$0	\$1,826	\$0	\$19,202
Lakes/Fountains	\$545	\$545	\$470	\$620	\$620	\$620	\$2,922	\$1,078	\$620	\$1,147	\$620	\$0	\$9,808
Lighting	\$3,943	\$0	\$0	\$0	\$2,388	\$202	\$0	\$7,846	\$2,895	\$490	\$0	\$0	\$22,145
Miscellaneous	\$712	\$0	\$0	\$0	\$0	\$48	\$0	\$32	\$130	\$131	\$50	\$0	\$1,103
Painting Public Areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85	\$0	\$0	\$0	\$85
Traffic Signals	\$218	\$926	\$218	\$218	\$218	\$218	\$218	\$218	\$218	\$218	\$218	\$0	\$3,106
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	\$486	\$498	\$506	\$511	\$519	\$550	\$550	\$562	\$735	\$725	\$0	\$6,139
Electric	\$2,215	\$1,649	\$2,326	\$2,095	\$2,152	\$2,318	\$257	\$3,564	\$2,346	\$2,303	\$3,264	\$0	\$24,687
Water/Sewer	\$16	\$11	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$0	\$134
Security	\$4,875	\$1,950	\$0	\$0	\$0	\$3,575	\$5,460	\$7,378	\$2,665	\$4,195	\$0	\$0	\$30,098
Onsite Management	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$12,300	\$0	\$135,298
Mosquito Control	\$935	\$935	\$0	\$0	\$0	\$0	\$0	\$963	\$963	\$963	\$963	\$0	\$5,722
Transfer Out - Capital Reserve	\$0	\$125,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,161
<b>Total Maintenance</b>	<b>\$90,508</b>	<b>\$155,722</b>	<b>\$29,982</b>	<b>\$30,276</b>	<b>\$29,729</b>	<b>\$35,896</b>	<b>\$34,698</b>	<b>\$44,579</b>	<b>\$38,745</b>	<b>\$34,043</b>	<b>\$37,439</b>	<b>\$0</b>	<b>\$544,628</b>
<b>Total Expenditures</b>	<b>\$91,592</b>	<b>\$160,097</b>	<b>\$39,733</b>	<b>\$33,711</b>	<b>\$35,073</b>	<b>\$41,032</b>	<b>\$41,728</b>	<b>\$55,743</b>	<b>\$44,611</b>	<b>\$41,846</b>	<b>\$41,035</b>	<b>\$0</b>	<b>\$627,770</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$91,592)</b>	<b>(\$75,892)</b>	<b>\$554,653</b>	<b>(\$19,493)</b>	<b>(\$27,563)</b>	<b>(\$36,921)</b>	<b>(\$25,671)</b>	<b>(\$4,0715)</b>	<b>(\$4,0873)</b>	<b>(\$41,846)</b>	<b>(\$41,035)</b>	<b>\$0</b>	<b>(\$13,251)</b>

**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
5/9/22	ACH	\$ 4,022.62	\$ -	\$ 80.45	\$ -	\$ 3,942.17	\$ 3,942.17	\$ 3,942.17
5/9/22	ACH	\$ 1,556.35	\$ -	\$ 31.13	\$ -	\$ 1,525.22	\$ 1,525.22	\$ 1,525.22
6/8/22	ACH	\$ 1,257.48	\$ -	\$ 25.15	\$ -	\$ 1,232.33	\$ 1,232.33	\$ 1,232.33
6/8/22	ACH	\$ 78.54	\$ -	\$ 1.57	\$ -	\$ 76.97	\$ 76.97	\$ 76.97
6/17/22	ACH	\$ 4,294.21	\$ -	\$ 85.89	\$ -	\$ 4,208.32	\$ 4,208.32	\$ 4,208.32
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>		\$ 775,860.10	\$ 29,471.19	\$ 14,927.78	\$ -	\$ 731,461.13	\$ 731,461.13	\$ 731,461.13

## SECTION D

## ChampionsGate Community Development District

To: ChampionsGate CDD Board  
From: Evan Fracasso  
CC: George Flint; Marc Reicher  
Date: September 6, 2022  
Re: Managers report

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Courtland Apartments: The first phase of units (46) is anticipated to be completed by mid-September. The project is scheduled to be completed by May 2023. The road improvements as part of the project will include a left hand turn lane on southbound Masters Blvd.

Traffic: Rida met with Osceola County Sheriff office to discuss what the county can and cannot enforce within the boundaries of the CDD. The sheriff can enforce all traffic laws, the only issue they have is enforcement of commercial vehicles due to training. This will have to continue with FHP. The Sheriff also is willing to set up a speed trailer along with speed enforcement target areas with no additional cost to the CDD.

Signage: The decorative ball fell off the top of the south bound ChampionsGate over the road sign. Don Bell signs has the ball and is repainting it. We do not currently have a date set to reset the ball.

CDD monument signs are being assessed for painting. Plan is start repainting the signs in late September.

Lighting: Several lights are not working along Masters in front of the main entrance to The Omni. All-State Lighting will be out to address the issue.

I-4 Divergent Diamond: It was brought to our attention at the beginning of August that there was vandalism to the power feeds for one of the I-4 West bound fountain & the irrigation controller/well pump services. We

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are currently working on pricing to repair along with submitting to insurance.

**Landscape:**

Webber has provided a cost of \$63,000 to rework all of the irrigation for the I-4 interchange. Due to the interchange not being maintained over the past year we were able to get a credit of \$11,000 which will be applied to the irrigation cost which is now at \$52,000.

**Maintenance:**

Rida's maintenance staff in August inspected all of the through water weirs/overflows to verify property flow. We trimmed back the surrounding brush to have clear line of site along with cleaning out several storm drains along Masters that had collected significant trash.