

*ChampionsGate Community
Development District*

Agenda

April 8, 2024

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 1, 2024

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, April 8, 2024, 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 February 12, 2024 Meeting
4. Consideration of Resolution 2024-01 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
5. 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
6. Other Business
7. Supervisor's Requests
8. 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, February 12, 2024 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 <i>by telephone</i>
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 <i>by telephone</i>
Marc Reicher	RIDA Associates
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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the December 11,
2023 Meeting**

On MOTION by Ms. Clevenger seconded by Ms. Allen with all in favor the minutes of the December 11, 2023 meeting were approved, as presented.
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FOURTH ORDER OF BUSINESS

**Ratification of Agreement with Grau &
Associates to Provide Auditing Services for
Fiscal Year 2023**

On MOTION by Mr. Dawson seconded by Mr. Cady with all in favor the agreement with Grau & Associates to perform the Fiscal Year 2023 audit was ratified.

FIFTH ORDER OF BUSINESS

Consideration of FDOT Right of Way Acquisition Documents – 1581 Berwick Drive (Parcel 800)

- A. Quit Claim Deed**
- B. Subordination Agreement**

Mr. Clark stated as you will recall at the last meeting they had sent us a quit claim deed to execute to a little piece of property that they are taking an easement on. We don't own it and it wouldn't be appropriate to do that. I said if you can explain to me why we need to sign something then I will take it to the Board. They sent me a copy of the declaration of covenants and restrictions that was recorded with the Phase 1 Plat and pointing me to some language that granted an easement over this area in favor of the developer and in favor of the CDD. We talked about that and agreed it would be more appropriate to just have us subordinate our interest in the easement to their interest in the easement. It is not an easement that I can see that we would ever exercise or that we even need to have. In the agenda is the old quit claim deed and the new document, which is a subordination agreement to separate and subordinate our interest in that tiny area to the interest of the FDOT. I told them that was more appropriate and would bring it to the Board and recommend that the Board approve it and have the CDD execute it.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the Subordination Agreement was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

Mr. Clark stated since the last meeting we drafted the ABC Paving thermoplastic replacement agreement, drafted the Allstate Lighting pole replacement and I believe both those jobs are done. We drafted the GSI direction sign contract and the Cascade Fountains motor work contract.

After discussion at the last meeting, I prepared a form of right of way utilization agreement with Toho. We sent that to them, had expected their comments back so we could put a final version in this agenda and as of today, we don't have that. I have given you a copy of the form as we drafted and sent to them and I'm going to ask for your direction on this. The Board

can approve this in substantial form subject to my approval of any changes that they want. The agreement is very much consistent with what we used on a couple projects in the past, we get the hold harmless and all the protections that we need, or we can wait and bring it back since they were not prompt with their comments.

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the right of way utilization agreement with Toho was approved in substantial form.

Mr. Clark stated we talked over several meetings about my discussions with DOT on the damage to the electric out front. I finally have gotten some engagement from the attorney working on that. We discovered that there exists in some file somewhere, a right of way utilization agreement that I think contains terms that protect us. It hasn't immediately been located and I don't think we have found one in our files, and I have searched the public records and it was never recorded that I can find. I have made a public records request for that document and they are trying to find that and supply it to me. There is a construction agreement that makes reference to a right of way utilization agreement that apparently the county and DOT signed that has protections in favor of us. We might even be a party to that. I will know when I see it. That is the document that would give us the legal right to recover from them. Since we had some things that were on their property they destroyed and our position is they were on the plans, you should have stopped and taken precautions, their position is they were on the plans to be removed and you didn't say anything. If there is an agreement that says that if you destroy it you have to replace it then that would get us where we need to be.

B. Engineer

i. Review of CIP Information

This item taken later in the meeting.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register from December 31, 2023 through January 31, 2024 in the amount of \$732,106.59.

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

ii. Balance Sheet and Income Statement

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

D. Onsite Manager’s Report

Mr. Fracaso stated GSI has completed the directional signage throughout the District on monument signs. Someone took out one of the crosswalk signs by the entrance to Bella Trae. The other one looks like it has been hit as well and I will have them both replaced.

Mr. Glasscock joined the meeting by telephone at this time.

Mr. Fracaso stated the pole lights were replaced; we are waiting for insurance to cut us a check for the one pole light we were able to get the information for the incident report. All of our underground is competed up front for the electric for the fountains.

i. Mulching of Landscape Beds Throughout the District

Mr. Fracaso stated I have two prices from Weber, Option A is \$26,550 for everything throughout the District and Option B is \$14,750 to do all the large beds and omit the stand alone palm tree rings. This item was not in the budget. Mulching has not been done for quite a while.

Ms. Allen stated I would like to do the beds now and the tree rings in the new budget.

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor Option B of the proposal from Weber for mulch for the large beds throughout the District in the amount of \$14,750 to be taken out of landscape contingency was approved.

ii. Concrete Repair Quotes

Mr. Fracaso stated I have two proposals for concrete based on the Engineer’s Report, conditions of sidewalks, storm drains, ADA crosswalks. I have a proposal from Miller Sealing Striping and Concrete in the amount of \$28,950 and a proposal from ABC of \$29,795. The proposals are much the same; Miller has done a lot of concrete work recently for Omni and I had an opportunity to see what they did and I was very impressed with their work. This is budgeted.

Mr. Dawson stated there is a depression on Legends that we repaired.

Mr. Fracaso stated there is something going on there. That is one of the things the concrete guy and I discussed. When he pops out the old concrete there, we might have to do some digging to figure out what is causing that.

On MOTION by Mr. Dawson seconded by Ms. Clevenger with all in favor the proposal from Miller Sealing, Striping and Concrete in the amount of \$28,950 was approved.

iii. Engineer’s Report – Review of CIP Information

Mr. Glasscock stated the only thing I have are the repaving budget numbers that you had requested. I couldn’t get a price without plans, so I took a contract that we currently have under construction, and I applied those numbers to our project based on our last repave and I added some depending on when you want to do it and added some numbers for inflation and price increase and came up with roughly \$580,000. That is a budget number, probably heavy. It is a little early to think about a full repave.

Mr. Fracaso asked is that the entirety of ChampionsGate?

Mr. Glasscock stated no, that is from the county line to Goodman Road.

Mr. Dawson stated we did this for planning purposes so we can figure out what we will need.

Mr. Showe asked when would we need to do this?

Mr. Glasscock stated if you do some patchwork in the next year or two I think probably move this to three years down the road after this budget.

Mr. Showe stated that gives us enough to put something in the next proposed budget that will accommodate the patching and setting aside reserves to accomplish this in three years.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor’s Requests

Ms. Clevenger stated we received something about ethics training.

Mr. Clark stated during the calendar year the FASD program I think is excellent. There is a four-hour program that Florida State University developed and they have done a deal with the Florida Association of Special Districts, which they revised to make it more specialized for

special districts not all governments. I took that course and I thought it was excellent. It is online, which means you don't have to go sit in a room for four hours, it is broken up into little sections and is very easy to take.

Ms. Clevenger stated it says if you are a member of the Florida Association of Special Districts the cost is \$49 per District official, if you are not a member it is \$79 for each District official. Are we a member?

Mr. Showe responded probably not; each District would have to become a member. Typically, they don't do that. GMS is a member because they advocate in Tallahassee for bills on behalf of special districts.

Ms. Allen asked who pays for this training, the District?

Mr. Showe stated if you pay for it just send me the receipt and we will reimburse.

Mr. Clark stated you will continue to file the form 1 statement of financial interests. You will file it electronically this year and you probably have received an email about that if not, you will. Instead of doing it on paper and taking it to the Supervisor of Elections you will go to the Commission on Ethics website and do it online.

Mr. Showe stated we will send out a memo with a link to the Commission on Ethics.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Clevenger seconded by Ms. Allen with all in favor the meeting adjourned at 3:10 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the ChampionsGate Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 15, 2024

HOUR: 2:00 p.m.

LOCATION: Offices of Rida Associates
8390 ChampionsGate Blvd., Suite 104
ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF APRIL, 2024.

ATTEST:

**CHAMPIONSGATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A

ChampionsGate
Community Development District

Proposed Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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8 Capital Reserve Fund

ChampionsGate
Community Development District
Proposed Budget
FY2025
General Fund

	Adopted Budget FY2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 729,046	\$ 679,959	\$ 49,087	\$ 729,046	\$ 729,046
Interest	\$ 6,750	\$ 12,404	\$ 17,366	\$ 29,770	\$ 6,000
Miscellaneous Income	\$ -	\$ -	\$ 7,310	\$ 7,310	\$ -
Carry Forward Surplus*	\$ -	\$ -	\$ -	\$ -	\$ 385,086
Total Revenues	\$ 735,796	\$ 692,363	\$ 73,763	\$ 766,126	\$ 1,120,132
Expenditures:					
Administrative:					
Supervisor Fees	\$ 6,000	\$ 1,800	\$ 4,000	\$ 5,800	\$ 6,000
FICA Expense	\$ 459	\$ 138	\$ 306	\$ 444	\$ 459
Engineering Fees	\$ 10,000	\$ 1,453	\$ 6,048	\$ 7,500	\$ 10,000
Attorney	\$ 22,500	\$ 10,595	\$ 11,905	\$ 22,500	\$ 22,500
Annual Audit	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ 3,600
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Management Fees	\$ 40,355	\$ 16,815	\$ 23,540	\$ 40,355	\$ 42,500
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,400	\$ 583	\$ 817	\$ 1,400	\$ 1,470
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage	\$ 500	\$ 135	\$ 190	\$ 325	\$ 500
Printing & Binding	\$ 500	\$ 14	\$ 111	\$ 125	\$ 500
Insurance	\$ 13,600	\$ 12,784	\$ -	\$ 12,784	\$ 13,600
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 1,000	\$ 661	\$ 661	\$ 1,322	\$ 1,500
Office Supplies	\$ 125	\$ 17	\$ 32	\$ 49	\$ 125
Property Appraiser Fee	\$ 550	\$ 465	\$ -	\$ 465	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 110,064	\$ 51,384	\$ 54,710	\$ 106,093	\$ 113,219
Operations & Maintenance					
Onsite Management	\$ 147,600	\$ 61,499	\$ 86,099	\$ 147,598	\$ 147,600
Property Insurance	\$ 44,450	\$ 42,606	\$ -	\$ 42,606	\$ 44,450
Electric	\$ 35,000	\$ 12,233	\$ 15,337	\$ 27,570	\$ 35,000
Water & Sewer	\$ 300	\$ 148	\$ 247	\$ 395	\$ 500
Trash Removal	\$ 4,881	\$ 1,473	\$ 1,248	\$ 2,721	\$ 2,370
Landscape Maintenance	\$ 145,514	\$ 60,630	\$ 84,883	\$ 145,513	\$ 152,790
Landscape Contingency	\$ 25,000	\$ 51,120	\$ -	\$ 51,120	\$ 20,000
Lake Maintenance	\$ 6,120	\$ 2,475	\$ 3,465	\$ 5,940	\$ 6,120
Fountain Maintenance	\$ 7,880	\$ 5,857	\$ 3,450	\$ 9,307	\$ 7,860
Irrigation Repairs	\$ 25,000	\$ 57	\$ 7,443	\$ 7,500	\$ 20,000
Repairs & Maintenance	\$ 6,000	\$ 1,034	\$ 1,966	\$ 3,000	\$ 6,000
Lighting	\$ 8,000	\$ 8,537	\$ 4,000	\$ 12,537	\$ 8,000
Painting Public Areas	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Traffic Signals	\$ 8,000	\$ 4,110	\$ 3,128	\$ 7,238	\$ 8,000
Sidewalks	\$ 35,000	\$ -	\$ 28,950	\$ 28,950	\$ 30,000
Signage	\$ 6,500	\$ 3,832	\$ 2,668	\$ 6,500	\$ 3,500
Security	\$ 70,000	\$ 30,790	\$ 39,210	\$ 70,000	\$ 70,000
Mosquito Control	\$ 6,741	\$ 1,926	\$ 4,815	\$ 6,741	\$ 6,741
Total Operations & Maintenance:	\$ 583,486	\$ 288,327	\$ 287,659	\$ 575,985	\$ 570,431
Reserves					
Capital Reserve Transfer	\$ 42,246	\$ 42,246	\$ -	\$ 42,246	\$ 436,482
Total Reserves	\$ 42,246	\$ 42,246	\$ -	\$ 42,246	\$ 436,482
Total Expenditures	\$ 735,796	\$ 381,957	\$ 342,368	\$ 724,325	\$ 1,120,132
Excess Revenues (Expenditures)	\$ -	\$ 310,406	\$ (268,605)	\$ 41,801	\$ 0

*Less 1st Quarter Operating

Net Assessment	\$729,046
Collection Cost (6%)	\$46,535
Gross Assessment	<u>\$775,581</u>

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

REVENUES:

SPECIAL ASSESSMENTS

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 FEES

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**

ASSESSMENT ADMINISTRATION

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.

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.

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.

PRINTING & BINDING

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

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.

**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.

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.

PROPERTY APPRAISER FEES

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

DUES, LICENSES & SUBSCRIPTIONS

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

OPERATIONS & MAINTENANCE:

ONSITE MANAGEMENT

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

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

PROPERTY INSURANCE

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

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

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	Annual
9100 8848 0869	8301 ChampionsGate Blvd Spkl D	\$350	\$4,200
9100 8848 0132	8399 ChampionsGate Blvd Spkl E	\$800	\$9,600
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 2308	8300 ChampionsGate Blvd TFLT	\$45	\$540
9101 5958 9866	81801 ChampionsGate Blvd Unit B (Fntn)	\$275	\$3,300
	Contingency		\$5,000
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	Annual
2587190-690100	100 ChampionsGate Blvd	\$35	\$420
	Contingency		\$80
Total			\$500

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	Annual
4-70186-52000	8390 ChampionsGate Blvd. Ste.104	\$178	\$2,139
	Contingency		\$231
Total			\$2,370

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

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	Annual
Landscape Maintenance Contract	\$12,126	\$145,514
Contingency		\$7,276
Total		\$152,790

LANDSCAPE CONTINGENCY

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

LAKE MAINTENANCE

To record expenses for the monthly maintenance and contract services for the lakes. The District has contracted The Lake Doctors, Inc.

Description	Monthly	Annual
Lake Services	\$495	\$5,940
Contingency		\$180
Total		\$6,120

FOUNTAIN MAINTENANCE

To record expenses for equipment, supplies, maintenance and contract services for fountains the district maintains. The District has contracted with Fountain Design Group, Inc.

Description	Monthly	Annual
Fountain Services	\$350	\$4,200
Fountain Quarterly Services @ \$250		\$1,000
Contingency		\$2,660
Total		\$7,860

IRRIGATION REPAIRS

Monthly inspection and repairs of irrigation system.

REPAIRS & MAINTENANCE

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

LIGHTING

Repair and replacement of lighting fixtures throughout the property.

**CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

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.

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.

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

Proposed Budget

FY2025

Capital Reserve Fund

	Adopted Budget FY2024	Actual Thru 2/29/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Transfer In	\$ 42,246	\$ 42,246	\$ -	\$ 42,246	\$ 436,482
Interest	\$ 18,000	\$ 12,099	\$ 14,001	\$ 26,100	\$ 24,000
Total Revenues	\$ 60,246	\$ 54,345	\$ 14,001	\$ 68,346	\$ 460,482
Expenditures:					
Contingency	\$ 500	\$ 192	\$ 280	\$ 472	\$ 500
Capital Outlay	\$ 100,000	\$ 96,187	\$ 50,000	\$ 146,187	\$ 200,000
Total Expenditures	\$ 100,500	\$ 96,379	\$ 50,280	\$ 146,659	\$ 200,500
Excess Revenues (Expenditures)	\$ (40,254)	\$ (42,034)	\$ (36,279)	\$ (78,313)	\$ 259,982
Fund Balance - Beginning	\$ 631,286	\$ 684,621	\$ -	\$ 684,621	\$ 606,308
Fund Balance - Ending	\$ 591,032	\$ 642,587	\$ (36,279)	\$ 606,308	\$ 866,290

FY2024 Updated Expenses	
Description	Amount
ABC Sealcoating and Paving	
Parking Lot Line Striping & Pavement Markings (Thermo Plastic)	\$ 25,072
Fountain Design Group	
Installation of Libra Floating Fountain	\$ 26,630
Installation of Cascade Lake Fountain	\$ 17,210
L.C. Electric, Inc.	
Electrical Wiring Services for Fountain	\$ 27,275
Roadway Repairs (Estimated)	\$ 50,000
Total	\$ 146,187

FY2025 Proposed Expenses	
Description	Amount
Roadway Milling & Paving - 1st Year Portion	\$ 200,000
Total	\$ 200,000

SECTION V

SECTION C

SECTION 1

ChampionsGate

Community Development District

Summary of Invoices

February 1, 2024 - March 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	2/1/24	5240-5245	\$ 32,772.98
	2/8/24	5246-5249	23,330.90
	2/15/24	5250-5252	5,177.71
	2/19/24	5253	-
	2/28/24	5254-5255	2,361.70
	3/6/24	5256-5260	32,813.48
	3/12/24	5261-5266	5,272.46
	3/20/24	5267-5268	1,008.45
	3/28/24	5269-5270	487.50
			\$ 103,225.18
Capital Reserve			
	2/1/24	79	\$ 27,275.00
	2/1/24	80	\$ 25,072.00
	3/20/24	81-82	\$ 35,550.00
			\$ 87,897.00
Payroll			
	<u>February 2024</u>		
	Darin Tennyson	50432	\$184.70
	Darlene Clevenger	50433	\$162.70
	Douglas Cady	50434	\$184.70
	Elizabeth Allen	50435	\$184.70
	Lee Dawson	50436	\$184.70
			\$901.50
TOTAL			\$ 192,023.68

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24	00030	2/01/24	18636	202401	310	51300	31500		CLARK & ALBAUGH, LLP	*	260.00	910.00	005240
									REV FDOT AGR FORM/INTRCHG				
		2/01/24	18637	202401	310	51300	31500		CLARK & ALBAUGH, LLP	*	650.00		
									PREP ROW UTIL AGR/TRANSMT				
2/01/24	00153	1/31/24	25630101	202401	320	53800	34500		EZRA JACKSON	*	1,820.00	1,820.00	005241
									SCRTY 01/01/24 - 01/11/24				
2/01/24	00139	1/31/24	27370101	202401	320	53800	34500		MAURICE NORMAN VILSAINT DBA	*	750.00	5,170.00	005242
									MTHLY SCHEDULER FEE JAN24				
		1/31/24	27370109	202401	320	53800	34500		MAURICE NORMAN VILSAINT DBA	*	4,420.00		
									SCRTY 01/09/24 - 01/31/24				
2/01/24	00105	2/01/24	45322	202402	320	53800	12000		RIDA ASSOC. LIMITED PARTNERSHIP	*	12,299.84	12,299.84	005243
									ONSITE SERVICES FEB24				
2/01/24	00048	2/01/24	2402-002	202402	320	53800	47200		TRAFFIC ENGINEERING & MANAGEMENT	*	447.00	447.00	005244
									TRAFFIC SIGNAL MNT FEB24				
2/01/24	00157	1/01/24	89283	202401	320	53800	46200		WEBER ENVIRONMENTAL SERVICES LLC	*	12,126.14	12,126.14	005245
									LAWN MAINTENANCE JAN24				
2/08/24	00042	1/31/24	799477	202401	320	53800	47300		ALL STATES LIGHTING, INC	*	7,310.00	7,890.25	005246
									REPLACE POLE ON MASTERS				
		1/31/24	800248	202401	320	53800	47300		ALL STATES LIGHTING, INC	*	580.25		
									SVC CALL-MOGUL/SODIUM LMP				
2/08/24	00159	1/22/24	120523	202401	320	53800	53100		GSI SIGNS LLC	*	3,040.00	3,040.00	005247
									INST.10 DIRECTIONAL PANEL				
2/08/24	00105	11/29/23	CDD-1129	202311	320	53800	49100		RIDA ASSOC. LIMITED PARTNERSHIP	*	279.68	274.51	005248
									11.5GAL GARBAGE/LID/20BAG				
		11/29/23	CDD-1129	202311	320	53800	49100		RIDA ASSOC. LIMITED PARTNERSHIP	*	5.17-		
									GIFT CARD				
2/08/24	00157	2/01/24	89554	202402	320	53800	46200		WEBER ENVIRONMENTAL SERVICES LLC	*	12,126.14	12,126.14	005249
									LAWN MAINTENANCE FEB24				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/15/24	00049	2/01/24	251	202402 310-51300-34000	MANAGEMENT FEES FEB24	*	3,362.92		
2/01/24		251	202402 310-51300-35200	WEBSITE ADMIN FEB24		*	116.67		
2/01/24		251	202402 310-51300-35100	INFORMATION TECH FEB24		*	150.00		
2/01/24		251	202402 310-51300-51000	OFFICE SUPPLIES		*	.63		
2/01/24		251	202402 310-51300-42000	POSTAGE		*	92.00		
								3,722.22	005250
----- GOVERNMENTAL MANAGEMENT SERVICES -----									
2/15/24	00026	1/03/24	1847210	202401 320-53800-46800	WATER MGMT SERVICES JAN24	*	495.00		
2/07/24		1856520	202402 320-53800-46800	WATER MGMT SERVICES FEB24		*	495.00		
								990.00	005251
----- THE LAKE DOCTORS, INC. -----									
2/15/24	00113	2/01/24	2018797	202402 310-51300-49200	2023 TAX ROLL ADMIN FEE	*	465.49		
								465.49	005252
----- OSCEOLA CTY. PROPERTY APPRAISER -----									
2/19/24	00161	2/05/24	50425	202402 310-51300-11000	REPLACE LOST CHK#50425	*	162.70		
2/05/24		50425	202402 310-51300-11000	REPLACE LOST CHK#50425		V	162.70-		
								.00	005253
----- DARLENE CLEVINGER -----									
2/28/24	00022	2/26/24	32533A	202402 320-53800-46800	2 ARCH.FOUNT CLEAN FEB24	*	350.00		
2/26/24		32534A	202402 320-53800-46800	RPLC FILTER PUMP ARCH.FNT		*	956.70		
								1,306.70	005254
----- FOUNTAIN DESIGN GROUP, INC. -----									
2/28/24	00157	2/14/24	89905A	202401 320-53800-46300	INST.5PLM/5ARB/5PETR PLNT	*	1,055.00		
								1,055.00	005255
----- WEBER ENVIRONMENTAL SERVICES LLC -----									
3/06/24	00030	3/01/24	18666	202402 310-51300-31500	MTG/MILLER CONTRACT/FDOT	*	2,697.50		
								2,697.50	005256
----- CLARK & ALBAUGH, LLP -----									
3/06/24	00153	2/29/24	25630207	202402 320-53800-34500	SCRTY 02/07/24 - 02/28/24	*	2,080.00		
								2,080.00	005257
----- EZRA JACKSON -----									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/24	00139	2/29/24	27370201	202402	320-53800-34500		MAURICE NORMAN VILSAINT DBA	*	2,860.00		
		2/29/24	27370201	202402	320-53800-34500		MTHLY SCHEDULER FEE FEB24	*	750.00		
										3,610.00	005258
3/06/24	00105	3/01/24	45352	202403	320-53800-12000		RIDA ASSOC. LIMITED PARTNERSHIP	*	12,299.84		
										12,299.84	005259
3/06/24	00157	3/01/24	90318	202403	320-53800-46200		WEBER ENVIRONMENTAL SERVICES LLC	*	12,126.14		
										12,126.14	005260
3/12/24	00042	2/26/24	801171	202402	320-53800-47300		ALL STATES LIGHTING, INC	*	506.25		
										506.25	005261
3/12/24	00049	3/01/24	252	202403	310-51300-34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,362.92		
		3/01/24	252	202403	310-51300-35200		MANAGEMENT FEES MAR24	*	116.67		
		3/01/24	252	202403	310-51300-35100		WEBSITE ADMIN MAR24	*	150.00		
		3/01/24	252	202403	310-51300-51000		INFORMATION TECH MAR24	*	.39		
		3/01/24	252	202403	310-51300-42000		OFFICE SUPPLIES	*	36.33		
		3/01/24	252	202403	310-51300-42500		POSTAGE	*	3.00		
		3/01/24	252A	202401	310-51300-51000		COPIES	*	14.43		
		3/01/24	252A	202401	310-51300-42000		OFFICE DEPOT-W2/W3/1096	*	.79		
		3/01/24	252A	202401	310-51300-42000		USPS-MAIL W3 FORMS	*	6.03		
		3/01/24	252A	202401	310-51300-42000		USPS-MAIL 944 FORMS	*	.66		
										3,691.22	005262
3/12/24	00026	3/06/24	1873652	202403	320-53800-46800		THE LAKE DOCTORS, INC.	*	495.00		
										495.00	005263
3/12/24	00105	3/07/24	CDD-3576	202402	320-53800-49100		RIDA ASSOC. LIMITED PARTNERSHIP	*	75.99		
										75.99	005264

CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/12/24	00048	3/01/24	2403-001	202403	320	53800	47200		TRAFFIC SIGNAL MNT MAR24	*	447.00		
									TRAFFIC ENGINEERING & MANAGEMENT			447.00	005265
3/12/24	00157	2/29/24	90450	202402	320	53800	35100		REPAIRS FROM IRRIG. INSP	*	57.00		
									WEBER ENVIRONMENTAL SERVICES LLC			57.00	005266
3/20/24	00149	3/15/24	CDD-0315	202402	320	53800	49100		HOME DEPOT-128FL.OZ W&G	*	207.88		
		3/15/24	CDD-0315	202402	320	53800	49100		HOME DEPOT-360LB PATCH	*	104.22		
									RIDA REALITY INVESTMENTS CORP			312.10	005267
3/20/24	00157	3/18/24	90699	202402	320	53800	46300		FLUSH CUT-MAPLE TREE I-4	*	350.00		
		3/18/24	90701	202403	320	53800	35100		RPLC DOUBLER LEGEND 22&24	*	346.35		
									WEBER ENVIRONMENTAL SERVICES LLC			696.35	005268
3/28/24	00022	3/25/24	32799A	202403	320	53800	46800		2ARCH.FOUNT CLEAN MAR24	*	350.00		
									FOUNTAIN DESIGN GROUP, INC.			350.00	005269
3/28/24	00095	3/20/24	5290149	202402	310	51300	31100		CDD MTG/REV.SDWLK RPR BID	*	137.50		
									HANSON, WALTER & ASSOCIATES, INC.			137.50	005270
TOTAL FOR BANK A											103,225.18		
TOTAL FOR REGISTER											103,225.18		

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24	00032	1/29/24	14340	202401 320-53800-60000	REWORK FNT ELECTRIC SRVC L.C. ELECTRIC, INC.	*	27,275.00	27,275.00	000079
2/01/24	00033	2/13/24	5517	202402 320-53800-60000	PARKING LOT-THERMO PLSTIC ABC SEALCOATING AND PAVING LLC	*	25,072.00	25,072.00	000080
3/20/24	00034	3/16/24	100113	202403 320-53800-60000	50% DEP - CONCRETE REPAIR MILLER SEAL COATING & STRIPING LLC	*	14,475.00	14,475.00	000081
3/20/24	00031	2/24/24	90045	202402 320-53800-60000	INST.20 MAMMY CROTONS-MED	*	6,325.00		
		3/19/24	90725	202402 320-53800-60000	INST.250 MULCH/OMIT TREES WEBER ENVIRONMENTAL SERVICES LLC	*	14,750.00	21,075.00	000082
TOTAL FOR BANK B							87,897.00		
TOTAL FOR REGISTER							87,897.00		

SECTION 2

ChampionsGate
Community Development District

Unaudited Financial Reporting
February 29, 2024



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1 Balance Sheet

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4 Capital Reserve Fund

5 Month to Month

6 Assessment Receipt Schedule

ChampionsGate
Community Development District
Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash - Truist Bank	\$ 147,633	\$ 65,080	\$ 212,714
Due From General Fund	\$ -	\$ 49,075	\$ 49,075
State Board of Administration	\$ 731,722	\$ 549,507	\$ 1,281,229
Total Assets	\$ 879,356	\$ 663,662	\$ 1,543,018
Liabilities:			
Accounts Payable	\$ 9,848	\$ 21,075	\$ 30,923
Due to Capital Reserve	\$ 49,075	\$ -	\$ 49,075
Total Liabilities	\$ 58,923	\$ 21,075	\$ 79,998
Fund Balances:			
Assigned For Capital Reserves	\$ -	\$ 642,587	\$ 642,587
Unassigned	\$ 820,433	\$ -	\$ 820,433
Total Fund Balances	\$ 820,433	\$ 642,587	\$ 1,463,020
Total Liabilities & Fund Equity	\$ 879,356	\$ 663,662	\$ 1,543,018

ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 729,046	\$ 679,959	\$ 679,959	\$ -
Interest	\$ 6,750	\$ 2,813	\$ 12,404	\$ 9,592
Total Revenues	\$ 735,796	\$ 682,771	\$ 692,363	\$ 9,592
Expenditures:				
Administrative:				
Supervisor Fees	\$ 6,000	\$ 2,500	\$ 1,800	\$ 700
FICA Expense	\$ 459	\$ 191	\$ 138	\$ 54
Engineering Fees	\$ 10,000	\$ 4,167	\$ 1,453	\$ 2,714
Attorney	\$ 22,500	\$ 9,375	\$ 10,595	\$ (1,220)
Annual Audit	\$ 3,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 40,355	\$ 16,815	\$ 16,815	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,400	\$ 583	\$ 583	\$ (0)
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Postage	\$ 500	\$ 208	\$ 135	\$ 73
Insurance	\$ 13,600	\$ 13,600	\$ 12,784	\$ 816
Printing & Binding	\$ 500	\$ 208	\$ 14	\$ 195
Legal Advertising	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Other Current Charges	\$ 1,000	\$ 417	\$ 661	\$ (244)
Property Appraiser Fees	\$ 550	\$ 550	\$ 465	\$ 85
Office Supplies	\$ 125	\$ 52	\$ 17	\$ 36
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 110,064	\$ 55,675	\$ 51,384	\$ 4,291
Operations & Maintenance				
Property Insurance	\$ 44,450	\$ 44,450	\$ 42,606	\$ 1,844
Landscape Maintenance	\$ 145,514	\$ 60,631	\$ 60,631	\$ 0
Landscape Contingency	\$ 25,000	\$ 10,417	\$ 51,120	\$ (40,703)
Irrigation System/Maintenance	\$ 25,000	\$ 10,417	\$ 57	\$ 10,360
Lakes/Fountains	\$ 14,000	\$ 5,833	\$ 8,332	\$ (2,498)
Lighting	\$ 8,000	\$ 3,333	\$ 8,537	\$ (5,203)
Miscellaneous	\$ 6,000	\$ 2,500	\$ 1,034	\$ 1,466
Painting Public Areas	\$ 1,500	\$ 625	\$ -	\$ 625
Traffic Signals	\$ 8,000	\$ 8,000	\$ 4,110	\$ 3,890
Sidewalks	\$ 35,000	\$ 14,583	\$ -	\$ 14,583
Signage	\$ 6,500	\$ 2,708	\$ 3,832	\$ (1,124)
Trash Removal	\$ 4,881	\$ 2,034	\$ 1,473	\$ 561
Electric	\$ 35,000	\$ 14,583	\$ 12,233	\$ 2,350
Water/Sewer	\$ 300	\$ 125	\$ 148	\$ (23)
Security	\$ 70,000	\$ 29,167	\$ 30,790	\$ (1,623)
Onsite Management	\$ 147,600	\$ 61,500	\$ 61,499	\$ 1
Mosquito Control	\$ 6,741	\$ 2,809	\$ 1,926	\$ 883
Total Field Operations:	\$ 583,486	\$ 273,715	\$ 288,327	\$ (14,612)

ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<i>Reserves</i>				
Capital Reserve Transfer	\$ 42,246	\$ 42,246	\$ 42,246	\$ -
Total Reserves	\$ 42,246	\$ 42,246	\$ 42,246	\$ -
Total Expenditures	\$ 735,796	\$ 371,636	\$ 381,957	\$ (10,322)
Excess Revenues (Expenditures)	\$ -		\$ 310,406	
Fund Balance - Beginning	\$ -		\$ 510,027	
Fund Balance - Ending	\$ -		\$ 820,433	

ChampionsGate

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Transfer In	\$ 42,246	\$ 42,246	\$ 42,246	\$ -
Interest	\$ 18,000	\$ 7,500	\$ 12,099	\$ 4,599
Total Revenues	\$ 60,246	\$ 49,746	\$ 54,345	\$ 4,599
Expenditures:				
Contingency	\$ 500	\$ 208	\$ 192	\$ 16
Capital Outlay	\$ 100,000	\$ 41,667	\$ 96,187	\$ (54,520)
Total Expenditures	\$ 100,500	\$ 41,875	\$ 96,379	\$ (54,520)
Excess Revenues (Expenditures)	\$ (40,254)	\$ 7,871	\$ (42,034)	
Fund Balance - Beginning	\$ 631,286		\$ 684,621	
Fund Balance - Ending	\$ 591,032		\$ 642,587	

ChampionsGate
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 67,323	\$ 588,359	\$ 13,765	\$ 10,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 679,959
Interest	\$ 1,330	\$ 1,301	\$ 2,185	\$ 3,946	\$ 3,643	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,404
Total Revenues	\$ 1,330	\$ 68,624	\$ 590,544	\$ 17,710	\$ 14,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 692,363
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	\$ -	\$ -	\$ 61	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Engineering Fees	\$ 1,028	\$ -	\$ 288	\$ -	\$ 138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,453
Attorney	\$ 98	\$ 1,755	\$ 5,135	\$ 910	\$ 2,698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,595
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,363	\$ 3,363	\$ 3,363	\$ 3,363	\$ 3,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,815
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 583
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 12	\$ 13	\$ 5	\$ 14	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135
Insurance	\$ 12,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,784
Printing & Binding	\$ 10	\$ -	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 107	\$ 157	\$ 121	\$ 98	\$ 178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 661
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ 465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465
Office Supplies	\$ 1	\$ 0	\$ 0	\$ 15	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 22,843	\$ 5,555	\$ 10,040	\$ 4,669	\$ 8,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,384
Operations & Maintenance													
Property Insurance	\$ 42,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,606
Landscape Maintenance	\$ 12,126	\$ 12,126	\$ 12,126	\$ 12,126	\$ 12,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,631
Landscape Contingency	\$ -	\$ 28,000	\$ -	\$ 1,695	\$ 21,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,120
Irrigation System/Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57
Lakes/Fountains	\$ 3,995	\$ 845	\$ 845	\$ 845	\$ 1,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,332
Lighting	\$ -	\$ 140	\$ -	\$ 7,890	\$ 506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,537
Miscellaneous	\$ 208	\$ 275	\$ 164	\$ -	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,034
Painting Public Areas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Traffic Signals	\$ 1,401	\$ 1,368	\$ 447	\$ 447	\$ 447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,110
Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ 792	\$ 3,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,832
Trash Removal	\$ 469	\$ 469	\$ 469	\$ -	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,473
Electric	\$ 2,593	\$ 2,371	\$ 2,569	\$ 1,897	\$ 2,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,233
Water/Sewer	\$ 21	\$ 27	\$ 31	\$ 37	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148
Security	\$ 6,730	\$ 5,430	\$ 5,950	\$ 6,990	\$ 5,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,790
Onsite Management	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,499
Mosquito Control	\$ 963	\$ 963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,926
Total Operations & Maintenance:	\$ 83,411	\$ 64,313	\$ 35,693	\$ 47,268	\$ 57,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 288,327
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 42,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,246
Total Reserves	\$ -	\$ -	\$ 42,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,246
Total Expenditures	\$ 106,254	\$ 69,868	\$ 87,978	\$ 51,937	\$ 65,919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 381,957
Excess Revenues (Expenditures)	\$ (104,925)	\$ (1,244)	\$ 502,566	\$ (34,227)	\$ (51,764)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310,406

ChampionsGate
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments \$ 775,580.79 \$ 775,580.79
 Net Assessments \$ 729,045.94 \$ 729,045.94

ON ROLL ASSESSMENTS

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Total</i>
							100.00%	100.00%
11/10/23	ACH	\$3,038.64	\$57.68	\$154.53	\$0.00	\$2,826.43	\$2,826.43	\$2,826.43
11/24/23	ACH	\$68,555.14	\$1,316.26	\$2,742.50	\$0.00	\$64,496.38	\$64,496.38	\$64,496.38
12/11/23	ACH	\$232.97	\$4.61	\$2.42	\$0.00	\$225.94	\$225.94	\$225.94
12/11/23	ACH	\$612,636.17	\$11,762.59	\$24,506.41	\$0.00	\$576,367.17	\$576,367.17	\$576,367.17
12/22/23	ACH	\$12,433.48	\$240.10	\$427.24	\$0.00	\$11,766.14	\$11,766.14	\$11,766.14
01/10/24	ACH	\$12,048.14	\$233.68	\$364.33	\$0.00	\$11,450.13	\$11,450.13	\$11,450.13
01/10/24	ACH	\$1,676.77	\$32.59	\$48.27	\$0.00	\$1,595.91	\$1,595.91	\$1,595.91
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$718.64	\$718.64	\$718.64	\$718.64
02/08/24	ACH	\$10,960.85	\$214.54	\$234.14	\$0.00	\$10,512.17	\$10,512.17	\$10,512.17
03/08/24	ACH	\$14,207.35	\$281.31	\$142.03	\$0.00	\$13,784.01	\$13,784.01	\$13,784.01
03/08/24	ACH	\$145.65	\$2.91	\$0.00	\$0.00	\$142.74	\$142.74	\$142.74
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
TOTAL		\$ 735,935.16	\$ 14,146.27	\$ 28,621.87	\$ 718.64	\$ 693,885.66	\$ 693,885.66	\$ 693,885.66

95.18%	Net Percent Collected
\$ 35,160.28	Balance Remaining to Collect

SECTION D

ChampionsGate Community Development District

To: ChampionsGate CDD Board
From: Evan Fracasso
CC: Jason Showe; Marc Reicher
Date: April 2, 2024
Re: March/April Onsite Managers report

Traffic: FHP continues to work the area. Main area of focus continues to be commercial vehicle enforcement.
The cross-walk signs on Masters are scheduled for the week of April 15th.

Signage: Nothing to update.

Lighting: The lighting vendor has completed replacing nonfunctioning lights throughout the district.

I-4 Divergent Diamond Power: Fountains are up and running!

Landscape: Mulching of the main landscape beds has been completed. Have budgeted to mulch the tree rings for next year's budget. Have received multiple compliments on the mulching and how well the districts looks.

Maintenance: On-site staff have started clearing out around storm water drains in preparation for the storm season.
The concrete contractor is scheduled to start the week of April 8th for the approved sidewalk and misc. repair work.

TOHO: Spoke with TOHO legal and they are expected to have the use agreement back to legal for review by the mid-April.
