

*ChampionsGate Community  
Development District*

*Agenda*

*April 14, 2025*

# AGENDA

# *ChampionsGate*

## *Community Development District*

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

April 7, 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, April 14, 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 February 10, 2025 Meeting
4. Consideration of Resolution 2025-02 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
5. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Consideration of Proposal for Professional Service Rate for District Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
  - D. On-Site Manager's Report
    - i. Ratification of First Amendment to Landscape Maintenance Services Agreement with Weber Environmental Services LLC
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

# 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, **February 10, 2025** 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:

Jill Burns	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**

**Approval of the Minutes of the December 9,  
2024 Meeting**

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the minutes of the December 9, 2024 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal for Repair of Irrigation Well Pump on Legends Boulevard**

Mr. Fracaso stated we have had some issues with the well pump for the irrigation well that irrigates Legends Boulevard and a little of the intersection at ChampionsGate and Legends. They think there is a hole in the casing and a bad wire going to the well pump and our expansion tank is bad. The proposal is for \$11,900 and their scope of work is to pull and replace the pump and that covers the expansion tank and if there is other piping that is bad it is \$350 for each 21-foot stick.

Ms. Clevenger stated the proposal seems to be open ended with no specifics.

Mr. Clark stated we will have a contract that has protections, but they have said there is the potential for overruns depending on what they find and that is unavoidable, but we need to define some unit prices and make sure that he gets approval from our project manager.

Mr. Fracaso stated I will be onsite when they are here.

Ms. Clevenger asked can they give you a breakdown of materials and labor?

Mr. Fracaso stated yes. They have done four wells, and they did the golf course, we have experience with them.

On MOTION by Mr. Tennyson seconded by Ms. Clevenger with all in favor district counsel was authorized to prepare an agreement to cover the proposal from Patterson Well Drilling Co. to cover the pump repair in an amount not to exceed \$15,000 with anything over \$15,000 ok, to be approved by the chair.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding I-4 Interchange**

Mr. Fracaso stated FDOT is moving forward with I-4 and they have selected a contractor. They have not yet finalized the plans with the contractor; they have started removing the palms from the ramp and berm. Cranes will be in place because on our side of I-4 they will expand the bridge to three lanes; we will have pilings and a giant retaining wall. We will end up with two large triangle shaped ponds because the ChampionsGate wall and green is going away. I had Cascade pull both fountains and they are floating in a pond out back to preserve their integrity. From what I have seen on the preliminary plans, our current power feeds will not be disturbed.

Because of all the construction I had a discussion with Weber on their maintenance and management of everything up front. They think it is about a \$300 value on a monthly basis that

they spend around the ponds for mowing. Do we want a \$300 per month credit or deploy those labor hours throughout the district?

Ms. Allen stated I would rather have it go to a project you can see, something tangible.

Mr. Reicher stated or we can credit it and hold it then you have that in your budget.

Mr. Clark stated I will prepare an amendment to the scope.

**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**

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

**ii. Balance Sheet and Income Statement**

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

**D. Onsite Manager’s Report**

Mr. Fracaso reviewed the October/November onsite manager’s report, copy of which was included in the agenda package.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Ms. Allen asked do we have a maintenance schedule for the bullnoses?



Mr. Fracaso stated we don't have a schedule; it is more of an as needed basis. At a previous meeting you commented about the tress hanging over when you are walking. Is this more of a Masters issue where you have heard complaints?

Ms. Allen stated the only complaint I have heard is when you pull out of the back exit of Bella Trae and have to cross Legends. Someone mentioned that they almost got hit there again because of sight lines. It looked trimmed to me.

Mr. Fracaso stated I looked at it as well when it was brought up and I don't understand what they are talking about unless they are in a car that sits very low.

Ms. Clevenger stated I mentioned that there were trees hanging down from the conservation area when I was walking down Legends on the sidewalk.

Mr. Fracaso stated that was it. I will check it out.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Allen seconded by Mr. Dawson with all in favor the meeting adjourned at 2:34 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 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, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); 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 2025/2026 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 14, 2025

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 14<sup>TH</sup> DAY OF APRIL, 2025.**

ATTEST:

**CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** FY 2025/2026 Proposed Budget

**Exhibit A**  
**FY 2025/2026 Proposed Budget**

*[See attached]*

***ChampionsGate***  
***Community Development District***

***Proposed Budget***  
***FY2026***

**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

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**ChampionsGate**  
**Community Development District**  
**Proposed Budget**  
**FY2026**  
**General Fund**

	Adopted Budget FY2025	Actual Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues:</b>					
Special Assessments	\$ 729,046	\$ 700,917	\$ 28,129	\$ 729,046	\$ 729,046
Interest	6,000	8,209	6,000	14,209	6,000
Carry Forward Surplus*	385,086	382,228	-	382,228	18,794
<b>Total Revenues</b>	<b>\$ 1,120,132</b>	<b>\$ 1,091,354</b>	<b>\$ 34,129</b>	<b>\$ 1,125,483</b>	<b>\$ 753,840</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Supervisor Fees	\$ 6,000	\$ 2,000	\$ 4,000	\$ 6,000	\$ 6,000
FICA Expense	459	153	306	459	459
Engineering Fees	10,000	1,758	3,243	5,000	10,000
Attorney	22,500	5,378	11,498	16,875	22,500
Annual Audit	3,600	-	3,600	3,600	3,700
Assessment Administration	5,250	5,250	-	5,250	5,408
Management Fees	42,500	21,250	21,250	42,500	43,775
Information Technology	1,890	945	945	1,890	1,948
Website Maintenance	1,470	735	735	1,470	1,514
Telephone	100	-	50	50	100
Postage	500	226	274	500	500
Printing & Binding	500	16	44	60	300
Insurance	14,063	13,679	-	13,679	15,047
Legal Advertising	2,500	-	2,500	2,500	2,500
Other Current Charges	2,000	910	910	1,820	2,000
Office Supplies	125	15	35	50	125
Property Appraiser Fee	550	348	-	348	400
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>Total Administrative:</b>	<b>\$ 114,182</b>	<b>\$ 52,836</b>	<b>\$ 49,389</b>	<b>\$ 102,226</b>	<b>\$ 116,451</b>
<b>Operations &amp; Maintenance</b>					
Onsite Management	\$ 147,600	\$ 73,799	\$ 73,799	\$ 147,598	\$ 147,600
Property Insurance	48,145	43,484	-	43,484	50,007
Electric	35,000	16,144	18,000	34,144	36,000
Water & Sewer	500	94	200	294	500
Trash Removal	2,370	1,423	1,636	3,059	3,977
Landscape Maintenance	162,975	81,488	79,388	160,875	179,313
Landscape Contingency	20,000	4,088	10,912	15,000	20,000
Lake Maintenance	6,120	2,995	2,820	5,815	6,240
Fountain Maintenance	7,860	7,062	3,671	10,733	8,320
Irrigation Repairs	20,000	12,703	7,297	20,000	20,000
Repairs & Maintenance	6,000	922	2,078	3,000	6,000
Lighting	10,000	5,586	4,414	10,000	10,000
Painting Public Areas	2,500	-	20,000	20,000	2,500
Traffic Signals	10,000	4,255	5,745	10,000	10,000
Sidewalks	30,000	-	15,000	15,000	30,000
Signage	3,500	-	1,750	1,750	3,500
Security	70,000	29,490	40,510	70,000	70,000
Mosquito Control	6,741	2,937	6,067	9,005	9,556
Hurricane Expenses	-	8,068	-	8,068	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 589,311</b>	<b>\$ 294,538</b>	<b>\$ 293,287</b>	<b>\$ 587,824</b>	<b>\$ 613,513</b>
<b>Reserves</b>					
Capital Reserve Transfer	\$ 416,639	\$ 416,639	\$ -	\$ 416,639	\$ 23,876
<b>Total Reserves</b>	<b>\$ 416,639</b>	<b>\$ 416,639</b>	<b>\$ -</b>	<b>\$ 416,639</b>	<b>\$ 23,876</b>
<b>Total Expenditures</b>	<b>\$ 1,120,132</b>	<b>\$ 764,013</b>	<b>\$ 342,676</b>	<b>\$ 1,106,689</b>	<b>\$ 753,840</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 327,341</b>	<b>\$ (308,547)</b>	<b>\$ 18,794</b>	<b>\$ 0</b>

\*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.

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**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, Inc., 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, PLLC, 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 Commerce for \$175.

**OPERATIONS & MAINTENANCE:**

**ONSITE MANAGEMENT**

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

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
<b>Onsite Management Services</b>	<b>\$12,300</b>	<b>\$147,600</b>
<b>Total</b>		<b>\$147,600</b>

**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	\$300	\$3,600
9100 8848 0132	8399 ChampionsGate Blvd Spkl E	\$700	\$8,400
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	\$150	\$1,800
9100 8848 1852	8380 ChampionsGate Blvd Spkl C	\$650	\$7,800
9100 8848 2308	8300 ChampionsGate Blvd TFLT	\$45	\$540
9101 5958 0239	81801 ChampionsGate Blvd Unit A (Fntn)	\$350	\$4,200
9101 5958 9866	81801 ChampionsGate Blvd Unit B (Fntn)	\$400	\$4,800
	Contingency		\$2,160
<b>Total</b>			<b>\$36,000</b>

**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
<b>Total</b>			<b>\$500</b>

**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	Trash Services (October - June)	\$308	\$2,775
	Trash Services (July - September)	\$401	\$1,202
<b>Total</b>			<b>\$3,977</b>

**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
<b>Landscape Maintenance Contract</b>	<b>\$14,609</b>	<b>\$175,313</b>
<b>Total</b>		<b>\$175,313</b>

**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
<b>Lake Services</b>	<b>\$505</b>	<b>\$6,060</b>
<b>Contingency</b>		<b>\$180</b>
<b>Total</b>		<b>\$6,240</b>

**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
<b>Fountain Services</b>	<b>\$360</b>	<b>\$4,320</b>
<b>Fountain Quarterly Services @ \$250</b>		<b>\$1,000</b>
<b>Contingency</b>		<b>\$3,000</b>
<b>Total</b>		<b>\$8,320</b>

**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.

**CHAMPIONSGATE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**LIGHTING**

Repair and replacement of lighting fixtures throughout the property.

**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

#### FY2026

#### Capital Reserve Fund

	Adopted Budget FY2025	Actual Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues:</b>					
Transfer In	\$ 416,639	\$ 416,639	\$ -	\$ 416,639	\$ 23,876
Interest	25,000	18,776	18,000	36,776	30,000
<b>Total Revenues</b>	<b>\$ 441,639</b>	<b>\$ 435,415</b>	<b>\$ 18,000</b>	<b>\$ 453,415</b>	<b>\$ 53,876</b>
<b>Expenditures:</b>					
Contingency	\$ 500	\$ 246	\$ 270	\$ 516	\$ 550
Capital Outlay	\$ 200,000	\$ 22,125	\$ -	\$ 22,125	\$ 200,000
<b>Total Expenditures</b>	<b>\$ 200,500</b>	<b>\$ 22,371</b>	<b>\$ 270</b>	<b>\$ 22,641</b>	<b>\$ 200,550</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 241,139</b>	<b>\$ 413,044</b>	<b>\$ 17,730</b>	<b>\$ 430,774</b>	<b>\$ (146,674)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 609,990</b>	<b>\$ 660,196</b>	<b>\$ -</b>	<b>\$ 660,196</b>	<b>\$ 1,090,970</b>
<b>Fund Balance - Ending</b>	<b>\$ 851,129</b>	<b>\$ 1,073,240</b>	<b>\$ 17,730</b>	<b>\$ 1,090,970</b>	<b>\$ 944,296</b>

FY2025 Updated Expenses	
Description	Amount
New 5HP Franklin Submersible Pump & Motor w/21' of 2" Drop Pipe	\$ 9,450
New 5HP Franklin Submersible Pump & Motor w/42' of 2" Drop Pipe	12,675
<b>Total</b>	<b>\$ 22,125</b>

FY2026 Proposed Expenses	
Description	Amount
Roadway Milling & Paving - 1st Year Portion	\$ 200,000
<b>Total</b>	<b>\$ 200,000</b>

# SECTION V



# SECTION B

# SECTION i



March 19, 2025

ChampionsGate Community Development District  
Attn: Mr. Jason Showe, District Manager  
219 E. Livingston St.  
Orlando, FL 32801

Re: **ChampionsGate CDD Hourly Rate Increase Request**  
**HWA Job # 4832-07**

Dear Mr. Showe,

It has been a pleasure and an honor to be with the firm serving as District Engineer since 2012 and look forward to being able to continue serving the District in the future. We have successfully assisted with and completed numerous projects over the past 13 years and hope that the District has been satisfied with all aspects of our services and personnel over an extraordinary length of time. Our firm prides itself in servicing all of our clients as a partner to the best of our ability to achieve the successful outcome expected, and the ChampionsGate Community Development District is no exception.

That being said, there does come a time when we have to evaluate our firm's compensation in providing engineering and surveying services on an ongoing basis. We have been pleased to be able to provide our services for the past 13 years at the same hourly rate since day one and just like any industry or profession out there, our costs increase annually in the normal course of a growing economy and with inflation. Admittedly, we have been behind on this request, especially considering the last four to five years in which the cost of labor, materials, and equipment has risen dramatically.

At this time, we would like to present our firm's current hourly rate schedule, which has been in effect for the past couple of years to the District. Attached is a summary of our current rates with the District which have been in effect since 2012 and our new rates for the Board of Supervisor's review, consideration and approval and would ask they become effective June 1, 2025.

If you have any questions, comments, or concerns we would be happy to discuss them with you in an effort to continue being able to move forward in serving as your District Engineer.

Sincerely,

*Mark Vincutonis*

Mark Vincutonis, P.E.

## ChampionsGate CDD Hourly Fee Rates

Position / Employee / Labor	Current Hourly Rate Since 2012	New Hourly Rate
Principal	\$200.00	\$330.00
Principal Land Surveyor	\$125.00	\$200.00
Project Manager	\$125.00	\$200.00
Associate Land Surveyor	\$95.00	\$175.00
GPS Survey Crew	\$135.00	\$175.00
Engineer	\$85.00	\$165.00
Survey Field Crew	\$125.00	\$155.00
Inspector	\$75.00	\$150.00
Land Planner	\$75.00	\$150.00
Constuction Manager	\$75.00	\$150.00
Senior Design Technician (CAD)	\$65.00	\$140.00
Design Technician (CAD)	\$60.00	\$125.00
Project Coordinator	\$60.00	\$100.00
Accounting Services	\$50.00	\$90.00
Secretarial Services	\$37.00	\$75.00
<b>Expenses (% Markup)</b>		
Prints 24"x36" / 30"x42"	2.00 / 3.00	2.00 / 3.00
Sub-Consultant Services	15%	15%
Overnight/Courier Services (UPS)	20%	20%
Permit/Application Fees	10%	10%
Printing/Graphics/Postage	20%	20%
Out of Town Expenses	30%	30%

# SECTION C

# SECTION i

# ChampionsGate

## Community Development District

### Summary of Invoices

February 1, 2025 - March 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	2/5/25	5406-5413	\$ 35,081.14
	2/12/25	5414-5416	6,802.24
	2/19/25	5417	505.00
	2/25/25	5418-5419	6,384.30
	3/5/25	5420-5425	34,070.13
	3/13/25	5426-5429	7,809.40
	3/18/25	5430-5431	1,333.00
	3/27/25	5432-5434	4,712.20
			\$ 96,697.41
Capital Reserve			
	3/27/25	84	\$ 22,125.00
			\$ 22,125.00
Payroll			
	<u>February 2025</u>		
	Darin Tennyson	50462	\$184.70
	Darlene Clevenger	50463	\$162.70
	Douglas Cady	50464	\$184.70
	Elizabeth Allen	50465	\$184.70
	Lee Dawson	50466	\$184.70
			\$901.50
<b>TOTAL</b>			<b>\$ 119,723.91</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/05/25	00153	1/31/25	25630101	202501	320-53800-34500			EZRA JACKSON	*	2,860.00	2,860.00	005406
2/05/25	00022	1/24/25	35290A	202501	320-53800-46800			FOUNTAIN DESIGN GROUP, INC.	*	360.00	2,210.00	005407
		2/05/25	35395A	202502	320-53800-46800				*	1,850.00		
2/05/25	00026	1/28/25	1960430	202501	320-53800-46700			THE LAKE DOCTORS, INC.	*	505.00	505.00	005408
2/05/25	00139	1/31/25	27370101	202501	320-53800-34500			MAURICE NORMAN VILSAINT	*	750.00	2,830.00	005409
		1/31/25	27370103	202501	320-53800-34500				*	2,080.00		
2/05/25	00113	1/22/25	2018852	202501	310-51300-49200			OSCEOLA CTY. PROPERTY APPRAISER	*	348.01	348.01	005410
2/05/25	00105	2/03/25	45691	202502	320-53800-12000			RIDA ASSOCIATES LIMITED PARTNERSHIP	*	12,299.84	12,299.84	005411
2/05/25	00048	2/03/25	2502-003	202502	320-53800-47200			TRAFFIC ENGINEERING&MANAGEMENT LLC	*	447.00	447.00	005412
2/05/25	00157	2/01/25	201548	202502	320-53800-46200			WEBER ENVIRONMENTAL SERVICES LLC	*	13,581.29	13,581.29	005413
2/12/25	00042	1/31/25	802591	202501	320-53800-47300			ALL STATES LIGHTING, INC	*	791.00	791.00	005414
2/12/25	00049	2/01/25	265	202502	310-51300-34000				*	3,541.67		
		2/01/25	265	202502	310-51300-35200				*	122.50		
		2/01/25	265	202502	310-51300-35100				*	157.50		



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/01/25	265	202502	310-51300-51000		OFFICE SUPPLIES	*	.60		
		2/01/25	265	202502	310-51300-42000		POSTAGE	*	92.88		
GOVERNMENTAL MANAGEMENT SERVICES										3,915.15	005415
2/12/25	00157	1/30/25	201670	202501	320-53800-35100		RPLC 2 SOLENOID/18NOZ/ROT	*	2,096.09		
WEBER ENVIRONMENTAL SERVICES LLC										2,096.09	005416
2/19/25	00026	2/11/25	1960431	202502	320-53800-46700		MTHLY WATER MGMT FEB25	*	505.00		
THE LAKE DOCTORS, INC.										505.00	005417
2/25/25	00157	2/18/25	202014	202502	320-53800-46300		INST.SABAL PALM/SOD/MULCH	*	2,019.00		
WEBER ENVIRONMENTAL SERVICES LLC										2,019.00	005418
2/25/25	00157	12/31/24	200655	202410	320-53800-46200		LANDSCAPE MAINT OCT24	*	1,455.10		
		12/31/24	200655A	202411	320-53800-46200		LANDSCAPE MAINT NOV24	*	1,455.10		
		12/31/24	200655B	202412	320-53800-46200		LANDSCAPE MAINT DEC24	*	1,455.10		
WEBER ENVIRONMENTAL SERVICES LLC										4,365.30	005419
3/05/25	00030	3/01/25	19067	202502	310-51300-31500		MTG/PATT.WELL AGR/I4 EXPD	*	2,572.00		
CLARK & ALBAUGH LLP										2,572.00	005420
3/05/25	00153	2/28/25	25630203	202502	320-53800-34500		SCRTY 02/03/25 - 02/27/25	*	2,600.00		
EZRA JACKSON										2,600.00	005421
3/05/25	00139	2/28/25	27370203	202502	320-53800-34500		MTHLY SCHEDULER FEE FEB25	*	750.00		
		2/28/25	27370210	202502	320-53800-34500		SCRTY 02/10/25 - 02/28/25	*	1,820.00		
MAURICE NORMAN VILSAINT										2,570.00	005422
3/05/25	00105	3/03/25	45719	202503	320-53800-12000		ONSITE SERVICES MAR25	*	12,299.84		
RIDA ASSOCIATES LIMITED PARTNERSHIP										12,299.84	005423
3/05/25	00048	3/03/25	2503-003	202503	320-53800-47200		TRAFFIC SIGNAL MNT MAR25	*	447.00		
TRAFFIC ENGINEERING&MANAGEMENT LLC										447.00	005424
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CHMP CHAMP GATE TVISCARRA											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/05/25	00157	3/02/25	202486	202503	320	53800	46200		LANDSCAPE MAINT MAR25 WEBER ENVIRONMENTAL SERVICES LLC	*	13,581.29	13,581.29	005425
3/13/25	00049	3/01/25	266	202503	310	51300	34000		MANAGEMENT FEES MAR25	*	3,541.67		
		3/01/25	266	202503	310	51300	35200		WEBSITE ADMIN MAR25	*	122.50		
		3/01/25	266	202503	310	51300	35100		INFORMATION TECH MAR25	*	157.50		
		3/01/25	266	202503	310	51300	51000		OFFICE SUPPLIES	*	.51		
		3/01/25	266	202503	310	51300	42000		POSTAGE	*	84.25		
		3/01/25	266	202503	310	51300	42500		COPIES	*	16.20		
		3/01/25	266A	202501	310	51300	51000		OFFICE DEPOT-W2/1099 ENVL	*	12.33		
		3/01/25	266A	202501	310	51300	42000		USPS-MAIL 944 FORMS	*	6.62		
									GOVERNMENTAL MANAGEMENT SERVICES			3,941.58	005426
3/13/25	00095	1/15/25	5292905	202412	310	51300	31100		PREP & ATTEND CDD MEETING HANSON, WALTER & ASSOCIATES, INC.	*	225.00	225.00	005427
3/13/25	00026	3/07/25	2024269	202503	320	53800	46700		MTHLY WATER MGMT MAR25 THE LAKE DOCTORS, INC.	*	470.00	470.00	005428
3/13/25	00157	2/27/25	202636	202502	320	53800	35100		IRRIGATION REPAIRS FEB25 WEBER ENVIRONMENTAL SERVICES LLC	*	3,172.82	3,172.82	005429
3/18/25	00042	2/28/25	803195	202502	320	53800	47300		RPR WIRE/LED LAMP/TRSNFMR ALL STATES LIGHTING, INC	*	1,108.00	1,108.00	005430
3/18/25	00095	3/13/25	5293396	202502	310	51300	31100		PREP & ATTEND CDD MEETING HANSON, WALTER & ASSOCIATES, INC.	*	225.00	225.00	005431
3/27/25	00047	3/17/25	1035736	202503	320	53800	46900		MOSQUITO MGMT SRVC MAR25 CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	1,011.20	1,011.20	005432

CHMP CHAMP GATE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/27/25	00022	3/24/25 35706A	202503 320-53800-46800	INST.BARNES MOTOR ON FNT	*	2,347.00	
		3/25/25 35737A	202503 320-53800-46800	2ARCH.FOUNTAIN CLN MAR25	*	360.00	
							2,707.00 005433
-----							
3/27/25	00157	3/19/25 203047	202503 320-53800-35100	RPLC 4BOUGANVILLA/12DAZE	*	994.00	
							994.00 005434
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						TOTAL FOR BANK A	96,697.41
						TOTAL FOR REGISTER	96,697.41

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
3/27/25	00006	3/18/25 12352	202503 320-53800-60000	RPLC SUBMERSIVLE WELL PMP	*	9,450.00		
		3/19/25 12353	202503 320-53800-60000	RPLC 42' DROP PIPE/SEAL	*	12,675.00		
							PATTERSON WELL DRILLING CO.	22,125.00 000084
						TOTAL FOR BANK B	22,125.00	
						TOTAL FOR REGISTER	22,125.00	

# SECTION ii

***ChampionsGate***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2025***



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6 Assessment Receipt Schedule

**ChampionsGate**  
**Community Development District**  
**Balance Sheet**  
**March 31, 2025**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
Cash - Truist Bank	\$ 149,955	\$ 70,438	\$ 220,394
Investments:			
State Board of Administration	354,729	1,002,801	1,357,530
<b>Total Assets</b>	<b>\$ 504,684</b>	<b>\$ 1,073,240</b>	<b>\$ 1,577,924</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 1,469	\$ -	\$ 1,469
<b>Total Liabilities</b>	<b>\$ 1,469</b>	<b>\$ -</b>	<b>\$ 1,469</b>
<b>Fund Balances:</b>			
Assigned For Capital Reserves	\$ -	\$ 1,073,240	\$ 1,073,240
Unassigned	503,215	-	503,215
<b>Total Fund Balances</b>	<b>\$ 503,215</b>	<b>\$ 1,073,240</b>	<b>\$ 1,576,454</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 504,684</b>	<b>\$ 1,073,240</b>	<b>\$ 1,577,924</b>



# ChampionsGate

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 729,046	\$ 700,917	\$ 700,917	\$ -
Interest	6,000	3,000	8,209	5,209
<b>Total Revenues</b>	<b>\$ 735,046</b>	<b>\$ 703,917</b>	<b>\$ 709,127</b>	<b>\$ 5,209</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 6,000	\$ 3,000	\$ 2,000	\$ 1,000
FICA Expense	459	230	153	77
Engineering Fees	10,000	5,000	1,758	3,243
Attorney	22,500	11,250	5,378	5,873
Annual Audit	3,600	-	-	-
Assessment Administration	5,250	5,250	5,250	-
Management Fees	42,500	21,250	21,250	(0)
Information Technology	1,890	945	945	-
Website Maintenance	1,470	735	735	-
Telephone	100	50	-	50
Postage	500	250	226	24
Printing & Binding	500	250	16	234
Insurance	14,063	14,063	13,679	384
Legal Advertising	2,500	1,250	-	1,250
Other Current Charges	2,000	1,000	910	90
Office Supplies	125	63	15	48
Property Appraiser Fees	550	550	348	202
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 114,182</b>	<b>\$ 65,310</b>	<b>\$ 52,836</b>	<b>\$ 12,474</b>
<b>Operations &amp; Maintenance</b>				
Onsite Management	\$ 147,600	\$ 73,800	\$ 73,799	\$ 1
Property Insurance	48,145	48,145	43,484	4,661
Electric	35,000	17,500	16,144	1,356
Water/Sewer	500	250	94	156
Trash Removal	2,370	1,185	1,423	(238)
Landscape Maintenance	162,975	81,488	81,488	(0)
Landscape Contingency	20,000	10,000	4,088	5,912
Lake Maintenance	6,120	3,060	2,995	65
Fountain Maintenance	7,860	3,930	7,062	(3,132)
Irrigation Maintenance	20,000	10,000	12,703	(2,703)
Repairs & Maintenance	6,000	3,000	922	2,078
Lighting	10,000	5,000	5,586	(586)
Painting Public Areas	2,500	1,250	-	1,250
Traffic Signals	10,000	5,000	4,255	745
Sidewalks	30,000	15,000	-	15,000
Signage	3,500	1,750	-	1,750
Security	70,000	35,000	29,490	5,510
Mosquito Control	6,741	3,371	2,937	433
Hurricane Expenses	-	-	8,068	(8,068)
<b>Total Field Operations:</b>	<b>\$ 589,311</b>	<b>\$ 318,728</b>	<b>\$ 294,538</b>	<b>\$ 24,190</b>

# ChampionsGate

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<i>Reserves</i>				
Capital Reserve Transfer	\$ 416,639	\$ 416,639	\$ 416,639	\$ -
<b>Total Reserves</b>	<b>\$ 416,639</b>	<b>\$ 416,639</b>	<b>\$ 416,639</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,120,132</b>	<b>\$ 800,677</b>	<b>\$ 764,013</b>	<b>\$ 36,664</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (385,086)</b>		<b>\$ (54,887)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 385,086</b>		<b>\$ 558,101</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 503,215</b>	

# ChampionsGate

## Community Development District

### Capital Reserve

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

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues:</b>				
Transfer In	\$ 416,639	\$ 416,639	\$ 416,639	\$ -
Interest	25,000	12,500	18,776	6,276
<b>Total Revenues</b>	<b>\$ 441,639</b>	<b>\$ 429,139</b>	<b>\$ 435,415</b>	<b>\$ 6,276</b>
<b>Expenditures:</b>				
Contingency	\$ 500	\$ 250	\$ 246	\$ 4
Capital Outlay	200,000	100,000	22,125	77,875
<b>Total Expenditures</b>	<b>\$ 200,500</b>	<b>\$ 100,250</b>	<b>\$ 22,371</b>	<b>\$ 77,875</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 241,139</b>	<b>\$ 328,889</b>	<b>\$ 413,044</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 609,990</b>		<b>\$ 660,196</b>	
<b>Fund Balance - Ending</b>	<b>\$ 851,129</b>		<b>\$ 1,073,240</b>	

**ChampionsGate**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 85,361	\$ 562,582	\$ 24,841	\$ 21,204	\$ 6,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,917
Interest	1,483	1,393	1,395	1,361	1,225	1,353	-	-	-	-	-	-	8,209
<b>Total Revenues</b>	<b>\$ 1,483</b>	<b>\$ 86,753</b>	<b>\$ 563,977</b>	<b>\$ 26,202</b>	<b>\$ 22,429</b>	<b>\$ 8,282</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 709,127</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	-	-	77	-	77	-	-	-	-	-	-	-	153
Engineering Fees	1,183	125	225	-	225	-	-	-	-	-	-	-	1,758
Attorney	578	170	1,326	-	2,572	732	-	-	-	-	-	-	5,378
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,250	-	-	-	-	-	-	-	-	-	-	-	5,250
Management Fees	3,542	3,542	3,542	3,542	3,542	3,542	-	-	-	-	-	-	21,250
Information Technology	158	158	158	158	158	158	-	-	-	-	-	-	945
Website Maintenance	123	123	123	123	123	123	-	-	-	-	-	-	735
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	6	16	6	21	93	84	-	-	-	-	-	-	226
Printing & Binding	-	-	-	-	-	16	-	-	-	-	-	-	16
Insurance	13,679	-	-	-	-	-	-	-	-	-	-	-	13,679
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	167	142	141	193	129	138	-	-	-	-	-	-	910
Office Supplies	0	0	0	13	1	1	-	-	-	-	-	-	15
Property Appraiser Fees	-	-	-	348	-	-	-	-	-	-	-	-	348
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 24,685</b>	<b>\$ 4,450</b>	<b>\$ 6,596</b>	<b>\$ 4,396</b>	<b>\$ 7,917</b>	<b>\$ 4,792</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52,836</b>
<b>Operations &amp; Maintenance</b>													
Onsite Management	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ 12,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,799
Property Insurance	43,484	-	-	-	-	-	-	-	-	-	-	-	43,484
Electric	2,853	2,744	2,777	2,664	841	4,264	-	-	-	-	-	-	16,144
Water/Sewer	13	15	23	23	20	-	-	-	-	-	-	-	94
Trash Removal	237	237	237	237	237	237	-	-	-	-	-	-	1,423
Landscape Maintenance	13,581	13,581	13,581	13,581	13,581	13,581	-	-	-	-	-	-	81,488
Landscape Contingency	-	2,069	-	-	2,019	-	-	-	-	-	-	-	4,088
Lake Maintenance	505	505	505	505	505	470	-	-	-	-	-	-	2,995
Fountain Maintenance	1,175	360	360	610	1,850	2,707	-	-	-	-	-	-	7,062
Irrigation System/Maintenance	-	2,004	1,436	5,096	3,173	994	-	-	-	-	-	-	12,703
Repairs & Maintenance	185	-	-	-	-	738	-	-	-	-	-	-	922
Lighting	3,687	-	-	791	1,108	-	-	-	-	-	-	-	5,586
Painting Public Areas	-	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Signals	867	1,056	992	447	447	447	-	-	-	-	-	-	4,255
Sidewalks	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	6,470	6,210	5,950	5,690	5,170	-	-	-	-	-	-	-	29,490
Mosquito Control	963	963	-	-	-	1,011	-	-	-	-	-	-	2,937
Hurricane Expenses	8,068	-	-	-	-	-	-	-	-	-	-	-	8,068
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 94,386</b>	<b>\$ 42,044</b>	<b>\$ 38,162</b>	<b>\$ 41,945</b>	<b>\$ 41,252</b>	<b>\$ 36,749</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 294,538</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 416,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 416,639
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 416,639</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 416,639</b>
<b>Total Expenditures</b>	<b>\$ 119,071</b>	<b>\$ 46,494</b>	<b>\$ 461,397</b>	<b>\$ 46,341</b>	<b>\$ 49,169</b>	<b>\$ 41,541</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 764,013</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (117,588)</b>	<b>\$ 40,260</b>	<b>\$ 102,580</b>	<b>\$ (20,139)</b>	<b>\$ (26,740)</b>	<b>\$ (33,258)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (54,887)</b>

# ChampionsGate

## COMMUNITY DEVELOPMENT DISTRICT

### Special Assessment Receipts

#### Fiscal Year 2025

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

#### ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	100.00% O&M Portion	100.00% Total
11/18/24	ACH	\$3,183.53	\$60.47	\$160.25	\$0.00	\$2,962.81	\$2,962.81	\$2,962.81
11/22/24	ACH	\$87,583.12	\$1,681.58	\$3,503.60	\$0.00	\$82,397.94	\$82,397.94	\$82,397.94
12/10/24	ACH	\$74.86	\$1.50	\$0.00	\$0.00	\$73.36	\$73.36	\$73.36
12/11/24	ACH	\$581,162.40	\$11,158.30	\$23,247.39	\$0.00	\$546,756.71	\$546,756.71	\$546,756.71
12/20/24	ACH	\$16,679.71	\$321.47	\$606.53	\$0.00	\$15,751.71	\$15,751.71	\$15,751.71
01/09/25	ACH	\$1,497.74	\$29.04	\$44.94	\$0.00	\$1,423.76	\$1,423.76	\$1,423.76
01/09/25	ACH	\$23,886.10	\$463.40	\$716.75	\$0.00	\$22,705.95	\$22,705.95	\$22,705.95
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$711.24	\$711.24	\$711.24	\$711.24
02/10/25	ACH	\$22,081.68	\$432.74	\$444.67	\$0.00	\$21,204.27	\$21,204.27	\$21,204.27
03/11/25	ACH	\$153.77	\$3.08	\$0.00	\$0.00	\$150.69	\$150.69	\$150.69
03/11/25	ACH	\$6,993.12	\$138.34	\$75.99	\$0.00	\$6,778.79	\$6,778.79	\$6,778.79
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 743,296.03</b>	<b>\$ 14,289.92</b>	<b>\$ 28,800.12</b>	<b>\$ 711.24</b>	<b>\$ 700,917.23</b>	<b>\$ 700,917.23</b>	<b>\$ 700,917.23</b>

<b>96.14%</b>	<b>Net Percent Collected</b>
<b>\$ 28,128.71</b>	<b>Balance Remaining to Collect</b>

# SECTION D

## ChampionsGate Community Development District

To: ChampionsGate CDD Board  
From: Evan Fracasso  
CC: Jason Showe; Marc Reicher  
Date: April 1, 2025  
Re: March Onsite Managers report

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Traffic: FHP continues to work the area. Enforcement has been difficult with the traffic along ChampionsGate Blvd., they are working other areas of the district as commercial vehicles are now using Goodman Rd to bypass CG. FHP's selective enforcement for February & March are attached.

Landscape: Legal assisted in the amendment to the landscape contract which removes the maintenance services for the I-4 interchange. Amendment is in the hands of Webber awaiting signature.

Maintenance: Well pumps at Legends & I-4/ChampionsGate Blvd were replaced. The Legends well required 2 sections of drop pipe & I-4 well required 1. Wells are drilled down to around 300'.

TOHO: TOHO force main, still on track to be substantial completion by 1<sup>st</sup> week of May, final punch list items to be completed by June 1.

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# SECTION i



**FIRST AMENDMENT TO LANDSCAPE MAINTENANCE SERVICES  
AGREEMENT BETWEEN OWNER AND CONTRACTOR**

**THIS FIRST AMENDMENT** (“First Amendment”) is entered into by and between ChampionsGate Community Development District, a Florida community development district (the "District") and Weber Environmental Services LLC, a Florida Limited Liability Company (the "Contractor").

A. District and Contractor entered into that certain Landscape Maintenance Services Agreement dated October 1, 2024 (the “Agreement”) for landscape maintenance services within the District, subject to the terms and conditions more particularly spelled out in the Agreement.

B. Capitalized terms not otherwise defined herein shall have the same meaning ascribed to them in the Agreement.

C. District and Contractor desire to amend the Agreement as more particularly described herein.

**NOW, THEREFORE**, for and in exchange of good and valuable consideration, receipt and sufficiency of which being here acknowledged, the parties do hereby agree as follows:

1. Recitals. The foregoing recitals are incorporated herein by reference as if they are set forth below.

2. Deleted Services. Section 3.6.3 (Grounds and Associated Amenities) of Exhibit B (SCOPE OF SERVICES/PROJECT MANUAL) attached to the Agreement shall be removed from the Agreement.

3. Compensation. Section 5 (BASIS FOR COMPENSATION AND PAYMENTS) of the Agreement is hereby amended as follows:

“i. March 1, 2025, to September 30, 2025: An annual Fixed Fee in the amount of **One Hundred Fifty-Nine Thousand Three Hundred Seventy-five Dollars and 48/100** (\$159,375.48 USD) payable in monthly installments of **Thirteen Thousand Two Hundred Eighty-One and 29/100 Dollars** (\$13,281.29 USD), at the end of the month of service.

ii. October 1, 2025, to September 30, 2026: An annual Fixed Fee in the amount of **One Hundred Seventy-Five Thousand Three Hundred Twelve and 92/100 Dollars** (\$175,312.92 USD), payable in monthly installments of **Fourteen Thousand Six Hundred Nine and 41/100 Dollars** (\$14,609.41 USD), at the end of the month of service.”

4. Exhibit C, Pricing Form. Exhibit C (PRICING FORM) shall be amended consistent with paragraph 3, above.

5. Ratification. Except as modified herein, the Agreement remains unchanged and is in full force and effect. In the event of a conflict between the terms and provisions of this First Amendment and the Agreement, the terms and provisions of this First Amendment shall control and be given effect.

6. Execution. To facilitate execution, the parties hereto agree that this First Amendment may be executed and telecopied to the other party, and that the executed telecopy shall be binding and enforceable as an original. This First Amendment may be executed in as many counterparts as may be required, and it shall not be necessary that a signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.


**IN WITNESS WHEREOF**, this First Amendment is entered into as of the date the last of the parties shall execute this First Amendment as set forth below.


"DISTRICT"

"CONTRACTOR"

CHAMPIONSGATE COMMUNITY  
DEVELOPMENT DISTRICT

WEBER ENVIRONMENTAL SERVICES  
LLC

By:   
Name: EVAN FRACASSO  
Title: On-Site Manager  
Date: 4/2/2025

By:   
Name: KIRK HESTAND  
Title: G.M.  
Date: 4.1.25