

*ChampionsGate Community
Development District*

Agenda

September 11, 2023

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 4, 2023

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 11, 2023, at 2:00 p.m. at the offices of Rida and Associates, 8390 ChampionsGate Blvd., Suite 104, ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the July 17, 2023 Meeting
4. 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
5. Other Business
6. Supervisor's Requests
7. 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

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 17, 2023 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 <i>by phone</i>	Vice Chairman
Elizabeth Allen	Assistant Secretary
Darlene Clevenger	Assistant Secretary
Douglas Cady	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Evan Fracaso	RIDA Associates
Yvonne Shouey	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

Approval of the Minutes of the May 8, 2023 Meeting

On MOTION by Ms. Clevenger seconded by Mr. Cady with four in favor the minutes of the May 8, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing

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

Mr. Showe stated there are two resolutions associated with your budget, the first is Resolution 2023-04 that adopts the budget. There is no assessment increase and we have captured all the onsite field issues. The capital projects fund is on page 8 and at the end of the fiscal year we expect to have \$630,000, which should be sufficient for future capital projects.

There was no public present to comment.

Ms. Allen asked is the increase in property insurance a firm number or is that an estimate?

Mr. Showe responded that is the number from the company and we are seeing that in all of our districts. They came out and reviewed the property with Evan a few months ago.

Ms. Allen stated landscape miscellaneous is a large increase. What is driving that jump?

Mr. Fracaso stated that is the landscape enhancement to the entrance for the island coming in and cleaning out the front of the arch area.

Ms. Allen stated that could be a one-time issue.

Mr. Fracaso stated one time just for this year. I have a quote but I think we need to tweak it, but we are not going to touch that until the November timeframe when we make a final decision.

Ms. Allen stated that is a jump in sidewalks. What is driving that number?

Mr. Fracaso stated replacement of damaged sidewalks throughout the District as well as sidewalk maintenance.

Ms. Allen stated two years ago we walked it and updated it.

Mr. Glasscock stated that number is right. We just finished our review of the District and you are probably going to need that. You may want Evan to look into purchasing your own equipment rather than contracting it out.

Ms. Allen stated what we found in buying our own equipment in Bella Trae is we have expectations of the staff, and they will find every excuse not to use it and we had two people injured.

Ms. Shouey stated we found the same thing with the tractor; it is in for repair because nobody really knows how to run the tractor.

Mr. Dawson joined the meeting at this time.

A. Consideration of Resolution 2023-04 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor Resolution 2023-04 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2023-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated attached to Resolution 2023-05 will be the adopted budget and the assessment roll. This is the mechanism that places the assessments on the tax bill.

There was no public present to provide comment.

On MOTION by Ms. Clevenger seconded by Ms. Allen with all in favor Resolution 2023-05 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Ms. Clevenger seconded by Mr. Dawson with all in favor the public hearing was closed.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-06 Designating an Assistant Treasurer of the District

Mr. Showe stated we are adding Darrin Mossing, Sr., the president of our company as an Assistant Treasurer.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor Resolution 2023-06 designating Darrin Mossing, Sr. as Assistant Treasurer was approved.

SIXTH ORDER OF BUSINESS
Weber Environmental Services

Discussion of Landscaping Agreement with

Mr. Fracaso stated Weber was acquired by a company out of Michigan. Ken Weber, the original owner, sold his entire interest and has no obligation to continue to stay on and assist the company, but he is still staying on. There is no change in his staffing, the only change we are seeing is in billing.

Ms. Shouey stated he has a two-year obligation.

Mr. Fracaso stated he has a two-year obligation but a lot of time with those buyouts there is a 10% clause.

Mr. Clark stated I took a look at this because the letter described it as a merger and what happened is that the Michigan company actually formed a new LLC and bought the assets and took an assignment of the contract. I reached out to the law firm and had some trouble getting a response from them, but I asked them to tell me exactly what happened. There was a closing, purchase of assets and a document that assumed our contract. Our contract is not assignable for very good reasons. We may want to keep them, but there will need to be a document that we sign and they sign that memorializes that. I asked that law firm to send me the actual document that transfers the contract. We will need to do something if you want to keep with Weber, there will be some housekeeping that we need to do. In all these situations we have a contract that has an out so if things go downhill, we have something we can do about it.

Ms. Allen asked when does our contract expire?

Mr. Clark stated at the end of this next fiscal year.

Ms. Clevenger stated we do have two one-year options and that is what we want to make sure we don't lose.

Ms. Shouey stated the price was locked in too.

Mr. Clark stated since he was going to market his company, he was eager to lock that in.

Ms. Allen asked when did this transition happen?

Ms. Shouey stated a couple months ago.

Ms. Allen asked have you noticed a change in service or responsiveness?

Mr. Fracaso responded no.

Ms. Shouey stated I disagree, on the boulevard there is bare spot after bare spot. They haven't tried to put anything in where they took the old out. I think they need more hands on, they will be okay, but I don't think you have the same guys out there.

Mr. Fracaso stated it is the same guys, they have added a few lower levels, but the crew lead guys are the same guys who have been here for years.

Ms. Allen stated the median on Masters where they cut off at the shrub level, you can still see the stump of the dead palm.

Mr. Fracaso stated they are coming back to get that flush cut better. They put in a 10 to 12-foot queen palm.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

i. Traffic Engineer's Report Regarding Masters Boulevard Four-Way Stop Warrant

Mr. Glasscock stated the first item is the four-way stop evaluation and we did not meet the criteria.

We have done the engineer's inspection of the District, everything looks like it is in good shape, there is vegetation around some structures that needs to be cleaned out and get some of the ponds cleaned up. The bad news is we are looking at the boulevard a little bit closer. It is in not as good a shape as I thought it was when you look at it closer. It is not in real good shape; it has fatigue and cracking. In roughly two years you are going to have to significant repairs, maybe 3 – 4 you are going to have look at doing some isolated mill and resurfacing and maybe 5 years we will be at mill and resurfacing on the length of it. There are a couple ways to handle it. This is the engineer looking at it, not taking core samples.

All roads are pretty much paved to the same standards and there are three things that will kill a road, one is age, two is underuse and three is overuse. You are within a five-year window, just by observation. You will mill and resurface in about 15-18 years and it is within that window.

ii. Grate in Bella Trae

Mr. Glasscock stated I didn't know what kind of grate they put on that outfall structure the HOA replaced; that wasn't a standard grate; that was diamond plating and it rusted out and needs to be replaced with an FDOT approved grate.

Ms. Allen stated it is not a DOT approved grate. The CDD reimbursed Bella Trae for that grate.

Mr. Clark stated if we gave them specs to replace the grate and they did something else and we paid for it then we should ask them to redo it.

Mr. Glasscock stated I don't know that they were given specs.

Mr. Clark stated I would like to know if we paid for what was to spec and they did something else or we paid less money.

Mr. Glasscock stated if I remember at the meeting it was just a bill to replace the grate and clean the vegetation around it. It seems like it was \$5,800 or \$6,800. The grate I suggest would cost about \$1,500.

Mr. Clark stated if it is \$1,500 to put a new one on, let's not spend that in my time. Just approve a not to exceed.

Mr. Glasscock stated the is the cost of the grate then Evan's crew find a way to get it and bring it and install it. I would say double it.

Mr. Clark stated be practical about it and get it fixed.

Mr. Fracaso stated we have a piece of equipment that will pop the old one out and put the new one in and the labor would be included in the onsite management fee.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor staff was authorized to have the grate replaced in an amount not to exceed \$3,000.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register from May 1, 2023 through June 30, 2023 in the amount of \$83,083.62.

On MOTION by Mr. Dawson seconded by Ms. Allen 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. No Board action was required.

iii. Approval of Fiscal Year 2024 Meeting Schedule

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the Fiscal Year 2024 meeting schedule reflecting the following dates was approved: December 11, 2023, February 12, 2024, April 8, 2024, May 13, 2024, July 15, 2024 and September 9, 2024.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Fracaso stated to your question about the electricity upfront at the interchange; what we found was during the construction process of the interchange they cut our underground electric in two to three places. Everything there for our services is non-functional, non-reparable. If we want to move forward to continue with fountains, I have been in contact with Counsel here if we want to go back to DOT because they were the administrator of the contract as to any repairs that DOT would do. We have to have an easement to actually be in there, we have an enhancement but there is no easement to run power. Legally, we would be grasping.

Mr. Clark stated it is not a straight line.

Mr. Fracaso stated DOT has been non-responsive and they don't want to deal with it. The line wasn't where it was on the drawings. The only real argument is why wouldn't they call Oops out to locate it. There is a transformer that sits right on Osceola Parkway before you go under I-4 and that is the only power. Do a directional bore under ChampionsGate to get power to our disconnect. Currently, the controller for the smaller pond to go westbound on I-4 is on the ramp. I would just rebuild the entire controller as close as I can to that transformer. As it sits now it is about \$50,000 fir the directional boring, the underground and everything. I'm working on revised pricing and another vendor to move that closer so we shorten that distance. I will have solid numbers at the next meeting.

TENTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor the meeting adjourned at 3:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION C

SECTION 1

Champions Gate Community Development District

Check Run Summary

July 1, 2023 thru August 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	7/12/23	5140-5146	\$ 28,368.70
	7/13/23	5147	\$ 3,478.87
	7/19/23	5148-5150	\$ 13,438.73
	7/26/23	5151-5153	\$ 1,432.00
	8/2/23	5154-5160	\$ 34,481.90
	8/9/23	5161-5162	\$ 3,950.76
	8/16/23	5163-5164	\$ 920.12
	8/23/23	5165-5167	\$ 2,959.99
	8/28/23	5168-5170	\$ 5,415.25
			<hr/>
			\$ 94,446.32
Payroll	<u>July 2023</u>		
	Darin Tennyson	50419	\$ 184.70
	Darlene Clevenger	50420	\$ 162.70
	Douglas Cady	50421	\$ 184.70
	Elizabeth Allen	50422	\$ 184.70
	Lee Dawson	50423	\$ 184.70
			<hr/>
			\$ 901.50
			<hr/>
			\$ 95,347.82

*** CHECK DATES 07/01/2023 - 08/31/2023 ***
 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 #
7/12/23	00030	7/01/23 18405	202306 310-51300-31500	REV.CORRESPND/ELECTRIC WR	*	97.50	
				CLARK & ALBAUGH, LLP			97.50 005140
7/12/23	00153	6/30/23 25630605	202306 320-53800-34500	SCRTY 06/05/23 - 06/29/23	*	2,340.00	
				EZRA JACKSON			2,340.00 005141
7/12/23	00022	7/10/23 30554A	202307 320-53800-46800	RPLC SUMP PUMP W/ SD FLT	*	728.06	
				FOUNTAIN DESIGN GROUP, INC.			728.06 005142
7/12/23	00158	7/10/23 22-134	202307 310-51300-31100	MULTI-WAY STOP CTRL ANAL.	*	3,550.00	
				KARMA CONSULTANCY LLC			3,550.00 005143
7/12/23	00139	6/30/23 27370605	202306 320-53800-34500	MTHLY SCHEDULER FEE JUN23	*	750.00	
		6/30/23 27370608	202306 320-53800-34500	SCRTY 06/08/23 - 06/27/23	*	2,275.00	
				MAURICE NORMAN VILSAINT DBA			3,025.00 005144
7/12/23	00048	6/30/23 2306-028	202306 320-53800-47200	2 PROCESSOR FOR CAM INPUT	*	4,750.00	
		7/03/23 2307-002	202307 320-53800-47200	TRAFFIC SIGNAL MNT JUL23	*	327.00	
				TRAFFIC ENGINEERING & MANAGEMENT			5,077.00 005145
7/12/23	00157	7/03/23 83541	202307 320-53800-46200	LANDSCAPE MAINT JUL23	*	12,126.14	
		7/10/23 83799	202307 320-53800-46300	FLUSH CUT PALM/RPLC QUEEN	*	1,425.00	
				WEBER ENVIRONMENTAL SERVICES LLC			13,551.14 005146
7/13/23	00049	7/01/23 243	202307 310-51300-34000	MANAGEMENT FEES JUL23	*	3,202.75	
		7/01/23 243	202307 310-51300-35200	WEBSITE ADMIN JUL23	*	116.67	
		7/01/23 243	202307 310-51300-35100	INFORMATION TECH JUL23	*	150.00	
		7/01/23 243	202307 310-51300-51000	OFFICE SUPLIES	*	.45	
		7/01/23 243	202307 310-51300-42000	POSTAGE	*	9.00	
				GOVERNMENTAL MANAGEMENT SERVICES			3,478.87 005147

CHMP CHAMP GATE TVISCARRA

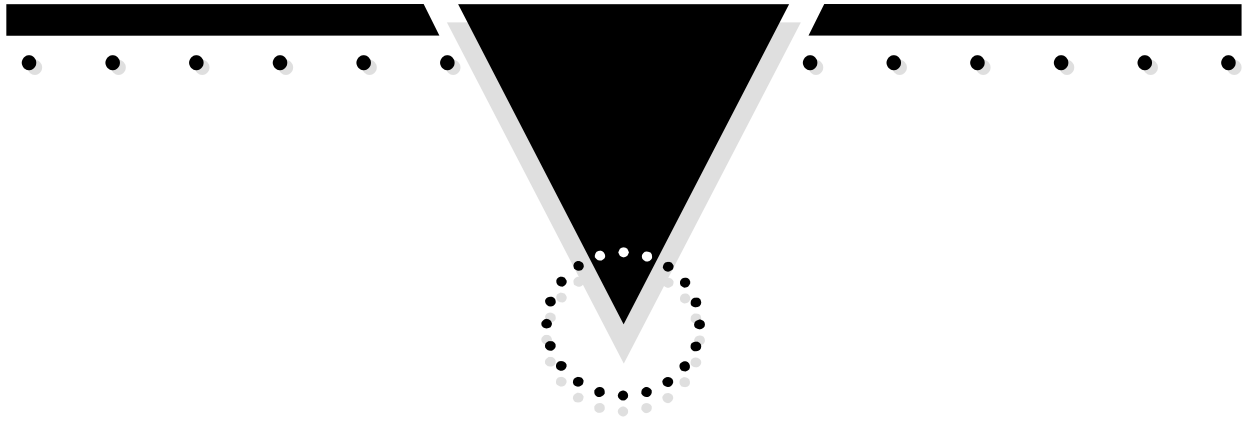
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/19/23	00047	7/17/23 1030195	202307 320-53800-46900	MOSQUITO MGMT SERV JUL23	*	963.05	
				CLARKE ENVIRONMENTAL MOSQUITO MGMT			963.05 005148
7/19/23	00105	7/01/23 45126	202307 320-53800-12000	ONSITE SERVICES JUL23	*	12,299.84	
				RIDA ASSOC. LIMITED PARTNERSHIP			12,299.84 005149
7/19/23	00111	6/22/23 3067-0	202306 320-53800-47400	4 GAL-KENYA CORAL PAINT	*	175.84	
				THE SHERWIN WILLIAMS CO			175.84 005150
7/26/23	00022	7/25/23 30673A	202307 320-53800-46800	FOUNTAIN BOWL CLEAN JUL23	*	170.00	
				FOUNTAIN DESIGN GROUP, INC.			170.00 005151
7/26/23	00159	7/24/23 71623	202307 320-53800-53100	PRINT/INST.DIRECT.SIGNS	*	792.00	
				GSI SIGNS LLC			792.00 005152
7/26/23	00026	7/21/23 1780609	202307 320-53800-46800	WATER MGMT SERVICES JUL23	*	470.00	
				THE LAKE DOCTORS, INC.			470.00 005153
8/02/23	00030	8/01/23 18430	202307 310-51300-31500	MTG/SALE OF BUS/AGR/BDGT	*	2,417.50	
				CLARK & ALBAUGH, LLP			2,417.50 005154
8/02/23	00153	7/31/23 25630703	202307 320-53800-34500	SCRTY 07/03/23 - 07/26/23	*	2,080.00	
				EZRA JACKSON			2,080.00 005155
8/02/23	00139	7/31/23 273707SR	202307 320-53800-34500	MTHLY SCHEDULER FEE JUL23	*	750.00	
		7/31/23 27370724	202307 320-53800-34500	SCRTY 07/17/23 - 07/27/23	*	2,340.00	
				MAURICE NORMAN VILSAINT DBA			3,090.00 005156
8/02/23	00105	8/01/23 45139	202308 320-53800-12000	ONSITE SERVICES AUG23	*	12,299.84	
				RIDA ASSOC. LIMITED PARTNERSHIP			12,299.84 005157
8/02/23	00111	7/25/23 4462-2	202307 320-53800-47400	2GAL-SPR EXT SA EXTRA	*	87.92	
				THE SHERWIN WILLIAMS CO			87.92 005158
				CHMP CHAMP GATE TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/02/23	00048	7/31/23	2307-033	202307	320-53800-47200					*	708.00		
			SVC CALL-POWER		OUTAGE LOG								
		8/01/23	2308-005	202308	320-53800-47200					*	327.00		
			TRAFFIC SIGNAL		MNT AUG23								
									TRAFFIC ENGINEERING & MANAGEMENT			1,035.00	005159
8/02/23	00157	7/31/23	84661	202307	320-53800-35100					*	1,345.50		
			RPR CLOCK/SPRAY		HD/ROTOR								
		8/01/23	84439	202308	320-53800-46200					*	12,126.14		
			LANDSCAPE MAINT		AUG23								
									WEBER ENVIRONMENTAL SERVICES LLC			13,471.64	005160
8/09/23	00049	8/01/23	244	202308	310-51300-34000					*	3,202.75		
			MANAGEMENT FES		AUG23								
		8/01/23	244	202308	310-51300-35200					*	116.67		
			WEBSITE ADMIN		AUG23								
		8/01/23	244	202308	310-51300-35100					*	150.00		
			INFORMATION TECH		AUG23								
		8/01/23	244	202308	310-51300-51000					*	.54		
			OFFICE SUPPLIES										
		8/01/23	244	202308	310-51300-42000					*	10.80		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES			3,480.76	005161
8/09/23	00026	8/07/23	1789315	202308	320-53800-46800					*	470.00		
			WATER MGMT SERVICES		AUG23								
									THE LAKE DOCTORS, INC.			470.00	005162
8/16/23	00004	7/03/23	77083803	202307	310-51300-48000					*	639.50		
			NOT.FY24 BDGT/MTG		7/17/23								
									ORLANDO SENTINEL			639.50	005163
8/16/23	00149	8/09/23	CDD-2615	202307	320-53800-49100					*	280.62		
			HOME DEPOT-WEED&GRASS		CON								
									RIDA REALITY INVESTMENTS CORP			280.62	005164
8/23/23	00095	8/16/23	5288010	202307	310-51300-31100					*	700.00		
			ANNL.INSP/4-WAY		STP/MTG								
									HANSON, WALTER & ASSOCIATES, INC.			700.00	005165
8/23/23	00111	8/07/23	4988-6	202308	320-53800-47400					*	9.99		
			1QUART-KENYA CORAL		PAINT								
									THE SHERWIN WILLIAMS CO			9.99	005166
8/23/23	00048	7/28/23	2307-049	202307	320-53800-47200					*	2,250.00		
			SPARE 2 CHANNEL		PROCESSOR								
									TRAFFIC ENGINEERING & MANAGEMENT			2,250.00	005167
									CHMP CHAMP GATE				
									TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/28/23	00022	8/25/23 30964A	202308 320-53800-46800	FOUNTAIN BOWL CLEAN AUG23	*	170.00	
				FOUNTAIN DESIGN GROUP, INC.			170.00 005168
8/28/23	00160	8/10/23 11593	202308 320-53800-49100	RPLC FASCIA/SOFIT TWR/CLN	*	4,500.00	
				P&A ROOFING AND SHEET METAL INC.,			4,500.00 005169
8/28/23	00105	8/24/23 43617	202308 320-53800-49100	ENVIRONMENTAL COMP-GRATE	*	745.25	
				RIDA ASSOC. LIMITED PARTNERSHIP			745.25 005170
TOTAL FOR BANK A						94,446.32	
TOTAL FOR REGISTER						94,446.32	

CHMP CHAMP GATE TVISCARRA

SECTION 2



ChampionsGate Community Development District

**Unaudited Financial Reporting
August 31, 2023**



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Capital Reserve Fund 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
August 31, 2023

	Governmental Fund Types		
	General Fund	Capital Reserve Fund	Totals 2023
<u>ASSETS</u>			
<u>Cash</u>			
Operating Account	\$278,712	---	\$278,712
Capital Reserves	---	\$189,526	\$189,526
State Board of Administration	\$278,041	\$490,581	\$768,622
TOTAL ASSETS	\$556,753	\$680,106	\$1,236,859
<u>LIABILITIES</u>			
Accounts Payable	---	---	---
<u>Fund Equity and Other Credits</u>			
Restricted for Debt Service	---	---	---
Assigned for Capital Projects	---	\$680,106	\$680,106
Unassigned	\$556,753	---	\$556,753
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$556,753	\$680,106	\$1,236,859

ChampionsGate

Community Development District

General Fund

Statement of Revenues & Expenditures
For Period Ending August 31, 2023

	General Fund Budget	Prorated Budget Thru 8/31/23	Actual Thru 8/31/23	Variance
Revenues:				
Special Assessments	\$729,046	\$729,046	\$732,334	\$3,288
Interest	\$0	\$0	\$8,541	\$8,541
Total Revenues	\$729,046	\$729,046	\$740,876	\$11,830
Expenditures:				
<u>Administrative</u>				
Supervisors Fees	\$6,000	\$5,500	\$4,400	\$1,100
FICA Expense	\$459	\$421	\$337	\$84
Engineering	\$10,000	\$9,167	\$9,631	(\$465)
Attorney	\$22,500	\$20,625	\$13,830	\$6,795
Annual Audit	\$4,000	\$3,400	\$3,400	\$0
Management Fees	\$38,433	\$35,230	\$35,230	\$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	\$192	\$1,183
Insurance	\$13,825	\$13,825	\$12,352	\$1,473
Printing & Binding	\$1,000	\$917	\$60	\$857
Legal Advertising	\$2,500	\$2,292	\$640	\$1,652
Other Current Charges	\$700	\$642	\$827	(\$186)
Property Appraiser Fee	\$500	\$458	\$536	(\$77)
Property Taxes	\$50	\$50	\$0	\$50
Office Supplies	\$250	\$229	\$7	\$222
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$110,192	\$102,330	\$89,550	\$12,781
<u>Maintenance</u>				
Property Insurance	\$30,500	\$30,500	\$29,345	\$1,155
Landscape Maintenance Contract	\$145,514	\$133,388	\$133,388	\$0
Landscape Miscellaneous	\$8,000	\$7,333	\$5,100	\$2,233
Irrigation System/Maintenance	\$25,000	\$22,917	\$12,762	\$10,154
Lakes/Fountains	\$13,200	\$12,100	\$10,708	\$1,392
Lighting	\$8,000	\$7,333	\$6,863	\$471
Miscellaneous	\$4,465	\$4,093	\$10,807	(\$6,714)
Painting Public Areas	\$600	\$550	\$2,418	(\$1,868)
Traffic Signals	\$10,000	\$9,167	\$11,414	(\$2,247)
Sidewalks	\$10,000	\$9,167	\$1,620	\$7,547
Signage	\$6,000	\$5,500	\$3,109	\$2,391
Trash Removal	\$7,000	\$6,417	\$4,311	\$2,106
Electric	\$52,000	\$47,667	\$24,850	\$22,817
Water/Sewer	\$500	\$458	\$149	\$309
Security	\$70,000	\$64,167	\$49,337	\$14,830
Onsite Management	\$147,600	\$135,300	\$135,298	\$2
Mosquito Control	\$6,741	\$6,179	\$4,815	\$1,364
Transfer Out - Capital Reserve	\$73,734	\$73,734	\$73,734	\$0
Total Maintenance	\$618,854	\$575,969	\$520,027	\$55,942
Total Expenditures	\$729,046	\$678,299	\$609,576	\$68,723
Excess Revenues (Expenditures)	\$0		\$131,299	
Fund Balance - Beginning	\$0		\$425,454	
Fund Balance - Ending	\$0		\$556,753	

ChampionsGate
Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending August 31, 2023

Capital Reserves Budget	Prorated Budget Thru 8/31/23	Actual Thru 8/31/23	Variance
----------------------------	---------------------------------	------------------------	----------

Revenues:

Transfer In	\$73,734	\$73,734	\$73,734	\$0
Interest	\$1,500	\$1,375	\$20,612	\$19,237
Total Revenues	\$75,234	\$75,109	\$94,346	\$19,237

Expenditures:

Contingency	\$500	\$458	\$395	\$63
Capital Projects - Other	\$100,000	\$91,667	\$95,500	(\$3,833)
Total Expenditures	\$100,500	\$92,125	\$95,895	(\$3,770)

Excess Revenues (Expenditures)	(\$25,266)	(\$1,550)
---------------------------------------	-------------------	------------------

Fund Balance - Beginning	\$585,830	\$681,656
---------------------------------	------------------	------------------

Fund Balance - Ending	\$560,564	\$680,106
------------------------------	------------------	------------------

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	\$617,667	\$17,269	\$9,145	\$4,146	\$14,800	\$4,180	\$9,547	\$39	\$0	\$0	\$732,334
Interest	\$0	\$0	\$0	\$0	\$444	\$1,979	\$1,131	\$1,213	\$1,201	\$1,262	\$1,311	\$0	\$8,541
Total Revenues	\$0	\$55,542	\$617,667	\$17,269	\$9,589	\$6,125	\$15,931	\$5,393	\$10,748	\$1,301	\$1,311	\$0	\$740,876
Expenditures:													
Administrative													
Supervisors Fees	\$0	\$0	\$800	\$0	\$800	\$0	\$800	\$1,000	\$0	\$1,000	\$0	\$0	\$4,400
FICA Expense	\$0	\$0	\$61	\$0	\$61	\$0	\$61	\$77	\$0	\$77	\$0	\$0	\$337
Engineering	\$0	\$0	\$524	\$213	\$256	\$3,664	\$650	\$75	\$0	\$4,250	\$0	\$0	\$9,631
Attorney	\$98	\$0	\$2,210	\$665	\$2,113	\$0	\$4,735	\$1,495	\$98	\$2,418	\$0	\$0	\$13,830
Annual Audit	\$0	\$0	\$1,700	\$1,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
Management Fees	\$3,203	\$3,203	\$3,203	\$3,203	\$3,203	\$3,203	\$3,203	\$3,203	\$3,203	\$3,203	\$3,203	\$0	\$35,230
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	\$1,283
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	\$9	\$10	\$19	\$12	\$69	\$12	\$12	\$9	\$11	\$0	\$192
Insurance	\$12,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,352
Printing & Binding	\$4	\$0	\$0	\$15	\$1	\$28	\$0	\$11	\$1	\$0	\$0	\$0	\$60
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$640	\$0	\$0	\$640
Other Current Charges	\$89	\$89	\$100	\$45	\$0	\$47	\$131	\$78	\$84	\$94	\$69	\$0	\$827
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$536	\$0	\$0	\$0	\$0	\$0	\$0	\$536
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$1	\$1	\$0	\$1	\$1	\$1	\$0	\$1	\$1	\$0	\$1	\$0	\$7
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$21,207	\$3,569	\$8,874	\$6,117	\$6,721	\$7,757	\$9,916	\$6,218	\$3,664	\$11,957	\$3,549	\$0	\$89,550
Maintenance													
Property Insurance	\$29,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,345
Landscape Maintenance Contract	\$12,126	\$12,126	\$12,126	\$12,126	\$12,126	\$12,126	\$12,126	\$12,126	\$12,126	\$12,126	\$12,126	\$0	\$133,388
Landscape Miscellaneous	\$1,500	\$1,025	\$0	\$0	\$0	\$0	\$550	\$600	\$0	\$1,425	\$0	\$0	\$5,100
Irrigation System/Maintenance	\$0	\$2,458	\$2,449	\$0	\$3,017	\$2,515	\$0	\$0	\$978	\$1,346	\$0	\$0	\$12,762
Lakes/Fountains	\$480	\$560	\$640	\$640	\$640	\$2,460	\$950	\$1,690	\$640	\$1,368	\$640	\$0	\$10,708
Lighting	\$0	\$0	\$4,531	\$0	\$0	\$1,485	\$847	\$0	\$0	\$0	\$0	\$0	\$6,863
Miscellaneous	\$1,016	\$93	\$244	\$77	\$2,925	\$370	\$21	\$535	\$0	\$281	\$5,245	\$0	\$10,807
Painting Public Areas	\$299	\$0	\$0	\$0	\$0	\$1,256	\$362	\$227	\$176	\$88	\$10	\$0	\$2,418
Traffic Signals	\$0	\$327	\$763	\$327	\$327	\$327	\$327	\$327	\$5,077	\$3,285	\$327	\$0	\$11,414
Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,620	\$0	\$0	\$0	\$0	\$1,620
Signage	\$1,134	\$0	\$790	\$0	\$0	\$0	\$0	\$393	\$0	\$792	\$0	\$0	\$3,109
Trash Removal	\$320	\$384	\$384	\$387	\$387	\$387	\$368	\$378	\$378	\$469	\$469	\$0	\$4,311
Electric	\$2,499	\$1,930	\$1,947	\$2,465	\$2,356	\$2,331	\$2,363	\$2,271	\$2,243	\$2,206	\$2,237	\$0	\$24,850
Water/Sewer	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$16	\$16	\$12	\$19	\$0	\$149
Security	\$4,170	\$5,690	\$5,540	\$5,023	\$4,135	\$4,987	\$5,451	\$3,805	\$5,365	\$5,170	\$0	\$0	\$49,337
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	\$963	\$963	\$0	\$0	\$0	\$0	\$0	\$963	\$963	\$963	\$0	\$0	\$4,815
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$73,734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,734
Total Maintenance	\$66,165	\$37,866	\$41,725	\$33,358	\$111,960	\$40,557	\$35,678	\$37,251	\$40,262	\$41,831	\$33,373	\$0	\$520,027
Total Expenditures	\$87,371	\$41,435	\$50,599	\$39,475	\$118,682	\$48,314	\$45,594	\$43,469	\$43,926	\$53,788	\$36,923	\$0	\$609,576
Excess Revenues (Expenditures)	(\$87,371)	\$14,107	\$567,068	(\$22,207)	(\$109,093)	(\$42,190)	(\$29,663)	(\$38,076)	(\$33,178)	(\$52,486)	(\$35,612)	\$0	\$131,299

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

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%
11/18/22	ACH	\$ 3,523.80	\$ 175.85	\$ 66.96	\$ -	\$ 3,280.99	\$ 3,280.99	\$ 3,280.99
11/22/22	ACH	\$ 55,550.23	\$ 2,222.27	\$ 1,066.56	\$ -	\$ 52,261.40	\$ 52,261.40	\$ 52,261.40
12/9/22	ACH	\$ 322,651.11	\$ 12,907.02	\$ 6,194.88	\$ -	\$ 303,549.21	\$ 303,549.21	\$ 303,549.21
12/22/22	ACH	\$ 333,738.36	\$ 13,210.08	\$ 6,410.57	\$ -	\$ 314,117.71	\$ 314,117.71	\$ 314,117.71
1/10/23	ACH	\$ 15,817.50	\$ 474.64	\$ 306.85	\$ -	\$ 15,036.01	\$ 15,036.01	\$ 15,036.01
1/10/23	ACH	\$ 1,823.86	\$ 54.73	\$ 35.39	\$ -	\$ 1,733.74	\$ 1,733.74	\$ 1,733.74
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 498.84	\$ 498.84	\$ 498.84	\$ 498.84
2/9/23	ACH	\$ 76.45	\$ 2.29	\$ 1.48	\$ -	\$ 72.68	\$ 72.68	\$ 72.68
2/9/23	ACH	\$ 9,461.51	\$ 204.43	\$ 185.14	\$ -	\$ 9,071.94	\$ 9,071.94	\$ 9,071.94
3/10/23	ACH	\$ 4,272.94	\$ 42.70	\$ 84.61	\$ -	\$ 4,145.63	\$ 4,145.63	\$ 4,145.63
4/11/23	ACH	\$ 13,087.01	\$ 3.05	\$ 261.68	\$ -	\$ 12,822.28	\$ 12,822.28	\$ 12,822.28
4/11/23	ACH	\$ 1,976.78	\$ 39.53	\$ -	\$ -	\$ 1,937.25	\$ 1,937.25	\$ 1,937.25
4/24/23	ACH	\$ -	\$ -	\$ -	\$ 40.15	\$ 40.15	\$ 40.15	\$ 40.15
5/10/23	ACH	\$ 4,031.77	\$ -	\$ 80.63	\$ -	\$ 3,951.14	\$ 3,951.14	\$ 3,951.14
5/10/23	ACH	\$ 233.95	\$ -	\$ 4.68	\$ -	\$ 229.27	\$ 229.27	\$ 229.27
6/12/23	ACH	\$ 5,654.53	\$ -	\$ 113.09	\$ -	\$ 5,541.44	\$ 5,541.44	\$ 5,541.44
6/16/23	ACH	\$ 4,086.80	\$ -	\$ 81.74	\$ -	\$ 4,005.06	\$ 4,005.06	\$ 4,005.06
7/27/23	ACH	\$ -	\$ -	\$ -	\$ 39.46	\$ 39.46	\$ 39.46	\$ 39.46
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals		\$ 775,986.60	\$ 29,336.59	\$ 14,894.26	\$ 578.45	\$ 732,334.20	\$ 732,334.20	\$ 732,334.20

SECTION D

ChampionsGate Community Development District

To: ChampionsGate CDD Board
From: Evan Fracasso
CC: Jason Showe; Marc Reicher
Date: September 1, 2023
Re: September Onsite Managers report

Traffic: FHP continues to work the area on Mon-Wed. Service has been low from FHP as Maurice has been out of town 2 weeks a month the past few months on training.

Signage: OMNI will be installing a directional sign on Masters Blvd to replace the one that was removed about 5 years ago.

Lighting: All State lighting was out last month and replaced around 8 lights that were out along with a bad time clock that serviced Legends Blvd

I-4 Divergent Diamond Power: Duke has approved the relocation of the power service feeds for both fountain service feeds. I have an updated cost to repair/replace the underground electric for both pond services of \$30K.

Landscape: Webber has provided a quote in the amount of \$6,700 to replace all of the shrubbery that has died or been hit over the years in the medians.

Maintenance: Replaced the damaged storm grate inside of Bella Trae with a composite plastic grate. These grates are approved DOT with a cost of \$750 which is significantly less than the approved \$3K budget amount.

•
•
•
•
•
•
•
•
•

L.C. Electric, Inc.

August 14, 2023

Page 2

- Fire Alarm
- Duct detectors and AC shutdown.
- Engineering fees.
- Cutting and patching.
- Telephone and data wiring.
- Testing of any kind.
- No surveying.
- Overtime and work outside of the normal working hours of 7:00 a.m. and 3:30 p.m. Monday through Friday.
- Painting.
- Access Panels.
- Roof penetrations, sealing, pitch pans, etc.
- Bond.
- Dumpsters. (Trash will be removed and placed in GC furnished dumpster.)

Total price -----\$27,275.00

[illegible]

The Customer Contact hereby authorizes Weber Environmental Services to complete the Scope of Services as described herein and agrees to the attached Terms and Conditions. The price is good for 30 days from the date of this Enhancement Authorization. A service charge shall be added to all balances not paid with 30 days of this Enhancement Authorization, which shall be equal to the lower of 1.5% per month (18% per year) and the highest rate permitted by law. In addition to the service charge, Client shall reimburse Continuum for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by Weber Environmental Services in collecting overdue amounts. 30 Day Price Guarantee.

Printed Name _____