

*ChampionsGate Community
Development District*

Agenda

February 10, 2025

AGENDA

ChampionsGate

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

February 3, 2025

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, February 10, 2025, 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 December 9, 2024 Meeting
4. Consideration of Proposal for Repair of Irrigation Well Pump on Legends Blvd
5. Discussion Regarding I-4 Interchange
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. On-Site Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



Jason M. Showe
District Manager

Cc: Scott Clark, District Counsel
Mark Vincuntonis, District Engineer

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

Enclosures

SECTION III

**MINUTES OF MEETING
CHAMPIONSGATE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, **December 9, 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
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	Hanson Walter
Marc Reicher	RIDA Associates
Evan Fracaso	RIDA Associates

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fill the Board Vacancy in Seat no. 2 with a Term Ending November 2028**

On MOTION by Mr. Dawson seconded by Ms. Allen with all in favor Mr. Tennyson was reappointed to seat no. 2.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Showe being a notary public of the State of Florida administered the oath of office to Ms. Allen, Mr. Cady and Mr. Tennyson.

Mr. Showe stated the ethics training should be taken by the end of this calendar year.

C. Consideration of Resolution 2025-01 Electing Officers

On MOTION by Ms. Clevenger seconded by Mr. Dawson with all in favor Resolution 2025-01 was approved reflecting the same slate of officers.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 9, 2024 Meeting

On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the minutes of the September 9, 2024 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Showe stated this is the annual agreement with the Osceola County property appraiser.

On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the data sharing and usage agreement with Osceola County property appraiser was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager
i. Approval of Check Register

<p>On MOTION by Ms. Allen seconded by Ms. Clevenger with all in favor the check register was approved.</p>
--

ii. Balance Sheet and Income Statement

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

D. Onsite Manager’s Report

(1) Discussion of Construction Notice for Force Main Replacement Project from Midsouth, Inc.

Mr. Fracaso reviewed the onsite manager’s report for October and November, that included the force main replacement project.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

<p>On MOTION by Mr. Dawson seconded by Mr. Tennyson with all in favor the meeting adjourned at 2:38 p.m.</p>
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



PATTERSON WELL DRILLING CO

7222 Gardner Street; Suite: 102 * Winter Park, Florida 32792 * Office: 407-657-1337 * Fax: 407-657-5180*
Email: PATTERSONWELLDILLINGFL@GMAIL.COM * **SJRWMD WWC STATE LICENSE # 7409**
ESTABLISHED IN 1969

Proposal / Agreement

To: RIDA Associates, LP

For: Championsgate CDD 1485 Legends Blvd, Championsgate FL / Well Pump Repairs

Date: January 22, 2025

We, Patterson Well Drilling Co., propose to furnish labor, equipment, and materials to attempt removal of customer's existing Submersible Pump and Motor with Drop Pipe from 4-Inch Diameter well using **Standard Pump Truck/Hoist Equipment**, up to one hour on site.

Upon successful removal, to furnish and install One (1) new 5 HP Franklin J-Class Series Submersible Pump and Motor with new wire from pump to top of well and reset using the existing drop pipe with all existing above ground appurtenances, and to install One (1) new Three Phase Starter in the existing enclosure.

To furnish and install One (1) new Flexcon "Challenger Outdoor Series" Pressure Tank, Model PC266 with new Pressure Switch.

➤ **Labor, Equipment and Materials: \$11,900.00**

❖ **To accommodate our equipment on site for pulling the pump; Customer is responsible for trimming back the trees around or overhead of the well and we will also need to have both parking spots open and blocked off.**

❖ Should any of the existing 2-Inch Galvanized Drop Pipe require replacement due to deterioration such as holes and/or pitting, or deterioration in the threads; please add \$350.00 to the above price for each section/joint (21') of Drop Pipe replaced.

❖ Should the total quantity amounts need to exceed the estimated during the new scope of work procedure or any additional items need replacement not mentioned above, we will contact the customer using verbal and written notification/approval. If approval cannot be granted to proceed further within 15 minutes of notification; **standby charges of \$300.00 per hour will apply**. If we are unable to contact the customer, we will continue working at the owner's expense.

- The Price is based on up to One (1) Hour on site for the removal of existing Submersible Pump and Motor with Appurtenances from the well using our Standard Pump Truck Hoist Equipment. If the equipment cannot be pulled within the estimated time due to unforeseen conditions down the well causing the pump equipment to become wedged or stuck, then each additional hour will be charged at \$500.00 per hour.
- **Minimum Pull Charge:** If the existing Submersible Pump Equipment should become wedged in the well due to mineral buildup and/or other unforeseen objects down the well and it cannot be removed within the 1-hour allotted time, and customer does not wish to proceed further, there will be a minimum pull charge of \$1,800.00 due at the time of services.
- Patterson Well Drilling makes no warranty or guarantee on the condition and performance of the existing well or any existing equipment, or on the removal of the existing equipment and drop pipe from well.
- **ADDITIONAL REMOVAL DISCLAIMER:** Patterson Well Drilling Co. uses extreme caution and care when pulling a Submersible Pump and Motor with Drop Pipe or Jet Assembly from an existing well. However, there are certain unforeseen circumstances that can cause the existing well equipment to become stuck, wedged, or break-off in the well such as, but not limited to, heavy mineral buildup, condition of the casing, foreign objects down the well and in some cases, where the pump and motor could be hanging by the wire down in the well, lining and/or screening of the well is possible. Due to these possibilities, we cannot be held responsible should this occur thus creating the need to mobilize additional equipment onsite and/or a new Well at the property owner's expense.
- **The proposal is based on free and clear access for movement of equipment and components in and out of the jobsite for assembly and disassembly.**
- Due to the weight and type of our equipment; Patterson Well Drilling Co. will not be held responsible for any damages and/or the replacement of any type of Grass, Landscaping, Sidewalk(s), Driveway(s), Curb Areas, underground lines, or any type of underground structures; including the replacement or cleaning of any type of Cement, Asphalt, or Pavers due to damages from any type of staining or discoloration during repair scope of work and during the ingress and egress of property, as needed to gain access to the well site. This disclaimer shall always remain in effect.

- **Patterson Well Drilling Co. will guarantee parts and labor for one-year from date of completion should any of the installed equipment as stated above fail due to manufacture defects.** This warranty **DOES NOT** apply to installation of screens in well, Drop Pipe, normal wear and tear, damage caused by any of the following, such as but not limited to; the existing well not producing the proper volume of water for the installed pump, well producing sand, well producing air, Water Quality, incoming electrical issues, Short Cycling, acts of nature such as lightning, fire, etc.; or to damage caused by gross negligence or misuse of Equipment. Once the initial installation has taken place, any changes, adjustments, or additions to the system by person(s) other than Patterson Well Drilling Co will VOID this warranty and will relieve Patterson Well Drilling Company of any further responsibility. Access to and from the well site must be made available to always accommodate our equipment.
- **Due** to industry volatility for materials, the pricing offered in this quotation is subject to review at the time of order placement and will be subject to adjustment based upon increases occurring between the date of quotation and time of order placement. We regret the necessity of this action and will discontinue this practice as soon as market conditions permit.

By signing below, you are consenting that you are the owner or authorized agent for the owner and can legally enter into this contractual agreement. Once signed, this proposal now becomes a legal binding agreement. The above prices, specifications, and conditions are satisfactory and are hereby accepted. The above scope of work is authorized as specified and payment will be made as follows: This is a "LUMP SUM" agreement for labor and materials. **Payment is due upon completion of scope of work** as specified above. Cancellation of special-order items is subject to the manufacturer restocking fee or a minimum of 25% whichever is greater. Customer is responsible for all costs of collection, including Attorney Fees if incurred should legal proceedings become necessary due to non-payment.

Patterson Well Drilling Co.

Dan Loucks

Contractor (Signature)

Owner/Agent (Signature)

By: _____
(Printed Name and Title)

By: General Mgr./State of FL WW Contractor

Date

Date

SECTION VI

SECTION C

SECTION i

ChampionsGate

Community Development District

Summary of Invoices

December 1, 2024 - January 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	12/4/24	5382-5389	\$ 21,609.37
	12/12/24	5390-5392	18,315.95
	12/13/24	5393	416,639.00
	12/19/24	5394	125.00
	1/8/25	5395-5401	21,006.84
	1/9/25	5402	3,836.48
	1/14/25	5403	15,017.45
	1/29/25	5404-5405	3,250.00
			\$ 499,800.09
Payroll			
	<u>December 2024</u>		
	Darin Tennyson	50457	\$184.70
	Darlene Clevenger	50458	\$162.70
	Douglas Cady	50459	\$184.70
	Elizabeth Allen	50460	\$184.70
	Lee Dawson	50461	\$184.70
			\$901.50
TOTAL			\$ 500,701.59

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/24	00030	12/02/24	18965	202411	310	51300	31500		FDOT EASE/AGDA/ANN.FILING	*	170.00		
									CLARK & ALBAUGH LLP			170.00	005382
12/04/24	00153	11/30/24	25631107	202411	320	53800	34500		SCRTY 11/07/24 - 11/29/24	*	2,080.00		
									EZRA JACKSON			2,080.00	005383
12/04/24	00022	11/25/24	34804A	202411	320	53800	46800		2ARCH.FOUNTAIN CLN NOV24	*	360.00		
									FOUNTAIN DESIGN GROUP, INC.			360.00	005384
12/04/24	00095	11/20/24	5292483	202410	310	51300	31100		PRP EASEMENT SKTCH/SURVEY	*	1,182.50		
									HANSON, WALTER & ASSOCIATES, INC.			1,182.50	005385
12/04/24	00026	12/03/24	1935815	202412	320	53800	46700		MTHLY WATER MGMT DEC24	*	505.00		
									THE LAKE DOCTORS, INC.			505.00	005386
12/04/24	00139	11/30/24	27371001	202411	320	53800	34500		SCRTY 11/01/24 - 11/29/24	*	3,380.00		
		11/30/24	27371101	202411	320	53800	34500		MTHLY SCHEDULER FEE NOV24	*	750.00		
									MAURICE NORMAN VILSAINT			4,130.00	005387
12/04/24	00048	11/30/24	2411-031	202411	320	53800	47200		SVC CALL-RPLC REGULTR/CHG	*	545.00		
		11/30/24	2411-032	202411	320	53800	47200		PURCHASE SOLAR REGULATOR	*	63.73		
		12/02/24	2412-003	202412	320	53800	47200		TRAFFIC SIGNAL MNT DEC24	*	447.00		
									TRAFFIC ENGINEERING&MANAGEMENT LLC			1,055.73	005388
12/04/24	00157	12/02/24	99752	202412	320	53800	46200		LAWN MAINTENANCE DEC24	*	12,126.14		
									WEBER ENVIRONMENTAL SERVICES LLC			12,126.14	005389
12/12/24	00049	12/01/24	263	202412	310	51300	34000		MANAGEMENT FEES DEC24	*	3,541.67		
		12/01/24	263	202412	310	51300	35200		WEBSITE ADMIN DEC24	*	122.50		
		12/01/24	263	202412	310	51300	35100		INFORMATION TECH DEC24	*	157.50		
		12/01/24	263	202412	310	51300	51000		OFFICE SUPPLIES	*	.27		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		12/01/24 263	202412 310-51300-42000	POSTAGE	*	5.89	
				GOVERNMENTAL MANAGEMENT SERVICES			3,827.83 005390
12/12/24	00105	12/01/24 45630	202412 320-53800-12000	ONSITE SERVICES DEC24	*	12,299.84	
		12/10/24 CDD-1210	202410 320-53800-49100	AMAZON-DOGIPOT RECEPACLE	*	105.00	
		12/10/24 CDD-1210	202410 320-53800-49100	AMAZON-DOGIPOT DESPENSER	*	79.58	
				RIDA ASSOCIATES LIMITED PARTNERSHIP			12,484.42 005391
12/12/24	00157	11/28/24 100118	202411 320-53800-35100	RPLC 4SPRAY/2ROTOR/4NOZZ	*	2,003.70	
				WEBER ENVIRONMENTAL SERVICES LLC			2,003.70 005392
12/13/24	00110	12/11/24 12112024	202412 300-58100-10000	FY25 CAPITAL RESERVE AMT	*	416,639.00	
				CHAMPIONSGATE CDD C/O			416,639.00 005393
12/19/24	00095	12/12/24 5292734	202411 310-51300-31100	REVISE EASEMNT-WENDY/FDOT	*	125.00	
				HANSON, WALTER & ASSOCIATES, INC.			125.00 005394
1/08/25	00030	1/01/25 19000	202412 310-51300-31500	PREP MTG/MTG/REV.AGDA/RPT	*	1,326.00	
				CLARK & ALBAUGH LLP			1,326.00 005395
1/08/25	00153	12/31/24 25631206	202412 320-53800-34500	SCRTY 12/06/24 - 12/30/24	*	2,340.00	
				EZRA JACKSON			2,340.00 005396
1/08/25	00163	1/01/25 01012025	202501 310-51300-49000	ETHICS TRAINING REIMBURSE	*	79.00	
				ELIZABETH C. ALLEN			79.00 005397
1/08/25	00022	12/26/24 35060A	202412 320-53800-46800	2ARCH.FOUNTAIN CLN DEC24	*	360.00	
				FOUNTAIN DESIGN GROUP, INC.			360.00 005398
1/08/25	00139	12/31/24 27371202	202412 320-53800-34500	SCRTY 12/02/24 - 12/31/24	*	2,860.00	
		12/31/24 27371202	202412 320-53800-34500	MTHLY SCHEDULER FEE DEC24	*	750.00	
				MAURICE NORMAN VILSAINT			3,610.00 005399

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/25	00105	1/01/25	45663	202501	320	53800	12000		ONSITE SERVICES JAN25	*	12,299.84		
									RIDA ASSOCIATES LIMITED PARTNERSHIP			12,299.84	005400
1/08/25	00048	12/31/24	2412-026	202412	320	53800	47200		ADJ.SOLAR PANEL & CLEAN	*	545.00		
		1/02/25	2501-003	202501	320	53800	47200		TRAFFIC SIGNAL MNT JAN25	*	447.00		
									TRAFFIC ENGINEERING&MANAGEMENT LLC			992.00	005401
1/09/25	00049	1/01/25	264	202501	310	51300	34000		MANAGEMENT FEES JAN25	*	3,541.67		
		1/01/25	264	202501	310	51300	35200		WEBSITE ADMIN JAN25	*	122.50		
		1/01/25	264	202501	310	51300	35100		INFORMATION TECH JAN25	*	157.50		
		1/01/25	264	202501	310	51300	51000		OFFICE SUPPLIES	*	.21		
		1/01/25	264	202501	310	51300	42000		POSTAGE	*	14.60		
									GOVERNMENTAL MANAGEMENT SERVICES			3,836.48	005402
1/14/25	00157	12/31/24	200389	202412	320	53800	35100		RPLC 7SPRAY/5ELBOW/4COUPL	*	1,436.16		
		1/07/25	200656	202501	320	53800	46200		LANDSCAPE MAINT JAN25	*	13,581.29		
									WEBER ENVIRONMENTAL SERVICES LLC			15,017.45	005403
1/29/25	00022	1/17/25	35229A	202501	320	53800	46800		QTRLY FOUNTAIN CLN JAN25	*	250.00		
									FOUNTAIN DESIGN GROUP, INC.			250.00	005404
1/29/25	00023	1/21/25	12292	202501	320	53800	35100		INST.STOP VLVE/RPLC STRTR	*	3,000.00		
									PATTERSON WELL DRILLING CO			3,000.00	005405
TOTAL FOR BANK A											499,800.09		
TOTAL FOR REGISTER											499,800.09		

SECTION ii

ChampionsGate
Community Development District

Unaudited Financial Reporting
January 31, 2025



Table of Contents

1 Balance Sheet

2-3 General Fund Income Statement

4 Capital Reserve Fund

5 Month to Month

6 Assessment Receipt Schedule

ChampionsGate
Community Development District
Balance Sheet
January 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash - Truist Bank	\$ 225,462	\$ 92,648	\$ 318,110
Investments:			
State Board of Administration	352,151	995,514	1,347,665
Total Assets	\$ 577,613	\$ 1,088,162	\$ 1,665,775
Liabilities:			
Accounts Payable	\$ 865	\$ -	\$ 865
Total Liabilities	\$ 865	\$ -	\$ 865
Fund Balances:			
Assigned For Capital Reserves	\$ -	\$ 1,088,162	\$ 1,088,162
Unassigned	576,748	-	576,748
Total Fund Balances	\$ 576,748	\$ 1,088,162	\$ 1,664,910
Total Liabilities & Fund Equity	\$ 577,613	\$ 1,088,162	\$ 1,665,775

ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments	\$ 729,046	\$ 672,783	\$ 672,783	\$ -
Interest	6,000	2,000	5,632	3,632
Total Revenues	\$ 735,046	\$ 674,783	\$ 678,415	\$ 3,632
Expenditures:				
Administrative:				
Supervisor Fees	\$ 6,000	\$ 2,000	\$ 1,000	\$ 1,000
FICA Expense	459	153	77	77
Engineering Fees	10,000	3,333	1,308	2,026
Attorney	22,500	7,500	2,074	5,426
Annual Audit	3,600	-	-	-
Assessment Administration	5,250	5,250	5,250	-
Management Fees	42,500	14,167	14,167	(0)
Information Technology	1,890	630	630	-
Website Maintenance	1,470	490	490	-
Telephone	100	33	-	33
Postage	500	167	42	125
Printing & Binding	500	167	-	167
Insurance	14,063	14,063	13,679	384
Legal Advertising	2,500	833	-	833
Other Current Charges	2,000	667	644	23
Office Supplies	125	42	1	41
Property Appraiser Fees	550	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 114,182	\$ 49,669	\$ 39,535	\$ 10,134
Operations & Maintenance				
Onsite Management	\$ 147,600	\$ 49,200	\$ 49,199	\$ 1
Property Insurance	48,145	48,145	43,484	4,661
Electric	35,000	11,667	11,039	628
Water/Sewer	500	167	74	93
Trash Removal	2,370	790	949	(159)
Landscape Maintenance	162,975	54,325	49,960	4,365
Landscape Contingency	20,000	6,667	2,069	4,598
Lake Maintenance	6,120	2,040	2,020	20
Fountain Maintenance	7,860	2,620	2,505	115
Irrigation Maintenance	20,000	6,667	6,440	227
Repairs & Maintenance	6,000	2,000	185	1,815
Lighting	10,000	3,333	3,687	(353)
Painting Public Areas	2,500	833	-	833
Traffic Signals	10,000	3,333	3,361	(28)
Sidewalks	30,000	10,000	-	10,000
Signage	3,500	1,167	-	1,167
Security	70,000	23,333	18,630	4,703
Mosquito Control	6,741	2,247	1,926	321
Hurricane Expenses	-	-	8,068	(8,068)
Total Field Operations:	\$ 589,311	\$ 228,534	\$ 203,594	\$ 24,939

ChampionsGate

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<i>Reserves</i>				
Capital Reserve Transfer	\$ 416,639	\$ 416,639	\$ 416,639	\$ -
Total Reserves	\$ 416,639	\$ 416,639	\$ 416,639	\$ -
Total Expenditures	\$ 1,120,132	\$ 694,842	\$ 659,769	\$ 35,073
Excess Revenues (Expenditures)	\$ (385,086)		\$ 18,646	
Fund Balance - Beginning	\$ 385,086		\$ 558,101	
Fund Balance - Ending	\$ -		\$ 576,748	

ChampionsGate

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Transfer In	\$ 416,639	\$ 416,639	\$ 416,639	\$ -
Interest	25,000	8,333	11,487	3,154
Total Revenues	\$ 441,639	\$ 424,972	\$ 428,126	\$ 3,154
Expenditures:				
Contingency	\$ 500	\$ 167	\$ 160	\$ 7
Capital Outlay	200,000	66,667	-	66,667
Total Expenditures	\$ 200,500	\$ 66,833	\$ 160	\$ 66,667
Excess Revenues (Expenditures)	\$ 241,139	\$ 358,139	\$ 427,966	
Fund Balance - Beginning	\$ 609,990		\$ 660,196	
Fund Balance - Ending	\$ 851,129		\$ 1,088,162	

ChampionsGate
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 85,361	\$ 562,582	\$ 24,841	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 672,783
Interest	1,483	1,393	1,395	1,361	-	-	-	-	-	-	-	-	5,632
Total Revenues	\$ 1,483	\$ 86,753	\$ 563,977	\$ 26,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 678,415
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expense	-	-	77	-	-	-	-	-	-	-	-	-	77
Engineering Fees	1,183	125	-	-	-	-	-	-	-	-	-	-	1,308
Attorney	578	170	1,326	-	-	-	-	-	-	-	-	-	2,074
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,250	-	-	-	-	-	-	-	-	-	-	-	5,250
Management Fees	3,542	3,542	3,542	3,542	-	-	-	-	-	-	-	-	14,167
Information Technology	158	158	158	158	-	-	-	-	-	-	-	-	630
Website Maintenance	123	123	123	123	-	-	-	-	-	-	-	-	490
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	6	16	6	15	-	-	-	-	-	-	-	-	42
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	13,679	-	-	-	-	-	-	-	-	-	-	-	13,679
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	167	142	141	193	-	-	-	-	-	-	-	-	644
Office Supplies	0	0	0	0	-	-	-	-	-	-	-	-	1
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 24,685	\$ 4,450	\$ 6,371	\$ 4,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,535
Operations & Maintenance													
Onsite Management	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,199
Property Insurance	43,484	-	-	-	-	-	-	-	-	-	-	-	43,484
Electric	2,853	2,744	2,777	2,664	-	-	-	-	-	-	-	-	11,039
Water/Sewer	13	15	23	23	-	-	-	-	-	-	-	-	74
Trash Removal	237	237	237	237	-	-	-	-	-	-	-	-	949
Landscape Maintenance	12,126	12,126	12,126	13,581	-	-	-	-	-	-	-	-	49,960
Landscape Contingency	-	2,069	-	-	-	-	-	-	-	-	-	-	2,069
Lake Maintenance	505	505	505	505	-	-	-	-	-	-	-	-	2,020
Fountain Maintenance	1,175	360	360	610	-	-	-	-	-	-	-	-	2,505
Irrigation System/Maintenance	-	2,004	1,436	3,000	-	-	-	-	-	-	-	-	6,440
Repairs & Maintenance	185	-	-	-	-	-	-	-	-	-	-	-	185
Lighting	3,687	-	-	-	-	-	-	-	-	-	-	-	3,687
Painting Public Areas	-	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Signals	867	1,056	992	447	-	-	-	-	-	-	-	-	3,361
Sidewalks	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	6,470	6,210	5,950	-	-	-	-	-	-	-	-	-	18,630
Mosquito Control	963	963	-	-	-	-	-	-	-	-	-	-	1,926
Hurricane Expenses	8,068	-	-	-	-	-	-	-	-	-	-	-	8,068
Total Operations & Maintenance:	\$ 92,931	\$ 40,589	\$ 36,707	\$ 33,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203,594
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 416,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 416,639
Total Reserves	\$ -	\$ -	\$ 416,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 416,639
Total Expenditures	\$ 117,616	\$ 45,039	\$ 459,717	\$ 37,397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 659,769
Excess Revenues (Expenditures)	\$ (116,133)	\$ 41,715	\$ 104,260	\$ (11,195)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,646

SECTION D

ChampionsGate Community Development District

To: ChampionsGate CDD Board
From: Evan Fracasso
CC: Jason Showe; Marc Reicher
Date: February 3, 2025
Re: Oct/Nov Onsite Managers report

Traffic: FHP continues to work the area. Main area of focus continues to be commercial vehicle enforcement. FHP's selective enforcement for November & December are attached.

Landscape: We are replacing the dead palm in the median of Masters. The landscape well on Legends is in need of major repairs, proposal has been added to the agenda.

Maintenance: Lighting vendor was out to replace the pole light on Masters @ Bella Trae.
Another pole light has been taken out on 2/2 on southbound Masters at club house entrance.

TOHO: TOHO force main, directional boring was completed 1st week of January. The remainder of work will be at lift station with substantial completion by 1st week of May, final punch list items to be completed by June 1.

Moving I-4 Forward: Groundbreaking of the accelerated start will begin on I-4 at the ChampionsGate interchange mid-February. 1st phase will be to remove all existing landscaping, placing of cranes for bridge expansion & removal of fountains. Fountains will be floated in the pond next to the RIDA office for safekeeping. Will need to discuss landscaping at the interchange.
