

ChampionsGate
Community Development District

Adopted Budget
FY2027



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Adopted Budget
FY2027
General Fund

	Adopted Budget FY2026	Actual Thru 5/31/26	Projected Next 4 Months	Total Projected 9/30/26	Adopted Budget FY2027
Revenues:					
Special Assessments	\$ 729,046	\$ 732,510	\$ -	\$ 732,510	\$ 729,046
Interest	6,000	9,907	2,300	12,207	10,000
Carry Forward Surplus*	31,736	42,353	-	42,353	54,520
Total Revenues	\$ 766,782	\$ 784,770	\$ 2,300	\$ 787,070	\$ 793,566
Expenditures:					
Administrative:					
Supervisor Fees	\$ 6,000	\$ 2,600	\$ 3,000	\$ 5,600	\$ 6,000
FICA Expense	459	199	230	428	459
Engineering Fees	10,000	2,600	1,400	4,000	10,000
Attorney	22,500	11,850	6,000	17,850	22,500
Annual Audit	3,700	3,700	-	3,700	3,800
Assessment Administration	5,408	5,408	-	5,408	5,624
Management Fees	43,775	32,831	10,944	43,775	45,526
Information Technology	1,948	1,461	487	1,948	2,026
Website Maintenance	1,514	1,136	379	1,514	1,575
Telephone	100	-	25	25	100
Postage	500	365	135	500	500
Printing & Binding	300	13	37	50	300
Insurance	15,889	14,500	-	14,500	15,950
Legal Advertising	2,500	735	1,765	2,500	2,500
Other Current Charges	2,000	1,217	375	1,592	2,000
Office Supplies	125	4	31	35	125
Property Appraiser Fee	400	930	-	930	950
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 117,293	\$ 79,723	\$ 24,807	\$ 104,530	\$ 120,110
Operations & Maintenance					
Onsite Management	\$ 147,600	\$ 110,699	\$ 36,900	\$ 147,598	\$ 147,600
Property Insurance	46,963	42,687	-	42,687	42,700
Electric	36,000	18,058	6,000	24,058	36,000
Water & Sewer	500	157	60	217	500
Trash Removal	3,977	2,895	908	3,803	3,977
Landscape Maintenance	179,313	131,485	43,828	175,313	184,079
Landscape Contingency	20,000	7,662	7,338	15,000	20,000
Lake Maintenance	6,240	4,230	1,410	5,640	6,240
Fountain Maintenance	8,320	3,657	1,080	4,737	8,320
Irrigation Repairs	20,000	46,704	10,000	56,704	35,000
Repairs & Maintenance	6,000	9,895	-	9,895	10,000
Lighting	10,000	11,041	-	11,041	12,000
Painting Public Areas	2,500	1,085	265	1,350	2,500
Traffic Signals	10,000	6,617	1,341	7,958	10,000
Sidewalks	30,000	19,825	-	19,825	30,000
Signage	3,500	547	453	1,000	3,500
Security	70,000	40,900	12,000	52,900	35,000
Mosquito Control	9,556	6,183	3,092	9,275	9,553
Total Operations & Maintenance:	\$ 610,469	\$ 464,326	\$ 124,674	\$ 589,000	\$ 596,969
Reserves					
Capital Reserve Transfer	\$ 39,020	\$ 39,020	\$ -	\$ 39,020	\$ 76,487
Total Reserves	\$ 39,020	\$ 39,020	\$ -	\$ 39,020	\$ 76,487
Total Expenditures	\$ 766,782	\$ 583,069	\$ 149,481	\$ 732,550	\$ 793,565
Excess Revenues (Expenditures)	\$ 0	\$ 201,701	\$ (147,181)	\$ 54,520	\$ 0

*Less 1st Quarter Operating

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

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GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

The District will levy a non-ad valorem special assessment on all the assessable property within the District in order to fund all the operating and maintenance expenditures during the fiscal year. These assessments are billed on tax bills.

Interest

The District will invest surplus funds with State Board of Administration.

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

The District's engineer, Hanson, Walter & Associates, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for 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 legal counsel, Clark & Albaugh, PLLC, will be providing general legal services to the District, e.g. attendance and preparation for board meetings, preparation and 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 and Associates for this service.

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Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of 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, budget preparation, all financial reporting, annual audit, 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 service, 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 of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

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

Legal Advertising

The District is required to advertise various notices for Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

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Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser Fee

Represents an annual 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 Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Onsite Management

Provide onsite management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

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

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents cost of electric services for areas within the District. Areas include irrigation electric meters, fountains, etc. District currently has the following 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 (Ftn)	\$350	\$4,200
9101 5958 9866	81801 ChampionsGate Blvd Unit B (Ftn)	\$400	\$4,800
	Contingency		\$2,160
Total			\$36,000

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Water & Sewer

Represents cost for water services for areas within the District. The District currently has the following account with Toho Water Authority.

Account#	Address	Monthly	Annual
2587190-690100	100 ChampionsGate Blvd	\$35	\$420
	Contingency		\$80
Total			\$500

Trash Removal

Represents cost for trash removal services. The District currently has the following 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
Total			\$3,977

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with Weber Environmental Services, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance - SS CDD	\$20,612	\$247,344
Landscape Maintenance - SSC CDD	\$16,366	\$196,392
Fox North & X Tract	\$2,195	\$26,340
Palm Trimming		\$28,320
Contingency - 3% Increase		\$14,102
Total		\$512,498

Landscape Contingency

Represents estimated costs for any additional landscape expenses such as installation of annual plant replacement, mulch, tree replacement and any other landscape expenses not covered under the monthly landscape contract.

Lake Maintenance

Represents cost for maintenance to the ponds located within the District. The District has contracted with The Lake Doctors. Inc. for the inspections, treatment and prevention of noxious aquatic weeds and algae.

Description	Monthly	Annual
Lake Services	\$505	\$6,060
Contingency		\$180
Total		\$6,240

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Fountain Maintenance

Represents repair and maintenance cost to the fountain structures maintained by the District. The District has contacted with Fountain Design Group, inc. for this service.

Description	Monthly	Annual
Fountain Services	\$360	\$4,320
Fountain Quarterly Services @ \$250		\$1,000
Contingency		\$3,000
Total		\$8,320

Irrigation Repairs

Represents estimated costs for any supplies and repairs to the irrigation system maintained by the District.

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

Lighting

Represents estimated cost to repair, replace and maintain lighting fixtures maintained by the District.

Painting Public Areas

Represents estimated cost of painting supplies and services for areas maintained by the District.

Traffic Signals

Represents cost for monthly maintenance and any repairs on all traffic signals maintained by the District. The District has contracted with Traffic Engineering and Management LLC for this service.

Sidewalks

Represents estimated cost to repair and maintain sidewalks within the District.

Signage

Represents estimated cost for any unforeseen repairs or replacement for all signs maintained by the District.

Security

Represents security services for off duty enforcement provided by Florida Highway Patrol. Security services are provided at a rate of \$65.00 per hour.

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Mosquito Control

Represents scheduled maintenance 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 contact with Clarke Environmental Mosquito Management, inc. for this service.

Description	Monthly	Annual
Mosquito Management Services - 9 Months	\$1,061	\$9,553
Total		\$9,553

Transfer Out – Capital Reserve

Represents proposed amount to transfer to the Capital Reserve fund.

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FY2027

Capital Reserve Fund

	Adopted Budget FY2026	Actual Thru 5/31/26	Projected Next 4 Months	Total Projected 9/30/26	Adopted Budget FY2027
Revenues:					
Transfer In	\$ 39,020	\$ 39,020	\$ -	\$ 39,020	\$ 76,487
Interest	30,000	32,130	10,500	42,630	15,000
Total Revenues	\$ 69,020	\$ 71,150	\$ 10,500	\$ 81,650	\$ 91,487
Expenditures:					
Contingency	\$ 550	\$ 387	\$ 135	\$ 522	\$ 550
Capital Outlay	200,000	8,500	-	8,500	600,000
Total Expenditures	\$ 200,550	\$ 8,887	\$ 135	\$ 9,022	\$ 600,550
Excess Revenues (Expenditures)	\$ (131,530)	\$ 62,263	\$ 10,365	\$ 72,628	\$ (509,063)
Fund Balance - Beginning	\$ 1,094,721	\$ 1,105,772	\$ -	\$ 1,105,772	\$ 1,178,400
Fund Balance - Ending	\$ 963,191	\$ 1,168,035	\$ 10,365	\$ 1,178,400	\$ 669,337

FY2026 Updated Expenses	
Description	Amount
Asphalt Repair - ChampionsGate Blvd.	\$ 8,500
Total	\$ 8,500

FY2027 Adopted Expenses	
Description	Amount
Roadway Milling & Paving	\$ 600,000
Total	\$ 600,000