

*ChampionsGate Community
Development District*

Agenda

December 12, 2022

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

December 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, December 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. Administration of Oaths of Office to Newly Elected Board Member(s)
 - B. Appointment of Individual to Fulfill the Board Vacancy in Seat #4 with a Term Ending November 2026
 - C. Appointment of Individual to Fulfill the Board Vacancy in Seat #5 with a Term Ending November 2024
 - D. Election of Officers
 - E. Consideration of Resolution 2023-01 Electing Officers
4. Approval of Minutes of the September 12, 2022 Meeting
5. Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2022
6. Ratification of Proposal from Cascade Fountains to Deliver and Install New Cast Concrete Fountain
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Traffic Study Proposal – *Provided Under Separate Cover*
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. On-Site Manager's Report
8. Other Business
9. Supervisor's Requests
10. 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,



Jason M. Showe
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 E

RESOLUTION 2023-01

A RESOLUTION ELECTING OFFICERS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the **ChampionsGate Community Development District** at a regular business meeting held on **December 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 12th DAY OF DECEMBER, 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, September 12, 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 <i>by phone</i>	Assistant Secretary
Darlene Clevenger	Assistant Secretary

Also present were:

Jason Showe	District Manager
Pete Glasscock	District Engineer
Yvonne Shouey	RIDA Associates
Marc Reicher	RIDA Associates
Evan Fracaso	RIDA Associates

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe 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

Organizational Matters

- A. Appointment of Individual to Fill the Board Vacancy in Seat no. 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**

This item was tabled to a future meeting.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 18, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the July 18, 2022 Audit Committee Meeting

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the minutes of the July 18, 2022 Board meeting were approved as amended and the minutes of the July 18, 2022 Audit Committee meeting were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Proposal from Weber Environmental for Irrigation Installation in Renovated Areas

Mr. Fracaso stated as part of the I-4 interchange enhancement, DOT reworked all the interchange, which took out the irrigation onsite because the roads moved. Weber's initial proposal was \$63,000 and I pointed out to Weber that they had not been maintaining the interchange for the past year and that created a credit of \$11,000 so their updated proposal is now \$52,000. Once the general contractor pulls out, we will put in the irrigation and sod.

Mr. Showe stated there are sufficient funds in Capital to cover this cost.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the proposal from Weber Environmental Services, Inc. in the amount of \$52,000 for new irrigation and sod at the I-4 interchange was approved.

SIXTH 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. Showe presented the check register from July 1, 2022 through August 31, 2022 in the amount of \$85,017.91.

On MOTION by Ms. Clevenger seconded by Mr. Tennyson 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. There was no Board action required.

D. On-Site Manager's Report

Mr. Fracaso stated the apartments are on schedule to deliver their first two buildings later this month. Marc and I have been meeting with the Osceola County Sheriff on several items in the area. One issue we discussed was what the Sheriff's office can do for the CDD. We were able to hash out what they can and cannot do; they can enforce all traffic laws in the CDD. When it comes to an injury accident or a heavy commercial vehicle that is still going to fall on the State Highway Patrol. The fees for the sheriff is \$10 per hour less and the benefit is the four hours they are here, with FHP if we are billed four hours, it is three hours of onsite plus one hour travel time plus their scheduler's fee they charge. The sheriff is more cost effective, but there are limitations to what they can do. It would be beneficial to split some time between the sheriff and FHP and they work well together.

Mr. Dawson stated we went to FHP because the sheriff was not able to provide the services we were being charged for.

Mr. Reicher stated we are aware of that issue, but my initiative is bigger than just the District with law enforcement. We have engaged with them in a proactive way and if we do bring them back on there will be performance sheets similar to what we get from FHP so we know they are actually there doing things. We have engaged Icon Management also to say that ChampionsGate is one large property to see if that gives us a little leverage because they are spending almost \$300,000 on additional private security.

Mr. Dawson asked is there a way to have a point of contact such as we have with Maurice?

Mr. Fracaso stated going forward our section chief, who is Captain Hinderman would be our point of contact. They will also set up the speed trailer for us again and have an on-duty officer set up where we decide.

The only other hot button item is our power supplies that are on the I-4 westbound ramp there was some vandalism in late July into early August and stripped out the copper from the panels. We are getting numbers for that, we filed a police report, checked with insurance and they are waiting for me to get back with the on the cost and the police report.

SEVENTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Allen stated I'm looking at next year's meetings. I think our next meeting is in December and we should consider an additional meeting in November. Seat 5 is vacant and seat 4 will be vacant as of election day. We have to wait until the second Tuesday after election day and then we can fill seat 4.

Mr. Showe stated our next meeting is December 12th.

Mr. Showe stated the resolution you passed at the last meeting will allow you to continue in that seat until a qualified elector is appointed. We could fill both of those at the December meeting.

NINTH ORDER OF BUSINESS

Audience Comments

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the meeting adjourned at 2:45 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 5, 2022

Board of Supervisors
ChampionsGate Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide ChampionsGate Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2022, with an option for four (4) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of ChampionsGate Community Development District as of and for the fiscal year ended September 30, 2022, with an option for four (4) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCFL.COM, PH: (407) 841-5524.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,400 for the September 30, 2022 audit. The fees for the fiscal years 2023, 2024, 2025 and 2026 will not exceed \$3,500, \$3,600, \$3,700 and \$3,800, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to ChampionsGate Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of ChampionsGate Community Development District.

By: 

Title: District Manager

Date: 10/5/22



February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

SECTION VI



Cascade Fountains

A Division of Fountain Design Group
7628 NW 6th Ave, Boca Raton FL, 333487
(561)994-3939
jeannie@cascadefountains.com

Repair Quote

Date: 28-Oct-2022 01:47 PM

Quote #: 1218

CHAMPIONS GATE C.D.D.

8390 CHAMPIONS GATE BOULEVARD, STE. 104
CHAMPIONS GATE, 33896
Florida, United States

Scope of work: Cascade Fountains will deliver and install a new cast concrete fountain, Williamsburg Style. This will be replacing the fountain that had been in place on this site. Cascade Fountains will install 10 LED lights and a new 3/4hp Barnes pump to effectively light the water feature and create a water flow through the cast fountain. Cascade Fountains will require a crane on site to handle the cast concrete parts being put in place. Crane rental cost are a part of this contract.

Cascade Fountains will not be responsible for any permits that may be required. Traffic Control, traffic cones, and anything necessary to allow a crane and/or Cascade Fountains personnel to be parked on the site is the responsibility of others.

Cascade Fountains is not responsible for the condition of the surround and the base structure. Should we find any leaks present, it is the responsibility of others to make repairs.

This work will be completed in 8-12 weeks from the date of contract. A deposit of \$10,000.00 will be required at the time of acceptance.

Notes:

Quantity	Description	Unit Price (\$)	GST Rate (\$)	Sub Total (\$)
1.00	Installation of LED lighting, 3/4hp pump, and Williamsburg Style cast concrete fountain	31,610.00	0.00	31,610.00
Sub Total:				\$ 31,610.00
Tax Rate Amount:				\$ 0.00
Quote Total (Tax Rate Incl.):				\$ 31,610.00

Respectfully Submitted by,
Fountain Design Group

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted. Fountain Design Group, Inc. is authorized to complete the work as specified.

Evan Fracasso

Signature:

10/31/2022

Date of Acceptance

Conditions: All work is to be completed in a workmanlike manner. Any alteration from specifications involving extra costs will be executed only upon written approval from the client, and will become an additional charge from the approved proposal amount.

SECTION VII

SECTION B

SECTION 1



Premier Traffic Group

ChampionGate CDD
George Flint, District Manager
219 E. Livingston Street,
Orlando, FL 32801

December 7th, 2022

c/o Mark Vincutonis, P.E.

Re: Traffic Engineering Services

Masters Boulevard & Link Blvd/Romani Blvd Intersection
Multi-Way Stop Control Analysis
Osceola, Florida
PTG No. 22-134

Dear Sir/Madam,

Premier Traffic Group a d.b.a. of **Karma Consultancy LLC** is pleased to submit this proposal for professional traffic engineering services for the above-referenced project in Osceola County, Florida. We understand that as the applicant you are looking to prepare a masterplan for this project and needs to do a parking study. Based on our knowledge of the County requirements, we have prepared the following Scope of Work.

SCOPE OF WORK

County Engineering staff will require traffic data and analysis to support a multiway (aka a four-way stop) at the subject interaction. These tasks will involve the following:

- PTG will obtain twelve (12) hour intersection traffic volume count data, for each of the four (4) roadway approaches to the study intersection.
- The data collected will be utilized to conduct a Multi-Way/Four-Way Stop Control Warrant following guidance documented in the latest edition of the Federal Highway Administration (FHWA)'s Manual of Uniform Traffic Control Devices. Specifically, the study intersection will be evaluated to determine if the warrant thresholds are met:
- "Minimum volumes:
 1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
 2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least

- 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but
3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.
 4. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.
- Other criteria that may be considered in an engineering study include:
 - A. The need to control left-turn conflicts;
 - B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
 - C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and
 - D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection."
 - A traffic memorandum will be prepared documenting the methods, findings and recommendations of the study. This report will be signed and sealed and for submittal to the County.
 - One round of comment responses is included as part of the scope.

FEES

The fee for providing the tasks documented in the Scope of Work will be as follows:

Traffic Counts Data Collection.....	\$700
Multi-Way Stop Control Warrant Analysis.....	\$1,800
Total.....	\$2,500

Authorized work outside the above scope will be charged on a time and material basis in accordance with the attached rate schedule. These fees do not include in-person meetings with County staff, application, review, permit, and any other fees which may be required by the public agencies.

BILLING

Invoices will be submitted upon submittal of the report to the jurisdiction. Invoices can be paid via Check made out to Karma Consultancy LLC and sent via physical mail to 15155 W Colonial Drive, # 784852, Winter Garden, Florida 34787. Wire transfer also available.

DIRECT COSTS

Expenses outside the scope will be billed. All reimbursable costs including travel, subsistence and other direct expenses including postage/delivery, bluelines and reproducible will be billed at cost. Standard rates for in-house direct costs are as follows: mileage at the current standard IRS tax rate per mile, \$0.18 per copy, \$1.00 per facsimile page, \$2.50 per blueline and \$10.00 per mylar.

MEETINGS

The scope does not include in-person meetings or extensive coordination with County staff, except where specified. Additional meetings required and authorized by the Client will be charged on a time and materials basis in accordance with the attached rate schedule.

TIME SCHEDULE

Work on this project will commence upon receipt of Notice to Proceed. All work will be completed in accordance with deadlines established for the project. It is anticipated that the report methodology will be complete in three (3) weeks.

TERMS OF AGREEMENT

During the course of the work if the Client finds it necessary to terminate work on this project, the Consultant will cease all work upon receipt of a letter to that effect. The Client will pay for the services incurred to the point of termination based upon the Consultant's estimate of percent of work completed. A copy of our hourly rate schedule is attached.

Invoices are due and payable upon receipt. Invoices outstanding over 30 days will be assessed a service charge at the rate of 1.5% per month.

Additional services which are not included within this Scope of Work will be treated as extra work. All extra work authorized by the Client will be charged on an hourly basis based upon actual time spent on the project plus additional expenses incurred.

Should it become necessary for the Consultant to utilize attorneys to collect fees, the Client agrees to bear the cost of reasonable attorney fees. The parties agree that the laws of the State of Florida shall govern this agreement, and further legal venue shall be Orange County, Florida.

In recognition of the relative risks, rewards and benefits of the project to both the Client and the Consultant, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, the Consultant's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any cause or causes, shall not exceed the total amount of the Consultant's fee. Such causes include but not limited to the Consultant's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

While all work will be accomplished to the highest caliber, the Consultant cannot guarantee the action of government officials and agencies during the project review and approval process.

This proposal is valid for 15 days from date of issue.

* * * * *

If you are in agreement with this proposal, you may execute it and return one copy with payment of the fee/retainer as our Notice to Proceed. We look forward to working with you on this project.

Sincerely,



Vasu T. Persaud, MS, PE, AICP
Traffic Engineer

SIGNATURE AUTHORIZATION/ACCEPTANCE OF PROPOSAL

The undersigned is authorized Agent or Client or Property Owner, hereby accepts the terms in this proposal and engages services with Premier Traffic Group a d.b.a of Karma Consultancy LLC as set forth in this fee proposal. By signing below, Client is authorizing the Consultant to start professional services and this contract remain in effect for the entire project duration.

SIGNATURE: _____

NAME: _____

TITLE: _____

COMPANY: _____

DATE: _____



Premier Traffic Group

HOURLY RATE SCHEDULE

<u>Employee Category</u>	<u>Hourly Rate</u>
Traffic Engineer	\$ 175.00
Traffic Planner.....	\$ 125.00
Traffic Intern.....	\$ 75.00

The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process. The second part of the paper presents the methodology used in the study, including the selection of participants, the data collection methods, and the analysis techniques. The third part of the paper discusses the results of the study and the conclusions drawn from the data. The final part of the paper provides a summary of the findings and discusses the implications for future research.

The research was conducted in a systematic and rigorous manner, following the principles of scientific inquiry. The data collected was analyzed using statistical methods to ensure the validity and reliability of the findings. The results of the study indicate that there is a significant relationship between the variables studied, and this relationship is consistent across the different groups of participants.

The findings of this study have important implications for the field of research. They provide a new perspective on the subject matter and suggest areas for further investigation. The results also have practical implications for the application of the findings in real-world settings.

In conclusion, this study has provided valuable insights into the subject matter and has contributed to the body of knowledge in the field. The findings suggest that there is a need for further research in this area, and the results of this study can be used to inform future studies.

December 6, 2022

ChampionsGate CDD
Mr. George Flint, District Manager
219 E. Livingston St.
Orlando, FL 32801

RE: Champions Gate All-Way Stop Data Collection and Analysis
Proposal for Engineering and Transportation Services (LTEC #22-5901)

Dear Mr. Flint:

Per a request by Mr. Mark Vincutonis, P.E., Luke Transportation Engineering Consultants, Inc. (LTEC) is pleased to submit this proposal for an All-Way Stop analysis at the Masters Boulevard and Romani Avenue/Links Boulevard intersection in the Champions Gate development. For purposes of this agreement, ChampionsGate CDD will be referred to as the Client and LTEC will be referred to as the Consultant.

SCOPE OF WORK

Task 1: Field Review/Data Collection

The Consultant shall conduct a field review of the Project Intersection and shall evaluate the intersection operation, in terms of queue lengths, delays, operational conflicts, geometry, safety, operational, and/or traffic control conditions that should be considered in assessing the need for an All-way Stop traffic control.

Color photographs shall be taken with emphasis on obtaining visual information, in addition to written, that could be of value during any subsequent activities. At least one photograph shall be taken facing each leg of the approaching traffic, which includes the lane configuration and stop bar. Additional photographs should document the existing geometry, signing, utility conflicts, right-of-way constraints, pavement marking, obstructions, unusual geometrics and traffic control aspects of the intersection and show any intersection features which need to be repaired or refurbished.

All-Way Stop Warrant

- A 24-hour directional volume road count for each of the approach legs at the intersection of Masters Boulevard and Romani Avenue/Links Boulevard.
- 8-hour intersection turning movement traffic count at the intersection of Masters Boulevard and Romani Avenue/Links Boulevard.

- One-hour intersection delay study at the intersection of Masters Boulevard and Romani Avenue/Links Boulevard.

Task 2: Data Analysis and Report Preparation

The Consultant shall analyze the collected data in light of the conditions for warrants described in the Manual of Uniform Traffic Control Devices (MUCTD), Manual of Uniform Traffic Studies (MUTS), and accepted traffic engineering practice. From this analysis, a recommendation shall be prepared to determine whether an All-Way Stop should be considered for installation at Masters Boulevard and Romani Avenue/Links Boulevard intersection. The recommendation and justification shall be documented in a report. An electronic copy of the Warrant Analysis Report dated, signed and sealed by a registered Professional Engineer will be provided by the Consultant to the Client.

Task 3: Meeting Attendance

The Consultant will prepare for and attend all necessary meetings with the Client. This task may include the attendance of up to two (2) virtual meetings based on the Consultant's attached hourly rate schedule.

Task 4: Additional Services

Any additional meeting attendance or additional work beyond Tasks 1 - 3 will be considered additional services. Additional services will be initiated only upon the Client's direction and will be completed based on the attached Terms of Agreement.

FEE

The Consultant will perform Tasks 1 - 3, described above, and based on the following fixed fee and hourly budgets. Hourly work will be completed based on the Consultant's attached rate schedule. The fixed fees and hourly budgets include reimbursable costs. Task 4 - Additional Services will be completed, if needed, based on fees to be coordinated with the Client.

Task 1: Field Review/Data Collection (Fixed Fee).....	\$ 3,200
Task 2: Data Analysis and Report Preparation (Fixed Fee).....	\$ 3,000
Task 3: Meetings (Hourly)	\$800

TERMS OF AGREEMENT

During the course of work if the Client finds it necessary to terminate the work, the work will be stopped by the Consultant upon receipt of written notification. The Client will pay for services and expenses incurred to the point of termination, based upon the Consultants estimate of percentage of work completed.

Invoices will be rendered every four (4) weeks and are payable upon receipt. In the event that an invoice is not paid within thirty (30) days, the Consultant reserves the right to stop work, after notifying the Client in writing, until such outstanding invoices are paid in full.

Should it become necessary for the Consultant to utilize its attorney to collect fees due the Consultant under this agreement, the Client agrees to bear the costs of collection, including reasonable attorney fees. The parties agree that the laws of the State of Florida shall govern this agreement, and further that legal venue shall be Orange County, Florida.

Additional services which are not included within this scope of work will be treated as extra work. The Client will be given notice of any additional services that are needed to complete the project. The Client must give approval before work is begun. Extra work charges will be made in accordance with the Consultant's attached hourly rate schedule. Invoices for extra work will be rendered every four (4) weeks and are payable upon receipt.

While all work will be performed with professional care, the Consultant cannot guarantee the actions of government officials and agencies to grant the desired approvals.

This proposal shall be null and void if it has not been executed within thirty (30) days from the date of preparation, unless otherwise indicated by the Consultant. If you are in agreement with this proposal (LTEC № 22-5901), you may execute it and return one copy, as our notice to proceed.

We hope to assist you with this study. Please contact our office if you have any questions.

Respectfully,
LUKE TRANSPORTATION ENGINEERING CONSULTANTS


J. Anthony Luke, P.E.
President

SIGNATURE

TITLE

COMPANY

DATE

**Luke Transportation Engineering Consultants, Inc.
Hourly Rate Schedule**

January 2022

The following rates will be applied, based on the specific tasks completed as part of the various scope requirements.

Principal	\$250.00 per hour
Project Manager	\$210.00 per hour
Project Engineer/Planner	\$195.00 per hour
Clerical/Technical	\$65.00 per hour

SECTION C

SECTION 1

Champions Gate Community Development District

Check Run Summary

September 1, 2022 thru November 30, 2022

Fund	Date	Check No.'s		Amount
General Fund	9/1/22	4969-4978	\$	5,083.00
	9/8/22	4979-4981	\$	40,950.00
	9/13/22	4982	\$	3,339.87
	9/15/22	4983-4990	\$	29,768.59
	9/22/22	4991-4996	\$	3,773.05
	9/30/22	4997	\$	12,299.84
	10/6/22	4998-5004	\$	15,424.15
	10/12/22	5005-5009	\$	20,013.60
	10/19/22	5010	\$	248.75
	10/26/22	5011-5015	\$	3,925.07
	11/3/22	5016-5024	\$	29,786.73
	11/9/22	5025-5028	\$	12,443.65
	11/17/22	5029	\$	225.00
	11/29/22	5030-5031	\$	1,133.05
				\$ 178,414.35
Capital Reserves	11/1/22	71	\$	10,000.00
			\$	10,000.00
Payroll	<u>September 2022</u>			
	Darin Tennyson	50398	\$	184.70
	Darlene Clevenger	50399	\$	162.70
	Elizabeth Allen	50400	\$	184.70
	Lee Dawson	50401	\$	184.70
				\$ 716.80
				\$ 189,131.15

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	.....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/01/22	00151	7/31/22 43790712	202207 320-53800-34500		CHRISTIAN MONCION	*	1,040.00	1,040.00 004969
			SECURITY 7/12/22-7/26/22					
9/01/22	00153	7/18/22 25630718	202207 320-53800-34500		EZRA JACKSON	*	260.00	260.00 004970
			SECURITY SRVC 07/18/22					
9/01/22	00022	8/25/22 27832A	202208 320-53800-46800		FOUNTAIN BOWL CLEAN AUG22	*	150.00	150.00 004971
			FOUNTAIN BOWL CLEAN AUG22					
9/01/22	00026	8/29/22 24259B	202208 320-53800-46800		THE LAKE DOCTORS, INC.	*	470.00	470.00 004972
			WATER MGMT SERVICES AUG22					
9/01/22	00139	7/31/22 27370706	202207 320-53800-34500			*	780.00	780.00
			SECURITY 7/06/22-7/25/22					
7/31/22		27370706	202207 320-53800-34500			*	750.00	750.00
			SCHEDULER'S FEE JUL22					
9/01/22	00152	7/31/22 42030716	202207 320-53800-34500		MAURICE NORMAN VILSAINT	*	325.00	1,530.00 004973
			SECURITY SRVC 07/16/22					
9/01/22	00150	7/31/22 43360717	202207 320-53800-34500		OBDULIO ADRIEL RODRIGUEZ ROSARIO	*	520.00	325.00 004974
			SECURITY 7/17/22-7/22/22					
9/01/22	00048	8/01/22 2208-002	202208 320-53800-47200		SHANE MICHAEL ARBANAS	*	218.00	520.00 004975
			TRAFFIC SIGNAL MNT AUG22					
9/01/22	00091	8/24/22 985964	202208 320-53800-49100		TRAFFIC ENGINEERING & MANAGEMENT	*	50.00	218.00 004976
			BACKFLOW CERTIFICATION					
9/01/22	00148	7/31/22 V3707070	202207 320-53800-34500		WAYNE AUTOMATIC FIRE SPRINKLERS INC	*	520.00	50.00 004977
			SECURITY 7/06/22-7/07/22					
9/08/22	00030	9/01/22 18058	202208 310-51300-31500		WAKEEL KHAN DBA SWORN SHIELD LLC	*	390.00	520.00 004978
			REV SOLID WASTE CODE/FNT					
					CLARK & ALBAUGH, LLP			390.00 004979

CHECK DATE	VEND#	....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.....
													AMOUNT #
9/08/22	00093	8/31/22	16498	202209	300-15500-10000						*	12,352.00	
				FY23	GEN.LIAB/PUBLIC OFFC								
8/31/22	16498	202209	300-15500-10000								*	27,948.00	
				FY23	PROPERTY INSURANCE								
9/08/22	00153	8/31/22	25630816	202208	320-53800-34500					EGIS INSURANCE ADVISORS LLC	*	260.00	40,300.00 004980
				SECURITY SRVC	08/16/22								
9/13/22	00049	9/01/22	231	202209	310-51300-34000					EZRA JACKSON	*	3,050.25	260.00 004981
				MANAGEMENT FEES	SEP22								
9/01/22	231	202209	310-51300-35200								*	116.67	
				WEBSITE ADMIN	SEP22								
9/01/22	231	202209	310-51300-35100								*	150.00	
				INFORMATION TECH	SEP22								
9/01/22	231	202209	310-51300-51000								*	.24	
				OFFICE SUPPLIES									
9/01/22	231	202209	310-51300-42000								*	4.56	
				POSTAGE									
9/01/22	231	202209	310-51300-42500								*	18.15	
				COPIES									
9/15/22	00049	9/15/22	232	202209	300-15500-10000					GOVERNMENTAL MANAGEMENT SERVICES	*	5,000.00	3,339.87 004982
				FY23	ASSESSMENT ROLL CERT								
9/15/22	00042	4/29/22	797365	202204	320-53800-47300					GOVERNMENTAL MANAGEMENT SERVICES	*	9,780.00	5,000.00 004983
				INST POLE/FIX	ON BLVD								
9/15/22	00062	9/13/22	2200567D	202209	320-53800-53100					ALL STATES LIGHTING, INC	*	790.00	9,780.00 004984
				50%DEP-PAINT	GLOBE/REINST								
9/15/22	00093	9/09/22	16803	202209	300-15500-10000					DON BELL SIGNS, LLC	*	951.00	790.00 004985
				FY23	ADD.PROP.INSURANCE								
9/15/22	00022	6/30/22	27418A	202206	320-53800-46800					EGIS INSURANCE ADVISORS LLC	*	250.00	951.00 004986
				QTRLY FOUNTAIN	CLN JUN22								
9/15/22	00149	9/12/22	CDD-0912	202208	320-53800-49100					FOUNTAIN DESIGN GROUP, INC.	*	89.94	250.00 004987
				HOME DEPOT-WEED&GRASS	CON								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/12/22	00048	9/12/22	CDD-0912	202208	320	53800	49100		HOME DEPOT-4XL TRASH BAGS	*	83.88	173.82 004988
9/15/22	00048	9/01/22	2209-012	202209	320	53800	47200		TRAFFIC SIGNAL MNT SEP22	*	218.00	218.00 004989
9/15/22	00056	9/01/22	68009	202209	320	53800	46200		LANDSCAPE MAINT SEP22	*	11,548.58	11,548.58
9/12/22	68106	9/12/22	68106	202208	320	53800	35100		RPR MNLN/CLN/RPIC HD/NOZZ	*	1,057.19	1,057.19
9/22/22	00047	9/15/22	1027064	202209	320	53800	46900		MOSQUITO MGMT SERV SEP22	*	963.05	963.05
9/22/22	00151	9/17/22	43790725	202207	320	53800	34500		SECURITY SRVCS 07/25/22	*	260.00	260.00 004991
9/22/22	00153	9/17/22	25630912	202209	320	53800	34500		SECURITY 9/12/22-9/15/22	*	520.00	520.00 004992
9/22/22	00026	9/01/22	30790B	202209	320	53800	46800		WATER MGMT SERVICES SEP22	*	470.00	470.00 004993
9/22/22	00139	9/16/22	27370909	202209	320	53800	34500		SECURITY 9/09/22-9/16/22	*	1,040.00	1,040.00 004994
9/22/22	00154	9/17/22	46230907	202209	320	53800	34500		SECURITY 9/07/22-9/08/22	*	520.00	520.00 004995
9/30/22	00105	9/23/22	44827	202209	320	53800	12000		ONSITE SERVICES SEP22	*	12,299.84	12,299.84 004996
10/06/22	00030	10/02/22	18090	202209	310	51300	31500		WEBER AGR/IRRG/RENEW DOCS	*	528.00	528.00 004997
									CLARK & ALBAUGH, LLP			528.00 004998

CHMP CHAMP GATE TVISCARRA

CHAMPIONSGATE - GENERAL FUND			BANK A CHAMPIONSGATE CDD								
CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/06/22	00153	9/26/22	25630926	202209	320-53800-34500			EZRA JACKSON	*	260.00	260.00 004999
			SECURITY SERVICE	09/26/22							
10/06/22	00022	9/26/22	28111A	202209	320-53800-46800			FOUNTAIN DESIGN GROUP, INC.	*	150.00	150.00 005000
			QTRLY FOUNTAIN CLN	SEP22							
10/06/22	00026	10/01/22	38243B	202210	320-53800-46800			THE LAKE DOCTORS, INC.	*	310.00	310.00 005001
			WATER MGMT SERVICES	OCT22							
10/06/22	00139	9/30/22	27370907	202209	320-53800-34500				*	750.00	
			SCHEDULER'S FEE	SEP22							
9/30/22	27370921	202209	320-53800-34500						*	780.00	
			SECURITY	9/21/22-9/27/22							
10/06/22	00056	10/01/22	68167	202210	320-53800-46200			MAURICE NORMAN VILSAINT	*	12,126.15	1,530.00 005002
			LANDSCAPE MAINT	OCT22							
10/06/22	00148	9/30/22	V3707091	202209	320-53800-34500			WEBER ENVIRONMENTAL SERVICES	*	520.00	12,126.15 005003
			SECURITY	9/19/22&9/26/22							
10/12/22	00049	10/01/22	233	202210	310-51300-34000			WAKEEL KHAN DBA SWORN SHIELD LLC	*	3,202.75	520.00 005004
			MANAGEMENT FEES	OCT22							
10/01/22	233	202210	310-51300-35200						*	116.67	
			WEBSITE ADMIN	OCT22							
10/01/22	233	202210	310-51300-35100						*	150.00	
			INFORMATION TECH	OCT22							
10/01/22	233	202210	310-51300-51000						*	.99	
			OFFICE SUPPLIES								
10/01/22	233	202210	310-51300-42000						*	18.43	
			POSTAGE								
10/01/22	233	202210	310-51300-42500						*	3.75	
			COPIES								
10/12/22	00105	10/12/22	44846	202210	320-53800-12000			GOVERNMENTAL MANAGEMENT SERVICES	*	12,299.84	3,492.59 005005
			ONSITE SERVICES	OCT22							
10/12/22	00149	10/12/22	CDD-1012	202209	320-53800-49100			RIDA ASSOC. LIMITED PARTNERSHIP	*	199.88	12,299.84 005006
			HOME DEPOT-WEED&GRASS CON								
								RIDA REALITY INVESTMENTS CORP			199.88 005007
								CHMP CHAMP GATE			
								TVISCARRA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/12/22	00048	9/30/22	2209-038	202209	320	53800	47200			*	1,416.00	
			SV CALL-RPLC BTRY/CLIN CAM									
9/30/22		2209-039	202209	320	53800	47200				*	778.29	
			SOLAR REG/BAT/GRN/YLW LED									
10/03/22		2210-001	202209	320	53800	47200				*	218.00	
			TRAFFIC SIGNAL MNT OCT22									
10/03/22		2210-001	202209	320	53800	47200				*	109.00	
			RPR 2 CROSSWALK BEACON									
			TRAFFIC ENGINEERING & MANAGEMENT								2,521.29	005008
10/12/22	00056	10/10/22	68269	202210	320	53800	46300			*	1,500.00	
			HURRICANE-CUT SABAL/TREE									
10/19/22	00004	9/26/22	60890026	202209	310	51300	48000			*	248.75	
			NOT OF FY23 MEETING DATES									
			ORLANDO SENTINEL								248.75	005010
10/26/22	00042	9/08/22	797703	202209	320	53800	47300			*	585.50	
			SVC CALL-METAL HALIDE LMP									
9/21/22		798327	202209	320	53800	47300				*	140.00	
			SVC CALL-RESET TRIP BRKR									
			ALL STATES LIGHTING, INC								725.50	005011
10/26/22	00047	10/17/22	1027326	202210	320	53800	46900			*	963.05	
			MOSQUITO MGMT SERV OCT22									
			CLARKE ENVIRONMENTAL MOSQUITO MGMT								963.05	005012
10/26/22	00022	10/26/22	28359A	202210	320	53800	46800			*	170.00	
			FOUNTAIN BOWL CLEAN OCT22									
			FOUNTAIN DESIGN GROUP, INC.								170.00	005013
10/26/22	00043	10/25/22	27537	202210	320	53800	49100			*	932.52	
			12CUSTOM FLAG/3USA POLYES									
			FLAG WORLD, INC								932.52	005014
10/26/22	00132	10/19/22	103874	202210	320	53800	53100			*	1,134.00	
			RPLC 3WGHT LIMIT SGN/POST									
			POBLOCKI SIGN COMPANY, LLC								1,134.00	005015
11/03/22	00104	10/03/22	85816	202210	310	51300	54000			*	175.00	
			FY23 SPECIAL DISTRICT FEE									
			DEPARTMENT OF ECONOMIC OPPORTUNITY								175.00	005016
11/03/22	00153	10/31/22	25631019	202210	320	53800	34500			*	780.00	
			SCRTY 10/19/22-10/27/22									
			EZRA JACKSON								780.00	005017

AT 300K
 *** CHECK DATES 09/01/2022 - 11/30/2022 ***
 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...#
11/03/22	00026	11/01/22	46748B	202211	320-53800-	46800				*	390.00	
			WATER MGMT SERVICES NOV22									
11/03/22	00139	10/31/22	27371017	202210	320-53800-	34500			THE LAKE DOCTORS, INC.	*		390.00 005018
			SCHEDULER'S FEE OCT22								750.00	
10/31/22	27371017	202210	320-53800-	34500						*	2,120.00	
			SCRTY 10/17/22-10/31/22						MAURICE NORMAN VILSAINT			2,870.00 005019
11/03/22	00154	10/31/22	46231025	202210	320-53800-	34500				*	520.00	
			SCRTY 10/25/22-10/26/22									
11/03/22	00105	11/01/22	44866	202211	320-53800-	12000			PAUL ANTHONY NAPIER	*	12,299.84	520.00 005020
			ONSITE SERVICES NOV22									
11/03/22	00111	10/24/22	4137-9	202210	320-53800-	47400			RIDA ASSOC. LIMITED PARTNERSHIP	*	298.74	12,299.84 005021
			5GAL RES EXT DEEP/GAL DTM									
11/03/22	00048	11/01/22	2211-002	202211	320-53800-	47200			THE SHERWIN WILLIAMS CO	*	218.00	298.74 005022
			TRAFFIC SIGNAL MNT NOV22									
11/01/22	2211-002	202211	320-53800-	47200						*	109.00	
			2 CROSSWALK BEACONS						TRAFFIC ENGINEERING & MANAGEMENT			327.00 005023
11/03/22	00056	11/01/22	68389	202211	320-53800-	46200				*	12,126.15	
			LANDSCAPE MAINT NOV22									
11/09/22	00030	11/01/22	18118	202210	310-51300-	31500			WEBER ENVIRONMENTAL SERVICES	*	97.50	12,126.15 005024
			REV TOHO INCIDENT PHOTO									
11/09/22	00049	11/01/22	234	202211	310-51300-	34000			CLARK & ALBAUGH, LLP	*	3,202.75	97.50 005025
			MANAGEMENT FEES NOV22									
11/01/22	234	202211	310-51300-	35200						*	116.67	
11/01/22	234	202211	310-51300-	35100						*	150.00	
11/01/22	234	202211	310-51300-	51000						*	.51	
11/01/22	234	202211	310-51300-	42000						*	9.69	
11/01/22	234	202211	310-51300-	42000						*		
			POSTAGE									

CHMP CHAMP GATE TVISCARRA

*** CHECK DATES 09/01/2022 - 11/30/2022 *** CHAMPIONSGATE - GENERAL FUND
BANK A CHAMPIONSGATE CDD

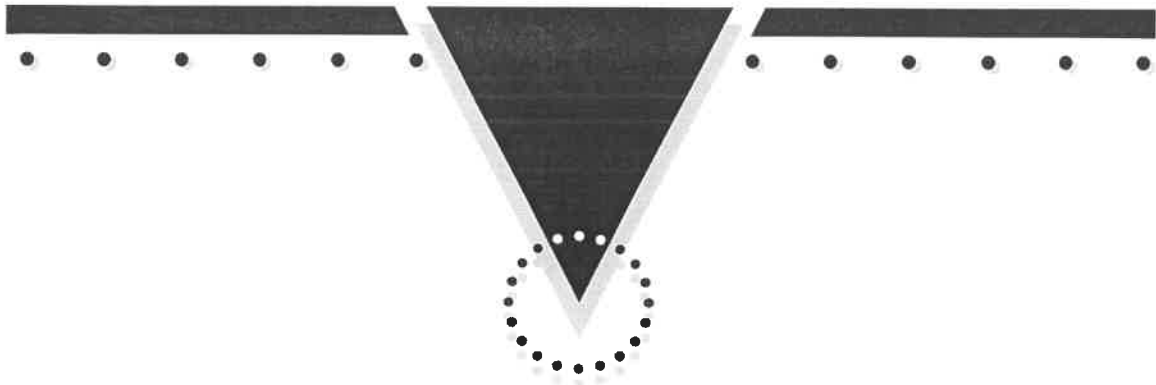
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
11/01/22	234	202211	310-51300-42500	COPIES		GOVERNMENTAL MANAGEMENT SERVICES	*	.15		
11/09/22	00149	11/07/22	67896	202208	320-53800-46300	RENOVATE LDSCP/IRG MEDIAN	*	6,325.00		
11/08/22		CDD-1108	202210	320-53800-49100	HOME DEPOT-4 BLK TRASH BG		*	83.88		
11/09/22	00056	11/07/22	68488	202211	320-53800-35100	RPIC VALVE/WHEEL/NODES	*	2,457.50		
11/17/22	00095	10/13/22	5284903	202209	310-51300-31100	PREP/ATTEND CDD MEETING	*	225.00		
11/29/22	00047	11/15/22	1027440	202211	320-53800-46900	MOSQUITO MGMT SERV NOV22	*	963.05		
11/29/22	00022	11/23/22	28646A	202211	320-53800-46800	FOUNTAIN BOWL CLEAN NOV22	*	170.00		
						FOUNTAIN DESIGN GROUP, INC.			170.00	005031
						TOTAL FOR BANK A		178,414.35		
						TOTAL FOR REGISTER		178,414.35		

CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/22	00004	10/31/22	28421A	202210	320-53800-60000	*	10,000.00	
			DEP.CAST CONCRETE FOUNT					
					FOUNTAIN DESIGN GROUP, INC.			
							10,000.00	000071
					TOTAL FOR BANK B		10,000.00	
					TOTAL FOR REGISTER		10,000.00	

CHMP CHAMP GATE TVISCARRA

SECTION 2



**ChampionsGate
Community Development District**

**Unaudited Financial Reporting
November 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
November 30, 2022

	Governmental Fund Types		Totals 2023
	General Fund	Capital Projects Fund	
ASSETS			
Cash			
Operating Account	\$353,119	---	\$353,119
Capital Reserves	---	\$115,334	\$115,334
State Board of Administration	---	\$559,539	\$559,539
Due from Developer	\$6,325	---	\$6,325
TOTAL ASSETS	\$359,444	\$674,874	\$1,034,317
LIABILITIES			
Accounts Payable	---	---	---
Fund Equity and Other Credits			
Restricted for Debt Service	---	---	---
Assigned for Capital Projects	---	\$674,874	\$674,874
Unassigned	\$359,444	---	\$359,444
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$359,444	\$674,874	\$1,034,317

ChampionsGate

Community Development District

General Fund

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

	General Fund Budget	Prorated Budget Thru 11/30/22	Actual Thru 11/30/22	Variance
Revenues:				
Special Assessments	\$729,046	\$55,542	\$55,542	\$0
Total Revenues	\$729,046	\$55,542	\$55,542	\$0
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$6,000	\$1,000	\$0	\$1,000
FICA Expense	\$459	\$77	\$0	\$77
Engineering	\$10,000	\$1,667	\$0	\$1,667
Attorney	\$22,500	\$3,750	\$98	\$3,653
Annual Audit	\$4,000	\$0	\$0	\$0
Management Fees	\$38,433	\$6,406	\$6,406	\$0
Information Technology	\$1,800	\$300	\$300	\$0
Website Administration	\$1,400	\$233	\$233	(\$0)
Collection Agent	\$5,000	\$5,000	\$5,000	\$0
Telephone	\$100	\$17	\$0	\$17
Postage	\$1,500	\$250	\$28	\$222
Insurance	\$13,825	\$13,825	\$12,352	\$1,473
Printing & Binding	\$1,000	\$167	\$4	\$163
Legal Advertising	\$2,500	\$417	\$0	\$417
Other Current Charges	\$700	\$117	\$179	(\$62)
Property Appraiser Fee	\$500	\$83	\$0	\$83
Property Taxes	\$50	\$8	\$0	\$8
Office Supplies	\$250	\$42	\$2	\$40
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$110,192	\$33,532	\$24,775	\$8,757
<u>Maintenance</u>				
Property Insurance	\$30,500	\$30,500	\$28,899	\$1,601
Landscape Maintenance Contract	\$145,514	\$24,252	\$24,252	\$0
Landscape Miscellaneous	\$8,000	\$1,333	\$1,500	(\$167)
Irrigation System/Maintenance	\$25,000	\$4,167	\$2,458	\$1,709
Lakes/Fountains	\$13,200	\$2,200	\$1,040	\$1,160
Lighting	\$8,000	\$1,333	\$0	\$1,333
Miscellaneous	\$4,465	\$744	\$1,016	(\$272)
Painting Public Areas	\$600	\$100	\$299	(\$199)
Traffic Signals	\$10,000	\$1,667	\$327	\$1,340
Sidewalks	\$10,000	\$1,667	\$0	\$1,667
Signage	\$6,000	\$1,000	\$1,134	(\$134)
Trash Removal	\$7,000	\$1,167	\$704	\$463
Electric	\$52,000	\$8,667	\$4,429	\$4,238
Water/Sewer	\$500	\$83	\$24	\$60
Security	\$70,000	\$11,667	\$4,170	\$7,497
Onsite Management	\$147,600	\$24,600	\$24,600	\$0
Mosquito Control	\$6,741	\$1,124	\$1,926	(\$803)
Transfer Out - Capital Reserve	\$73,734	\$0	\$0	\$0
Total Maintenance	\$618,854	\$116,270	\$96,777	\$19,493
Total Expenditures	\$729,046	\$149,802	\$121,553	\$28,250
Excess Revenues (Expenditures)	\$0		(\$66,010)	
Fund Balance - Beginning	\$0		\$425,454	
Fund Balance - Ending	\$0		\$359,444	

ChampionsGate
Community Development District

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

	Capital Reserves Budget	Prorated Budget Thru 11/30/22	Actual Thru 11/30/22	Variance
<u>Revenues:</u>				
Transfer In	\$73,734	\$0	\$0	\$0
Interest	\$1,500	\$250	\$3,294	\$3,044
Total Revenues	\$75,234	\$250	\$3,294	\$3,044
<u>Expenditures:</u>				
Contingency	\$500	\$83	\$76	\$7
Capital Projects - Other	\$100,000	\$16,667	\$10,000	\$6,667
Total Expenditures	\$100,500	\$16,750	\$10,076	\$6,674
Excess Revenues (Expenditures)	(\$25,266)		(\$6,782)	
Fund Balance - Beginning	\$585,830		\$681,656	
Fund Balance - Ending	\$560,564		\$674,874	

ChampionsGate CDD

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Total
Revenues:													
Special Assessments		\$0	\$55,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,542
Total Revenues		\$0	\$55,542	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,542
Expenditures:													
Administrative													
Supervisors Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$98	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,203	\$3,203	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,406
Information Technology	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
Website Administration	\$117	\$117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$233
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	\$18	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28
Insurance	\$12,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,352
Printing & Binding	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$89	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$1	\$0	\$0	\$0	\$0	\$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	\$21,207	\$3,569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,775
Maintenance													
Property Insurance	\$28,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,899
Landscape Maintenance Contract	\$12,126	\$12,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,252
Landscape Miscellaneous	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Irrigation System/Maintenance	\$0	\$2,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,458
Lakes/Fountains	\$450	\$560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,040
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$1,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,016
Painting Public Areas	\$299	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$299
Traffic Signals	\$0	\$327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$327
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$1,134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,134
Trash Removal	\$320	\$384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$704
Electric	\$2,499	\$1,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,429
Water/Sewer	\$12	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24
Security	\$4,170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,170
Onsite Management	\$12,300	\$12,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,600
Mosquito Control	\$963	\$963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,926
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$65,719	\$31,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,777
Total Expenditures	\$86,925	\$34,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,553
Excess Revenues (Expenditures)	(\$86,925)	\$20,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$66,010)

