



**ChampionsGate
Community Development District**

**Adopted Budget
FY 2024**



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CHAMPIONSGATE
Community Development District

General Fund Budget
Fiscal Year 2024

ADOPTED BUDGET FY2023	ACTUAL THRU 06/30/23	NEXT 3 MONTHS	PROJECTED THRU 9/30/23	ADOPTED BUDGET FY2024
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REVENUES:

Maintenance Assessments	\$729,046	\$732,295	\$0	\$732,295	\$729,046
Interest	\$0	\$5,968	\$3,000	\$8,968	\$6,750
TOTAL REVENUES	\$729,046	\$738,263	\$3,000	\$741,263	\$735,796

EXPENDITURES:

Administrative:

Supervisors Fees	\$6,000	\$3,400	\$2,000	\$5,400	\$6,000
FICA Expense	\$459	\$260	\$153	\$413	\$459
Engineering	\$10,000	\$5,381	\$4,619	\$10,000	\$10,000
Attorney	\$22,500	\$11,315	\$8,685	\$20,000	\$22,500
Annual Audit	\$4,000	\$3,400	\$0	\$3,400	\$3,500
Management Fees	\$38,433	\$28,825	\$9,608	\$38,433	\$40,355
Information Technology	\$1,800	\$1,350	\$450	\$1,800	\$1,800
Website Maintenance	\$1,400	\$1,050	\$350	\$1,400	\$1,400
Collection Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Telephone	\$100	\$0	\$25	\$25	\$100
Postage	\$1,500	\$172	\$73	\$245	\$500
Insurance	\$13,825	\$12,352	\$0	\$12,352	\$13,600
Printing & Binding	\$1,000	\$60	\$60	\$120	\$500
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$700	\$664	\$240	\$904	\$1,000
Property Appraiser Fees	\$500	\$536	\$0	\$536	\$550
Property Taxes	\$50	\$0	\$0	\$0	\$0
Office Supplies	\$250	\$6	\$3	\$9	\$125
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$110,192	\$73,946	\$28,766	\$102,712	\$110,064

Maintenance:

Property Insurance	\$30,500	\$29,345	\$0	\$29,345	\$44,450
Landscape Maintenance Contract	\$145,514	\$109,135	\$36,378	\$145,514	\$145,514
Landscape Miscellaneous	\$8,000	\$3,675	\$4,325	\$8,000	\$25,000
Irrigation System/Maintenance	\$25,000	\$11,417	\$6,083	\$17,500	\$25,000
Lakes/Fountains	\$13,200	\$8,700	\$1,920	\$10,620	\$14,000
Lighting	\$8,000	\$6,863	\$1,137	\$8,000	\$8,000
Miscellaneous	\$4,465	\$5,281	\$719	\$6,000	\$6,000
Painting Public Areas	\$600	\$2,144	\$0	\$2,144	\$1,500
Traffic Signals	\$10,000	\$3,052	\$981	\$4,033	\$8,000
Sidewalks	\$10,000	\$1,620	\$3,380	\$5,000	\$35,000
Signage	\$6,000	\$2,317	\$933	\$3,250	\$6,500
Trash Removal	\$7,000	\$3,373	\$1,133	\$4,506	\$4,881
Electric	\$52,000	\$20,406	\$6,894	\$27,300	\$35,000
Water/Sewer	\$500	\$118	\$52	\$170	\$300
Security	\$70,000	\$38,802	\$20,423	\$59,225	\$70,000
Onsite Management	\$147,600	\$110,699	\$36,900	\$147,598	\$147,600
Mosquito Control	\$6,741	\$3,852	\$2,889	\$6,741	\$6,741
Transfer Out - Capital Reserve	\$73,734	\$73,734	\$0	\$73,734	\$42,246

TOTAL MAINTENANCE	\$618,854	\$434,532	\$124,147	\$558,679	\$625,732
TOTAL EXPENDITURES	\$729,046	\$508,477	\$152,913	\$661,391	\$735,796
EXCESS REVENUES (EXPENDITURES)	(\$0)	\$229,786	(\$149,913)	\$79,872	\$0

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

REVENUES:

The District will levy a Non-Ad Valorem assessment on all of the assessable property within the District to fund all general operating and maintenance expenditures for the fiscal year.

INTEREST

The District generates funds from invested funds.

EXPENDITURES:

ADMINISTRATION

SUPERVISORS FEES

Chapter 190, Florida Statutes, allows for a member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 6 Board meetings during the fiscal year.

FICA EXPENSE

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

ENGINEERING

The District's Engineer, Hanson, Water & Associates, will be providing general engineering services to the District, e.g., attendance and preparation for the monthly Board meetings, review of invoices, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

ATTORNEY

The District's Attorney, Clark & Albaugh, LLP, will be providing general legal services to the District, e.g., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager

ANNUAL AUDIT

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau & Associates for this service.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

MANAGEMENT FEES

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

INFORMATION TECHNOLOGY

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

WEBSITE MAINTENANCE

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

COLLECTION AGENT

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of a Non-Ad Valorem assessment on all assessable property within the District.

TELEPHONE

Telephone and fax machine.

POSTAGE

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

INSURANCE

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

PRINTING & BINDING

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

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

LEGAL ADVERTISING

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

OTHER CURRENT CHARGES

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

PROPERTY APPRAISER FEES

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

OFFICE SUPPLIES

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

DUES, LICENSES & SUBSCRIPTIONS

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

MAINTENANCE:

PROPERTY INSURANCE

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

LANDSCAPE MAINTENANCE CONTRACT

The District has contracted with Weber Environmental Services, Inc. to provide the monthly landscaping services which include turf care, shrubs/ground cover care, annuals, tree care, irrigation system, pressuring washing and litter removal.

Description	Monthly Amount	Annual Amount
Landscape Maintenance Contract	\$12,126	\$145,514
Total		<u>\$145,514</u>

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

LANDSCAPE MISCELLANEOUS

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

IRRIGATION SYSTEM/MAINTENANCE

Monthly inspection and repairs of irrigation system.

LAKES/FOUNTAINS

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

Description	Monthly Amount	Annual Amount
Lake Services	\$470	\$5,640
Fountain Services	\$350	\$4,200
Fountain Quarterly Services @ \$250		\$1,000
Contingency		\$3,160
Total		\$14,000

LIGHTING

Repair and replacement of lighting fixtures throughout the property.

MISCELLANEOUS

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

PAINTING PUBLIC AREAS

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

TRAFFIC SIGNALS

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

SIDEWALKS

To record cost to maintain all sidewalks.

SIGNAGE

To record cost to maintain all signs within the District boundaries.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

TRASH REMOVAL

To record the expenses related to trash and rubbish removal of miscellaneous items, dumpster contract service and hauling of miscellaneous items. The District has the following utility account with Waste Management.

Account#	Address	Monthly Amount	Annual Amount
4-70186-52000	8390 ChampionsGate Blvd. Ste.104	\$387	\$4,649
	Contingency		\$232
Total			\$4,881

ELECTRIC

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

Account#	Address	Monthly Amount	Annual Amount
9100 8848 0869	8301 ChampionsGate Blvd Spkl D	\$350	\$4,200
9100 8848 0132	8399 ChampionsGate Blvd Spkl E	\$800	\$9,600
9100 8848 0380	81811 ChampionsGate Blvd Spkl A Fntn	\$235	\$2,820
9100 8848 0637	8390 ChampionsGate Blvd TFLT	\$50	\$600
9100 8848 1141	8397 ChampionsGate Blvd Spkl F	\$175	\$2,100
9100 8848 1381	0 Championsgate Blvd Spkl G	\$200	\$2,400
9100 8848 1589	1500 Berwick Dr Spkl	\$55	\$660
9100 8848 1852	8380 ChampionsGate Blvd Spkl C	\$550	\$6,600
9100 8848 2093	81801 ChampionsGate Blvd Spkl H Fntn	\$35	\$420
9100 8848 2308	8300 ChampionsGate Blvd TFLT	\$45	\$540
	Contingency		\$5,060
Total			\$35,000

WATER/SEWER

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

Account#	Address	Monthly Amount	Annual Amount
2587190-690100	100 ChampionsGate Blvd	\$15	\$180
	Contingency		\$120
Total			\$300

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

SECURITY

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

ONSITE MANAGEMENT

Personnel used to maintain the District property. The District has contracted with Rida Associates Limited Partnership.

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

MOSQUITO CONTROL

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

TRANSFER OUT - CAPITAL RESERVE

Funds transferred out to Capital Reserve for capital outlay expenses.

CHAMPIONSGATE
Community Development District

Capital Reserve Fund
Fiscal Year 2024

ADOPTED BUDGET FY2023	ACTUAL THRU 6/30/23	NEXT 3 MONTHS	PROJECTED THRU 9/30/23	ADOPTED BUDGET FY2024
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REVENUES:

Transfer In	\$73,734	\$73,734	\$0	\$73,734	\$42,246
Interest	\$1,500	\$18,373	\$6,000	\$24,373	\$18,000
TOTAL REVENUES	\$75,234	\$92,107	\$6,000	\$98,107	\$60,246

EXPENDITURES:

Contingency	\$500	\$357	\$120	\$477	\$500
Capital Projects - Other	\$100,000	\$95,500	\$52,500	\$148,000	\$100,000
TOTAL EXPENDITURES	\$100,500	\$95,857	\$52,620	\$148,477	\$100,500
EXCESS REVENUES	(\$25,266)	(\$3,750)	(\$46,620)	(\$50,370)	(\$40,254)
FUND BALANCE - BEGINNING	\$585,830	\$681,656	\$0	\$681,656	\$631,286
FUND BALANCE - ENDING	\$560,564	\$677,906	(\$46,620)	\$631,286	\$591,032