

**CHAMPION'S RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 31, 2020**

**CHAMPION'S RESERVE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
Monday, August 31, 2020  
10:00 A.M.**

**Call In Number: 1-866-906-9330**

**Access Code: 7979718**

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jeb Bittner Eric Davidson Vacant Vacant Debby Nussel
<b>District Manager</b>	Meritus	Debby Nussel
<b>District Attorney</b>	Straley & Robin	John Vericker Vivek Babbar
<b>District Engineer</b>	Hanson Walter & Assoc. Inc	Mark Vincutonis

***All cellular phones and pagers must be turned off while in the meeting room***

**The District Agenda is comprised of four different sections:**

The public meeting will begin at **10:00 a.m.** Following the regular meeting with the seventh section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The eighth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The ninth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The tenth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The final section is called **Audience Questions, Comments and Discussion Forum** portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, or 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors  
**Champion's Reserve Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of Champion's Reserve Community Development District will be held on **August 31, 2020 at 10:00 a.m.** via conference call at the information listed below. Following is the agenda;

**Call In Number: 1-866-906-9330**

**Access Code: 7979718**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2020-04; Adopting Fiscal Year 2021 Budget.....Tab 01
  - E. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2020-05; Levying O&M Assessments .....Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSSINESS ITEMS**
  - A. Consideration on Resolution 2020-06; Setting Fiscal Year 2021 Meeting Schedule .....Tab 03
  - B. Consideration of Resolution 2020-07; Amending FY 2019-2020 Budget.....Tab 04
  - C. Consideration of Resolution 2020-08; Declaring 2016 Project Completion .....Tab 05
  - D. Approval of Quit Claim Deed for Various Tracts.....Tab 06
  - E. Discussion on Promissory Note .....Tab 07
  - F. Discussion on Turnover for CDD Board Seats
- 8. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting June 9, 2020.....Tab 08
  - B. Consideration of Operations and Maintenance Expenditures May 2020 .....Tab 09
  - C. Consideration of Operations and Maintenance Expenditures June 2020 .....Tab 10
  - D. Consideration of Operations and Maintenance Expenditures July 2020.....Tab 11
  - E. Review of Financial Statements through July 31, 2020 .....Tab 12
- 9. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 10. SUPERVISORS REQUESTS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. ADJORNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Debby Nussel  
District Manager

## RESOLUTION 2020-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Champion’s Reserve Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for Champion’s

Reserve Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$231,325.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$50,200.00</u>
Total Debt Service Funds	<u>\$181,125.00</u>
<b>Total All Funds*</b>	<u><b>\$231,325.00</b></u>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 31, 2020.**

Attested By:

**Champion's Reserve  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Jeb Bittner  
Chair of the Board of Supervisors

**Exhibit A: FY 2020-2021 Adopted Budget**

**2021**



# **CHAMPION'S RESERVE**

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

**AUGUST 31, 2020**



# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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AUGUST 31, 2020



# CHAMPION'S RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Champion's Reserve Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Capital Improvement Revenue Bonds

#### **Facilities of the District**

The District's existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# CHAMPION'S RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/11 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts - Tax Roll	50,200.00	47,514.20	2,685.80	50,200.00	0.00
Operations & Maintenance Assmts - Off Roll	0.00	0.00	0.00	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$50,200.00</b>	<b>\$47,514.20</b>	<b>\$2,685.80</b>	<b>\$50,200.00</b>	<b>\$0.00</b>
<b>DEVELOPER CONTRIBUTION</b>					
Developer contribution	0.00	10,481.15	0.00	10,481.15	10,481.15
<b>TOTAL DEVELOPER CONTRIBUTION</b>	<b>\$0.00</b>	<b>\$10,481.15</b>	<b>\$0.00</b>	<b>\$10,481.15</b>	<b>\$10,481.15</b>
<b>TOTAL REVENUES</b>	<b>\$50,200.00</b>	<b>\$57,995.35</b>	<b>\$2,685.80</b>	<b>\$60,681.15</b>	<b>\$10,481.15</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	0.00	0.00	0.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	27,500.00	11,458.35	16,041.65	27,500.00	0.00
District Engineer	500.00	0.00	0.00	0.00	(500.00)
Disclosure Report	3,000.00	0.00	3,000.00	3,000.00	0.00
Trustees Fees	4,500.00	2,693.76	1,806.24	4,500.00	0.00
Auditing Services	5,500.00	3,923.00	1,577.00	5,500.00	0.00
Postage, Phone, Faxes, Copies	250.00	3.00	697.00	700.00	450.00
Public Officials Insurance	1,378.00	2,050.00	0.00	2,050.00	672.00
Legal Advertising	700.00	290.50	509.50	800.00	100.00
Bank Fees	200.00	104.00	96.00	200.00	0.00
Dues, Licenses & Fees	175.00	215.05	0.00	215.05	40.05
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Administration	500.00	208.30	291.70	500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$44,203.00</b>	<b>\$20,945.96</b>	<b>\$24,019.09</b>	<b>\$44,965.05</b>	<b>\$762.05</b>
<b>LEGAL COUNSEL</b>					
District Counsel	1,600.00	0.00	500.00	500.00	(1,100.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$1,600.00</b>	<b>\$0.00</b>	<b>\$500.00</b>	<b>\$500.00</b>	<b>(\$1,100.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	4,397.00	5,184.00	0.00	5,184.00	787.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$4,397.00</b>	<b>\$5,184.00</b>	<b>\$0.00</b>	<b>\$5,184.00</b>	<b>\$787.00</b>
<b>CAPITAL RESERVE</b>					
Capital Reserve	0.00	0.00	10,032.10	10,032.10	10,032.10
<b>TOTAL CAPITAL RESERVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,032.10</b>	<b>\$10,032.10</b>	<b>\$10,032.10</b>
<b>TOTAL EXPENDITURES</b>	<b>\$50,200.00</b>	<b>\$26,129.96</b>	<b>\$34,551.19</b>	<b>\$60,681.15</b>	<b>\$10,481.15</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURE</b>	<b>\$0.00</b>	<b>\$31,865.39</b>	<b>(\$31,865.39)</b>	<b>\$0.00</b>	<b>\$0.00</b>

FISCAL YEAR 2020 BUDGET ANALYSIS

# CHAMPION'S RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts - Tax Roll	50,200.00	50,200.00	0.00	50,200.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$50,200.00</b>	<b>\$50,200.00</b>	<b>\$0.00</b>	<b>\$50,200.00</b>	<b>\$0.00</b>
<b>DEVELOPER CONTRIBUTION</b>					
Developer contribution	0.00	10,481.15	10,481.15	0.00	0.00
<b>TOTAL DEVELOPER CONTRIBUTION</b>	<b>\$0.00</b>	<b>\$10,481.15</b>	<b>\$10,481.15</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$50,200.00</b>	<b>\$60,681.15</b>	<b>\$10,481.15</b>	<b>\$50,200.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	0.00	0.00	0.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	27,500.00	27,500.00	0.00	27,500.00	0.00
District Engineer	500.00	0.00	(500.00)	500.00	0.00
Disclosure Report	3,000.00	3,000.00	0.00	3,000.00	0.00
Trustees Fees	4,500.00	4,500.00	0.00	4,500.00	0.00
Auditing Services	5,500.00	5,500.00	0.00	5,500.00	0.00
Postage, Phone, Faxes, Copies	250.00	700.00	450.00	250.00	0.00
Public Officials Insurance	1,378.00	2,050.00	672.00	1,378.00	0.00
Legal Advertising	700.00	800.00	100.00	700.00	0.00
Bank Fees	200.00	200.00	0.00	200.00	0.00
Dues, Licenses & Fees	175.00	215.05	40.05	175.00	0.00
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Administration	500.00	500.00	0.00	500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$44,203.00</b>	<b>\$44,965.05</b>	<b>\$762.05</b>	<b>\$44,203.00</b>	<b>\$0.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	1,600.00	500.00	(1,100.00)	1,600.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$1,600.00</b>	<b>\$500.00</b>	<b>(\$1,100.00)</b>	<b>\$1,600.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	4,397.00	5,184.00	787.00	4,397.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$4,397.00</b>	<b>\$5,184.00</b>	<b>\$787.00</b>	<b>\$4,397.00</b>	<b>\$0.00</b>
<b>CAPITAL RESERVE</b>					
Capital Reserve	0.00	10,032.10	10,032.10	0.00	0.00
<b>TOTAL CAPITAL RESERVE</b>	<b>\$0.00</b>	<b>\$10,032.10</b>	<b>\$10,032.10</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$50,200.00</b>	<b>\$60,681.15</b>	<b>\$10,481.15</b>	<b>\$50,200.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Financial & Administrative**

#### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

#### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

#### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

#### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

#### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

#### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

#### **Miscellaneous Administration**

This is required of the District to store its official records.

#### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

#### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

#### **Bank Fees**

The District operates a checking account for expenditures and receipts.

#### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

### **Investment Reporting Fees**

This is to provide an investment report to the District on a quarterly basis.

### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

### **Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

### **Website Administration**

This is for maintenance and administration of the District's official website.

### **Capital Outlay**

This is to purchase new equipment as required.

## **Legal Counsel**

### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### REVENUES

CDD Debt Service Assessments	\$	181,125
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>181,125</b>

### EXPENDITURES

Series 2016 May Bond Interest Payment	\$	63,063
Series 2016 November Bond Principal Payment	\$	55,000
Series 2016 November Bond Interest Payment	\$	63,063
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>181,125</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	2,585,000
Principal Payment Applied Toward Series 2016 Bonds	\$	55,000
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>2,530,000</b>

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

# CHAMPION'S RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS

SINGLE FAMILY UNIT				
	Unit Count	O&M Per Unit	Debt Service Per Unit	Total Annual Fees FY 2021
	221	\$243.97	\$881.03	\$1,125.00
DUE IF PAID BY:	November 30	December 31	January 31	February 29
	\$1,080.00	\$1,091.25	\$1,102.50	\$1,113.75

\*\* All payments received subsequent to February 29 are due in full.

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

## RESOLUTION 2020-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Champion's Reserve Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Polk County, Florida ("**County**");

**WHEREAS**, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A ("FY 2020-2021 Budget")** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

**WHEREAS**, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2020-2021 Budget ("**O&M Assessments**");



**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2020-2021 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. 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.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 31, 2020.**

Attested By:

**Champion's Reserve  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Jeb Bittner  
Chair of the Board of Supervisors

**Exhibit A: FY 2020-2021 Budget**

**2021**



# **CHAMPION'S RESERVE**

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

**AUGUST 31, 2020**



# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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AUGUST 31, 2020

# CHAMPION'S RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Champion's Reserve Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Capital Improvement Revenue Bonds

#### **Facilities of the District**

The District's existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# CHAMPION'S RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/11 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts - Tax Roll	50,200.00	47,514.20	2,685.80	50,200.00	0.00
Operations & Maintenance Assmts - Off Roll	0.00	0.00	0.00	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$50,200.00</b>	<b>\$47,514.20</b>	<b>\$2,685.80</b>	<b>\$50,200.00</b>	<b>\$0.00</b>
<b>DEVELOPER CONTRIBUTION</b>					
Developer contribution	0.00	10,481.15	0.00	10,481.15	10,481.15
<b>TOTAL DEVELOPER CONTRIBUTION</b>	<b>\$0.00</b>	<b>\$10,481.15</b>	<b>\$0.00</b>	<b>\$10,481.15</b>	<b>\$10,481.15</b>
<b>TOTAL REVENUES</b>	<b>\$50,200.00</b>	<b>\$57,995.35</b>	<b>\$2,685.80</b>	<b>\$60,681.15</b>	<b>\$10,481.15</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	0.00	0.00	0.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	27,500.00	11,458.35	16,041.65	27,500.00	0.00
District Engineer	500.00	0.00	0.00	0.00	(500.00)
Disclosure Report	3,000.00	0.00	3,000.00	3,000.00	0.00
Trustees Fees	4,500.00	2,693.76	1,806.24	4,500.00	0.00
Auditing Services	5,500.00	3,923.00	1,577.00	5,500.00	0.00
Postage, Phone, Faxes, Copies	250.00	3.00	697.00	700.00	450.00
Public Officials Insurance	1,378.00	2,050.00	0.00	2,050.00	672.00
Legal Advertising	700.00	290.50	509.50	800.00	100.00
Bank Fees	200.00	104.00	96.00	200.00	0.00
Dues, Licenses & Fees	175.00	215.05	0.00	215.05	40.05
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Administration	500.00	208.30	291.70	500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$44,203.00</b>	<b>\$20,945.96</b>	<b>\$24,019.09</b>	<b>\$44,965.05</b>	<b>\$762.05</b>
<b>LEGAL COUNSEL</b>					
District Counsel	1,600.00	0.00	500.00	500.00	(1,100.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$1,600.00</b>	<b>\$0.00</b>	<b>\$500.00</b>	<b>\$500.00</b>	<b>(\$1,100.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	4,397.00	5,184.00	0.00	5,184.00	787.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$4,397.00</b>	<b>\$5,184.00</b>	<b>\$0.00</b>	<b>\$5,184.00</b>	<b>\$787.00</b>
<b>CAPITAL RESERVE</b>					
Capital Reserve	0.00	0.00	10,032.10	10,032.10	10,032.10
<b>TOTAL CAPITAL RESERVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,032.10</b>	<b>\$10,032.10</b>	<b>\$10,032.10</b>
<b>TOTAL EXPENDITURES</b>	<b>\$50,200.00</b>	<b>\$26,129.96</b>	<b>\$34,551.19</b>	<b>\$60,681.15</b>	<b>\$10,481.15</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURE</b>	<b>\$0.00</b>	<b>\$31,865.39</b>	<b>(\$31,865.39)</b>	<b>\$0.00</b>	<b>\$0.00</b>

FISCAL YEAR 2020 BUDGET ANALYSIS

# CHAMPION'S RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts - Tax Roll	50,200.00	50,200.00	0.00	50,200.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$50,200.00</b>	<b>\$50,200.00</b>	<b>\$0.00</b>	<b>\$50,200.00</b>	<b>\$0.00</b>
<b>DEVELOPER CONTRIBUTION</b>					
Developer contribution	0.00	10,481.15	10,481.15	0.00	0.00
<b>TOTAL DEVELOPER CONTRIBUTION</b>	<b>\$0.00</b>	<b>\$10,481.15</b>	<b>\$10,481.15</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$50,200.00</b>	<b>\$60,681.15</b>	<b>\$10,481.15</b>	<b>\$50,200.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	0.00	0.00	0.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	27,500.00	27,500.00	0.00	27,500.00	0.00
District Engineer	500.00	0.00	(500.00)	500.00	0.00
Disclosure Report	3,000.00	3,000.00	0.00	3,000.00	0.00
Trustees Fees	4,500.00	4,500.00	0.00	4,500.00	0.00
Auditing Services	5,500.00	5,500.00	0.00	5,500.00	0.00
Postage, Phone, Faxes, Copies	250.00	700.00	450.00	250.00	0.00
Public Officials Insurance	1,378.00	2,050.00	672.00	1,378.00	0.00
Legal Advertising	700.00	800.00	100.00	700.00	0.00
Bank Fees	200.00	200.00	0.00	200.00	0.00
Dues, Licenses & Fees	175.00	215.05	40.05	175.00	0.00
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Administration	500.00	500.00	0.00	500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$44,203.00</b>	<b>\$44,965.05</b>	<b>\$762.05</b>	<b>\$44,203.00</b>	<b>\$0.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	1,600.00	500.00	(1,100.00)	1,600.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$1,600.00</b>	<b>\$500.00</b>	<b>(\$1,100.00)</b>	<b>\$1,600.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	4,397.00	5,184.00	787.00	4,397.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$4,397.00</b>	<b>\$5,184.00</b>	<b>\$787.00</b>	<b>\$4,397.00</b>	<b>\$0.00</b>
<b>CAPITAL RESERVE</b>					
Capital Reserve	0.00	10,032.10	10,032.10	0.00	0.00
<b>TOTAL CAPITAL RESERVE</b>	<b>\$0.00</b>	<b>\$10,032.10</b>	<b>\$10,032.10</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$50,200.00</b>	<b>\$60,681.15</b>	<b>\$10,481.15</b>	<b>\$50,200.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Financial & Administrative**

#### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

#### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

#### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

#### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

#### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

#### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

#### **Miscellaneous Administration**

This is required of the District to store its official records.

#### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

#### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

#### **Bank Fees**

The District operates a checking account for expenditures and receipts.

#### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.



# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

### **Investment Reporting Fees**

This is to provide an investment report to the District on a quarterly basis.

### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

### **Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

### **Website Administration**

This is for maintenance and administration of the District's official website.

### **Capital Outlay**

This is to purchase new equipment as required.

## **Legal Counsel**

### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### REVENUES

CDD Debt Service Assessments	\$	181,125
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>181,125</b>

### EXPENDITURES

Series 2016 May Bond Interest Payment	\$	63,063
Series 2016 November Bond Principal Payment	\$	55,000
Series 2016 November Bond Interest Payment	\$	63,063
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>181,125</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	2,585,000
Principal Payment Applied Toward Series 2016 Bonds	\$	55,000
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>2,530,000</b>

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

# CHAMPION'S RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS

SINGLE FAMILY UNIT				
	Unit Count	O&M Per Unit	Debt Service Per Unit	Total Annual Fees FY 2021
	221	\$243.97	\$881.03	\$1,125.00
DUE IF PAID BY:	November 30	December 31	January 31	February 29
	\$1,080.00	\$1,091.25	\$1,102.50	\$1,113.75

\*\* All payments received subsequent to February 29 are due in full.

**FISCAL YEAR 2021**  
FINAL ANNUAL OPERATING BUDGET

**RESOLUTION 2020-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Champions Reserve Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Polk County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2021 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2021 annual public meeting schedule to Polk County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 31<sup>ST</sup> DAY OF AUGUST, 2020**

**ATTEST:**

**CHAMPIONS RESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIRMAN**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2021**

<b>November</b>	<b>18, 2020</b>	<b>10:00 a.m.</b>
<b>May</b>	<b>18, 2021</b>	<b>10:00 a.m.</b>
<b>August</b>	<b>24, 2021</b>	<b>10:00 a.m.</b>

**All meetings will convene at the Lakeland Public Library Larry R. Jackson Branch located at 1700  
N. Florida Avenue, Lakeland, FL 33805.**

**RESOLUTION 2020-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT  
AMENDING THE GENERAL FUND BUDGET FOR THE FISCAL YEAR  
BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020;  
AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Champion's Reserve Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within unincorporated Hillsborough County, Florida;

**WHEREAS**, pursuant to Section 189.016, Florida Statutes the Board desires to reallocate funds budgeted to reflect re-appropriated revenues and expenses approved during Fiscal Year 2019/2020.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Amending the General Fund Budget for Fiscal Year 2019/2020.** The General Fund Budget for Fiscal Year 2019/2020 is hereby amended as shown in **Exhibit A** attached hereto. The District Manager shall post the amended budget on the District's official website within 5 days after adoption and ensure it remains on the website for at least 2 years.
2. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 31<sup>ST</sup> DAY OF August, 2020.**

**Attest:**

**Champion's Reserve Community  
Development District**

\_\_\_\_\_  
Debby Nussel  
Secretary/Assistant Secretary

\_\_\_\_\_  
Jeb Bittner  
Chair of the Board of Supervisors

Exhibit A: Amended General Fund Budget for Fiscal Year 2019/2020

**2019**



# **CHAMPION'S RESERVE**

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2019**  
YEAR-END AMENDED ANNUAL BUDGET

**NOVEMBER 30, 2019**



# CHAMPION'S RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2019 YEAR-END AMENDED ANNUAL BUDGET

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NOVEMBER 30, 2019



# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## BUDGET INTRODUCTION

### **Background Information**

The Champion's Reserve Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2019, which begins on October 1, 2018. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Capital Improvement Revenue Bonds

### **Facilities of the District**

The District's existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# CHAMPION'S RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Current Period Actuals 10/1/17 - 3/31/18	Projected Revenues & Expenditures 4/01/18 to 9/30/18	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts - On Roll	23,256.00	0.00	0.00	0.00	(23,256.00)
Operations & Maintenance Assmts - Off Roll	8,208.00	23,984.50	0.00	23,984.50	15,776.50
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$31,464.00</b>	<b>\$23,984.50</b>	<b>\$0.00</b>	<b>\$23,984.50</b>	<b>(\$7,479.50)</b>
<b>DEVELOPER CONTRIBUTION</b>					
Developer contribution	18,736.00	7,131.78	13,489.05	24,052.83	5,316.83
<b>TOTAL DEVELOPER CONTRIBUTION</b>	<b>\$18,736.00</b>	<b>\$7,131.78</b>	<b>\$13,489.05</b>	<b>\$24,052.83</b>	<b>\$5,316.83</b>
<b>TOTAL REVENUES</b>	<b>\$50,200.00</b>	<b>\$31,116.28</b>	<b>\$13,489.05</b>	<b>\$48,037.33</b>	<b>(\$2,162.67)</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	27,500.00	12,458.35	15,041.65	27,500.00	0.00
District Engineer	1,200.00	0.00	0.00	0.00	(1,200.00)
Disclosure Report	2,000.00	0.00	3,000.00	3,000.00	1,000.00
Trustees Fees	6,500.00	0.00	4,040.63	4,040.63	(2,459.37)
Auditing Services	5,500.00	23.00	3,500.00	3,523.00	(1,977.00)
Postage, Phone, Faxes, Copies	0.00	50.58	50.58	101.16	101.16
Public Officials Insurance	2,050.00	0.00	1,085.00	1,085.00	(965.00)
Legal Advertising	425.00	290.50	134.50	425.00	0.00
Bank Fees	150.00	173.27	173.27	346.54	196.54
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	0.00	0.00	0.00	0.00	0.00
Website Administration	500.00	0.00	0.00	0.00	(500.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$46,000.00</b>	<b>\$13,170.70</b>	<b>\$27,025.63</b>	<b>\$40,196.33</b>	<b>(\$5,803.67)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	4,200.00	1,722.00	1,722.00	3,444.00	(756.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$4,200.00</b>	<b>\$1,722.00</b>	<b>\$1,722.00</b>	<b>\$3,444.00</b>	<b>(\$756.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	0.00	0.00	4,397.00	4,397.00	4,397.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,397.00</b>	<b>\$4,397.00</b>	<b>\$4,397.00</b>
<b>CAPITAL RESERVE</b>					
Capital Reserve	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CAPITAL RESERVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$50,200.00</b>	<b>\$14,892.70</b>	<b>\$33,144.63</b>	<b>\$48,037.33</b>	<b>(\$2,162.67)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURE</b>	<b>\$0.00</b>	<b>\$16,223.58</b>	<b>(\$19,655.58)</b>	<b>\$0.00</b>	<b>\$0.00</b>

# FISCAL YEAR 2018 BUDGET ANALYSIS

# CHAMPION'S RESERVE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Fiscal Year 2019 Final Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019	Fiscal Year 2019 Year End Actual Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019	Increase / (Decrease) from Final FY 2019 to Actual FY 2019
<b>REVENUES</b>						
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>						
Operations & Maintenance Assmts - On Roll	23,256.00	23,172.86	(83.14)	30,302.38	7,046.38	7,129.52
Operations & Maintenance Assmts - Off Roll	8,208.00	27,027.14	18,819.14	8,664.00	456.00	(18,363.14)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$31,464.00</b>	<b>\$50,200.00</b>	<b>\$18,736.00</b>	<b>\$38,966.38</b>	<b>\$7,502.38</b>	<b>(\$11,233.62)</b>
<b>INTEREST EARNINGS</b>						
Interest Earnings	0.00	0.00	0.00	5.60	5.60	5.60
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5.60</b>	<b>\$5.60</b>	<b>\$5.60</b>
<b>DEVELOPER CONTRIBUTION</b>						
Developer contribution	18,736.00	0.00	(18,736.00)	17,314.26	(1,421.74)	17,314.26
<b>TOTAL DEVELOPER CONTRIBUTION</b>	<b>\$18,736.00</b>	<b>\$0.00</b>	<b>(\$18,736.00)</b>	<b>\$17,314.26</b>	<b>(\$1,421.74)</b>	<b>\$17,314.26</b>
<b>TOTAL REVENUES</b>	<b>\$50,200.00</b>	<b>\$50,200.00</b>	<b>\$0.00</b>	<b>\$56,286.24</b>	<b>\$6,086.24</b>	<b>\$6,086.24</b>
<b>EXPENDITURES</b>						
<b>FINANCIAL &amp; ADMINISTRATIVE</b>						
District Manager	27,500.00	27,500.00	0.00	27,500.04	0.04	0.04
District Engineer	1,200.00	500.00	(700.00)	718.75	(481.25)	218.75
Disclosure Report	2,000.00	3,000.00	1,000.00	3,000.00	1,000.00	0.00
Trustees Fees	6,500.00	4,500.00	(2,000.00)	4,036.96	(2,463.04)	(463.04)
Auditing Services	5,500.00	5,500.00	0.00	3,700.00	(1,800.00)	(1,800.00)
Postage, Phone, Faxes, Copies	0.00	300.00	300.00	43.71	43.71	(256.29)
Public Officials Insurance	2,050.00	1,085.00	(965.00)	2,000.00	(50.00)	915.00
Legal Advertising	425.00	500.00	75.00	946.17	521.17	446.17
Bank Fees	150.00	300.00	150.00	131.36	(18.64)	(168.64)
Dues, Licenses & Fees	175.00	175.00	0.00	199.40	24.40	24.40
Miscellaneous	0.00	0.00	0.00	667.40	667.40	667.40
Website Administration	500.00	500.00	0.00	6,850.00	6,350.00	6,350.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$46,000.00</b>	<b>\$43,860.00</b>	<b>(\$2,140.00)</b>	<b>\$49,793.79</b>	<b>\$3,793.79</b>	<b>\$5,933.79</b>
<b>LEGAL COUNSEL</b>						
District Counsel	4,200.00	1,943.00	(2,257.00)	926.45	(3,273.55)	(1,016.55)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$4,200.00</b>	<b>\$1,943.00</b>	<b>(\$2,257.00)</b>	<b>\$926.45</b>	<b>(\$3,273.55)</b>	<b>(\$1,016.55)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>						
Property & Casualty Insurance	0.00	4,397.00	4,397.00	5,043.00	5,043.00	646.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$0.00</b>	<b>\$4,397.00</b>	<b>\$4,397.00</b>	<b>\$5,043.00</b>	<b>\$5,043.00</b>	<b>\$646.00</b>
<b>CAPITAL RESERVE</b>						
Capital Reserve	0.00	0.00	0.00	523.00	523.00	523.00
<b>TOTAL CAPITAL RESERVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$523.00</b>	<b>\$523.00</b>	<b>\$523.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$50,200.00</b>	<b>\$50,200.00</b>	<b>\$0.00</b>	<b>\$56,286.24</b>	<b>\$6,086.24</b>	<b>\$6,086.24</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

FISCAL YEAR 2019  
YEAR-END AMENDED ANNUAL BUDGET

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Financial & Administrative**

#### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

#### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

#### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

#### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

#### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

#### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

#### **Miscellaneous Administration**

This is required of the District to store its official records.

#### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

#### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

#### **Bank Fees**

The District operates a checking account for expenditures and receipts.

#### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

### **Investment Reporting Fees**

This is to provide an investment report to the District on a quarterly basis.

### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

### **Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

### **Website Administration**

This is for maintenance and administration of the District's official website.

### **Capital Outlay**

This is to purchase new equipment as required.

## **Legal Counsel**

### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

### REVENUES

CDD Debt Service Assessments	\$	179,750
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>179,750</b>

### EXPENDITURES

Series 2016 May Bond Interest Payment	\$	64,875
Series 2016 November Bond Principal Payment	\$	50,000
Series 2016 November Bond Interest Payment	\$	64,875
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>179,750</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	2,685,000
Principal Payment Applied Toward Series 2016 Bonds	\$	50,000
<b>Bonds Outstanding - Period Ending 11/1/2019</b>	<b>\$</b>	<b>2,635,000</b>

**FISCAL YEAR 2019**  
YEAR-END AMENDED ANNUAL BUDGET

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

## SCHEDULE OF ANNUAL ASSESSMENTS

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Single Family Unit				
	Unit Count	O&M Per Unit	Debt Service Per Unit	TOTAL ANNUAL FEES
	221	\$243.97	\$881.03	\$1,125.00
DUE IF PAID BY:	November 30	December 31	January 31	February 29
	\$1,080.00	\$1,091.25	\$1,102.50	\$1,113.75

\*\* All payments received subsequent to February 29 are due in full.

FISCAL YEAR 2019  
YEAR-END AMENDED ANNUAL BUDGET

## RESOLUTION 2020-08

### **A RESOLUTION OF THE BOARD OF SUPERVISORS ("BOARD") OF CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING THE SERIES 2016 PROJECT COMPLETE AND ADOPTING THE ENGINEER'S CERTIFICATE OF COMPLETION FOR THE 2016 PROJECT; FINALIZING THE 2016 SPECIAL ASSESSMENTS; AND ADDRESSING SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, Champion's Reserve Community Development District (the "**District**") was established by Polk County, Florida to construct, acquire, install, operate and/or maintain systems and facilities for the public infrastructure described in the Champion's Reserve Community Development District Engineer's Report dated December 1, 2015 (the "**2016 Project**"); and

**WHEREAS**, the District duly authorized and issued its \$2,775,000 Champion's Reserve Community Development District Special Assessment Revenue Bonds, Series 2016 (the "**Series 2016 Bonds**") for the purpose of funding the construction, installation, and acquisition of the 2016 Project; and

**WHEREAS**, in order to repay the Series 2016 Bonds, the District levied special assessments securing the Series 2016 Bonds (the "**2016 Special Assessments**") as described in the Master Assessment Methodology Report dated February 23, 2016, as amended and supplemented by the First Supplemental Assessment Methodology Report for the Series 2016 Bonds, dated May 16, 2016; and

**WHEREAS**, the 2016 Project specially benefits certain assessable lands in the District which are subject to the 2016 Special Assessments, and it is reasonable, proper, just and right to continue to assess the costs of the 2016 Project financed with the Series 2016 Bonds to the specially benefited properties; and

**WHEREAS**, effective as of the date of this Resolution, the Board of Supervisors further finds that it is in the best interests of the District to declare the 2016 Project complete; and

**WHEREAS**, as set forth in the Engineer's Certificate of Completion attached as **Exhibit "A"**, the District Engineer has certified the 2016 Project complete; and

**WHEREAS**, in reliance upon the Engineer's Certificate of Completion, and to be effective as of the date of this Resolution, the Board of Supervisors of the District desires to certify the 2016 Project complete; and

**WHEREAS**, Section 170.08 Florida Statutes requires that upon completion of the 2016 Project, the District is to credit each of the 2016 Special Assessments the difference, if any, between the amount assessed and the actual cost of the improvements; and

**WHEREAS**, based on the Engineer's Certification of Completion, no modification to the 2016 Special Assessments are necessary.



**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CHAMPION’S RESERVE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. RECITALS.** The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

**SECTION 2. GENERAL AUTHORITY.** This resolution is adopted pursuant to the Indenture and provisions of Florida law, including Chapters 170 and 190, Florida Statutes.

**SECTION 3. COMPLETION OF THE 2016 PROJECT AND FINALIZATION OF THE 2016 SPECIAL ASSESSMENTS.** Based on the Engineer's Certificate attached as **Exhibit “A”**, and the above findings incorporated herein, and to be effective as of the date of this Resolution, the Board hereby adopts the Engineer's Certificate of Completion, certifies the 2016 Project complete, and determines that no modifications to the 2016 Special Assessments are necessary.

**SECTION 4. GENERAL AUTHORIZATION.** The District's Chair, Vice Chair, Secretary, Assistant Secretaries, District Manager, District Counsel, District Engineer, and District Bond Counsel, are hereby authorized, upon the adoption of this Resolution to do all acts and things required of them to effect the transactions described herein, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chair and Secretary are hereby further authorized to execute any and all documents necessary to effect the transactions. The Vice Chair shall be authorized to undertake any action herein authorized to be taken by the Chair, in the absence or unavailability of the Chair, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

**SECTION 5. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 6. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 31st day of August, 2020.

**Attest:**

**Champion’s Reserve Community  
Development District**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Jeb Bittner  
Chair of the Board of Supervisors

**Exhibit “A”** –Engineer’s Certificate of Completion for the 2016 Project



# HANSON, WALTER & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

August 24, 2020

*Via Email and US Mail*

Champion's Reserve Community Development District  
c/o Meritus  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607  
Attn: Brian Lamb, District Manager

**Re: Champion's Reserve Community Development District  
Certificate of Completion of the 2016 Project  
HWA#5231-02**

Dear Mr. Lamb:

As the District Engineer of the Champion's Reserve Community Development District (the "**District**"), this Certificate of Completion of the 2016 Project is being provided pursuant to Section 5.01(c) of the Master Trust Indenture dated May 1, 2016 between the District and U.S. Bank National Association, as trustee. The District issued its \$2,775,000 Special Assessment Revenue Bonds, Series 2016 (the "**2016 Bonds**") to partially fund the capital improvement program described in the Engineer's Report dated December 1, 2015 ("**2016 Project**").

We have reviewed certain available documentation including, but not limited to, reports, invoices, certifications, agreements, plats, plans, conveyance documents, and other documents relating to the 2016 Project and information provided by the project developers within the District. Based on such documentation and information, it is our professional opinion that the 2016 Project is complete as of the date of this letter and the actual amount of the proceeds from the 2016 Bonds used for the 2016 Project was in line with the cost estimates of the 2016 Project.

Sincerely,

**Hanson Walter & Assoc. Inc.**

Mark Vincutonis, P.E.  
District Engineer

cc. Jeb Bittner, Chair of the Board of Supervisors (*via email*)  
John Vericker, District Counsel (*via email*)

{00088472.DOCX/2}



## Exhibit "A"

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT  
(POLK COUNTY, FLORIDA)

\$2,775,000  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2016

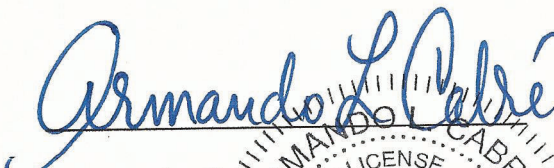

### PROJECT COMPLETION CERTIFICATE

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Period End 10/31/2017

Cabré Engineering, LLC, pursuant to Section 5.01(c) of the Master Trust Indenture (the "Indenture") between Champion's Reserve Community Development District and U.S. Bank National Association (the "Trustee") for the above referenced bonds, informs the recipients of this Certificate that:

- (i) All components of the Project have been acquired or constructed and are capable of performing the functions for which they were intended.

  
Armando Cabré, P.E.  
Submitted by: Cabré Engineering, LLC  
Date: 10/31/2017  


Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**

Vivek K. Babbar, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

Parcel IDs: 27-26-04-701108-001040, 27-26-04-701108-001080,  
27-26-04-701110-001750,  
27-26-04-701111-002220, and 27-26-04-701111-002230

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**Quit Claim Deed**

This Quit Claim Deed is made as of August 31, 2020, by **Gudmar Champion LLC**, a Florida limited liability company, whose mailing address is 7910 Woodmont Avenue, Suite 1165, Bethesda, Maryland 20814 and **Champion's Reserve Owners Association, Inc.**, a non-profit Florida corporation, whose mailing address is whose mailing address is c/o Meritus 2005 Pan Am Circle Drive, Suite 300, Tampa, Florida 33607 (together, the "**Grantor**"), in favor of **Champion's Reserve Community Development District**, a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is c/o Meritus 2005 Pan Am Circle Drive, Suite 300, Tampa, Florida 33607.

**WITNESSETH**, that Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents does remise, release and quit claim as a gift unto the said Grantee all the right, title, interest, claim and demand which the said Grantor has in and all of the following described land in Polk County, Florida ("**Property**"):

Tracts A-2, H-1, and H-2 of Champion's Reserve, according to the subdivision plat thereof, as recorded in Plat Book 160 Pages 47-51 of the public records of Polk County, Florida.

All roads, streets, and right of ways in Champion's Reserve Phase 2A, according to the subdivision plat thereof, as recorded in Plat Book 166 Pages 39-40 of the public records of Polk County, Florida.

Tract H and all roads, streets, and right of ways of Champion's Reserve Phase 2B, according to the subdivision plat thereof, as recorded in Plat Book 170, Pages 25-27 of the public records of Polk County, Florida.

**TOGETHER**, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon. This Property consists of governmental common area tracts.

**SUBJECT** to easements, covenants, conditions, restrictions, and other matters of record.

**TO HAVE AND TO HOLD** the Property in fee simple forever.

**THIS IS A CONVEYANCE OF PROPERTY FROM GRANTOR, THE DEVELOPER AND THE HOMEOWNERS ASSOCIATION, TO THE GRANTEE, A COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.**

This deed was prepared at the request of the parties without the benefit of a title search.

**IN WITNESS WHEREOF**, Grantors have executed this deed as of the date first above written.

**Witnesses:**

**Gudmar Champion LLC**  
a Florida limited liability company

\_\_\_\_\_  
(Witness 1 – Signature)

\_\_\_\_\_  
Philip N. Margolius  
Manager

\_\_\_\_\_  
(Witness 1 – Printed Name)

\_\_\_\_\_  
(Witness 2 – Signature)

\_\_\_\_\_  
(Witness 2 – Printed Name)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence on August \_\_\_\_, 2020, by Philip N. Margolius as Manager of Gudmar Champion LLC, a Florida limited liability company, on behalf of the company, who [ ] is personally known to me or [ ] or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Seal

**Witnesses:**

**Champion's Reserve Owners  
Association, Inc.**  
a non-profit Florida corporation

\_\_\_\_\_  
(Witness 1 – Signature)

\_\_\_\_\_  
(Witness 1 – Printed Name)

\_\_\_\_\_  
John Bittner  
President

\_\_\_\_\_  
(Witness 2 – Signature)

\_\_\_\_\_  
(Witness 2 – Printed Name)

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence on August \_\_\_\_, 2020, by John Bittner as President of Champion's Reserve Owners Association, Inc., a non-profit Florida corporation, on behalf of the corporation, who [ ] is personally known to me or [ ] or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Seal

## Release and Satisfaction of Promissory Note

**Gudmar Champion LLC**, a Florida limited liability company, (the “**Owner**”) enjoys all of the right, title, claim, and interest in, to and under the Promissory Note dated February 23, 2016 (the “**Promissory Note**”) issued by the Champion’s Reserve Community Development District (the “**District**”) in favor of the Owner, for the principal amount of \$7,848,500.00 payable to the holder of the Promissory Note pursuant to the terms of the Promissory Note.

NOW, THEREFORE, the undersigned, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby release all of its rights, titles, claims, and interests in the District’s obligations due and owing under the Promissory Note, and hereby acknowledges full and final satisfaction of the foregoing obligations owed to the Owner or its successors and assigns. The undersigned further acknowledges and certifies that it is the sole owner and holder of the foregoing obligations, and no other person or party holds any right to receive payment thereof.

This Release and Satisfaction of Promissory Note is effective as of August \_\_, 2020.

**Witnesses:**

**Gudmar Champion LLC**

a Florida limited liability company

\_\_\_\_\_  
(Witness 1 – Signature)

\_\_\_\_\_  
Philip N. Margolius  
Manager

\_\_\_\_\_  
(Witness 1 – Printed Name)

\_\_\_\_\_  
(Witness 2 – Signature)

\_\_\_\_\_  
(Witness 2 – Printed Name)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of physical presence on August \_\_, 2020, by Philip N. Margolius as Manager of Gudmar Champion LLC, a Florida limited liability company, on behalf of the company, who [ ] is personally known to me or [ ] or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Seal

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

June 9, 2020 Minutes of the Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Champion's Reserve Community Development District was held on Tuesday, June 9, 2020 at 10:00 a.m. via conference call at 1-866-906-9330 with access code 7979718.

### 1. CALL TO ORDER/ROLL CALL

Debby Nussel called the Regular Meeting of the Board of Supervisors of the Champion's Reserve Community Development District to order on Tuesday, June 9, 2020 at 10:00 a.m.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeb Bittner	Chair
Eric Davidson	Vice Chair
Debby Nussel	Supervisor

Staff Members Present:

Debby Nussel	Meritus
Mark Vincutonis	Hanson Walter & Associates, Inc.

There were no resident audience members on the conference call.

### 2. AUDIENCE QUESTIONS AND COMMENTS

There were no audience questions and comments.

### 3. BUSINESS ITEMS

#### A. Acceptance of Financial Report for Fiscal Year Ended September 30, 2019

The Board reviewed the audit.

MOTION TO:	Accept the Financial Report for Fiscal Year Ended September 30, 2020.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously



**B. Annual Disclosure of Qualified Electors**

Mrs. Nussel announced that as of April 15, 2020, Champions Reserve CDD had 296 qualified electors.

**C. Consideration of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing**

Mrs. Nussel went over the resolution and proposed budget. The Board discussed the budget line items and the proposed increase. Supervisor Bittner stated he did not want to raise the assessments and would like to keep the budget the same as 2020. He would like for the residents to decide when they take over the CDD Board. Supervisor Bittner said he believes Ryan Homes will purchase the last lot in the third quarter.

MOTION TO:	Approve Resolution 2020-01 with the budget changes as stated.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Bittner
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

Supervisor Bittner asked about the public hearing and meeting date for August. He would like to wait to place the advertisement until the end of July to make sure they are not ready to turn over.

**D. Consideration of Resolution 2020-02; Adopting Default Statutory Alternative Investment Policies**

Mrs. Nussel went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-02.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**E. Consideration of Resolution 2020-03; Setting Landowners Election and Meeting**

Mrs. Nussel went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

#### 4. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting & Public Hearing August 31, 2019
- B. Consideration of Operations and Maintenance Expenditures August – December 2019
- C. Consideration of Operations and Maintenance Expenditures January – April 2020
- D. Review of Financial Statements Month Ending April 30, 2020

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Bittner
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unaminously

#### 5. VENDOR/STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

There were no additional staff reports at this time.

#### 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests at this time.

#### 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

**8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in a summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chair**

☐ **Vice Chair**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

## Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9736	\$ 2,333.33		Management Services - May
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,333.33</b>		
<b>Variable Contract</b>				
Meritus Districts	9785	\$ 1,500.00		Series 2016 Dissemination Services - FY20
<b>Variable Contract Sub-Total</b>		<b>\$ 1,500.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Meritus Districts	9852	\$ 468.31		Ad Run - 05/11/20
<b>Additional Services Sub-Total</b>		<b>\$ 468.31</b>		
<b>TOTAL:</b>		<b>\$ 4,301.64</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**Champions Reserve Community Development District  
Summary of Operations and Maintenance Invoices**

<b>Vendor</b>	<b>Invoice/Account Number</b>	<b>Amount</b>	<b>Vendor Total</b>	<b>Comments/Description</b>
---------------	-----------------------------------	---------------	-------------------------	-----------------------------

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

Invoice Number: 9736  
Invoice Date: May 1, 2020  
Page: 1

<b>Bill To:</b>
Champion's Reserve CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Champion's Res CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May Website Administration		2,291.67 41.66

Subtotal	2,333.33
Sales Tax	
Total Invoice Amount	2,333.33
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,333.33</b>

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

Invoice Number: 9785  
Invoice Date: May 6, 2020  
Page: 1

<b>Bill To:</b>
Champion's Reserve CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Champion's Res CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/6/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2020 Bond Series 2016: Annual, Quarters 1 & 2		1,500.00

Subtotal	1,500.00
Sales Tax	
Total Invoice Amount	1,500.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,500.00</b>

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

Invoice Number: 9852  
Invoice Date: May 11, 2020  
Page: 1

**Bill To:**  
Champion's Reserve CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Champion's Res CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/11/20

Quantity	Item	Description	Unit Price	Amount
		Ad run in The Ledger paid by Meritus		468.31

Subtotal	468.31
Sales Tax	
Total Invoice Amount	468.31
Payment/Credit Applied	
<b>TOTAL</b>	<b>468.31</b>



# The Ledger

theledger.com

300 West Lime St., Lakeland FL 33815

Classified Advertising: (863) 802-7355

Fax Number: (863) 802-7814

East Polk bureau: 455 Sixth St. NW, Winter Haven FL 33881

Order:	L060G0J8GV	Pubs:	1,11	Rate:	LA
Phone:	(813)397-5120	Class:	0001	Charges:	\$ 0.00
Account:	743238	Start Date:	05/10/2020	List Price:	\$ 468.31
Name:	N/A,	Stop Date:	05/10/2020	Payments:	\$ 468.31
Caller:	Monica Alvarez	Insertions:	2	Balance:	\$ 0.00
Taken By:	L060	Columns:	1	Lines:	93
Schedule:	5/10 1x, 5/10 1x, , ,			Taken On:	05/06/2020

**CHAMPIONS RESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT  
PUBLIC MEETING HELD DURING  
PUBLIC HEALTH EMERGENCY  
DUE TO COVID-19**

Notice is hereby given that the Board of Supervisors ("Board") of the Champions Reserve Community Development District ("District") will hold a regular meeting of the Board of Supervisors on May 19, 2020 at 10:00 A.M. to be conducted by via telephone conference at 1-866-906-9330 access code 4863181# pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The meeting is being held for the necessary public purpose of considering Fiscal Year 2021 Proposed Budget. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Towards the end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-866-906-9330 access code 4863181. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at debby.nussel@merituscorp.com to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, c/o 2005 Pan Am Circle, Suite 300 Tampa, FL 33607 ("District Manager's Office") during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager,  
Debby Nussel

5-10; 2020 J8GV

Attention: \_\_\_\_\_ Fax: \_\_\_\_\_

This is a representation of the content of your ad. Your ad may be larger or smaller when printed in the newspaper. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

## Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9816	\$ 2,333.33		Management Services - June
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,333.33</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Meritus Districts	9909	\$ 546.98		Ad Run in the Ledger - 05/31/20
<b>Additional Services Sub-Total</b>		<b>\$ 546.98</b>		
<b>TOTAL:</b>		<b>\$ 2,880.31</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

Invoice Number: 9909  
Invoice Date: May 31, 2020  
Page: 1

<b>Bill To:</b>	
Champion's Reserve CDD	
2005 Pan Am Circle	
Suite 300	
Tampa, FL 33607	

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Champion's Res CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/31/20

Quantity	Item	Description	Unit Price	Amount
		Ad run in The Ledger		546.98

Subtotal	546.98
Sales Tax	
Total Invoice Amount	546.98
Payment/Credit Applied	
<b>TOTAL</b>	<b>546.98</b>

# The Ledger

theledger.com

300 West Lime St., Lakeland FL 33815

Classified Advertising: (863) 802-7355

Fax Number: (863) 802-7814

East Polk bureau: 455 Sixth St. NW, Winter Haven FL 33881

Order:	L060G0J8WD	Pubs:	1,11	Rate:	LA
Phone:	(813)397-5120	Class:	0001	Charges:	\$ 0.00
Account:	743238	Start Date:	05/31/2020	List Price:	\$ 546.98
Name:	N/A,	Stop Date:	05/31/2020	Payments:	\$ 546.98
Caller:	Monica	Insertions:	2	Balance:	\$ 0.00
Taken By:	L060	Columns:	1	Lines:	109
Schedule:	5/31 1x, 5/31 1x, . .			Taken On:	05/20/2020

## Notice of Telephonic Meetings of the Board of Supervisors of the Champion's Reserve Community Development District

Notice is hereby given that, pursuant to Governor DeSantis' Executive Order 20-69 relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, the previously noticed regular meetings, workshops, and/or public hearings of the Board of Supervisors (the "Board") of the Champion's Reserve Community Development District (the "District") to be held on the dates and times listed below will now be conducted by telephonic technology and not at the physical location previously noticed:

June 09, 2020 10:00 a.m.  
August 25, 2020 10:00 a.m.

In the event Executive Order 20-69 is rescinded or expires the District may cancel any scheduled telephonic meetings or if feasible it may revert to having the meeting at the date, time, and physical location previously noticed. The District will provide updates on its website, <http://championsreserveccdd.org/> of any such changes as soon as possible.

The Board deems it necessary to hold the above-referenced meetings utilizing telephonic technology to conduct all necessary business properly coming before it. The District fully encourages public participation in its telephonic meeting in an orderly and efficient manner. Anyone wishing to listen to and/or participate during the designated audience comments portion of the meeting may do so by dialing 1-866-906-9330 and entering the following code 7979718.

Pursuant to applicable requirements and guidance relating to COVID-19 the District will not provide any locations where communications media technology facilities will be available. To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Additional details on how to listen to or participate in the meeting will be available on the District's website. Copies of the agenda will be available on the District's website or by emailing the District Manager at [debbyy.nussel@merituscorp.com](mailto:debbyy.nussel@merituscorp.com).

The District Manager's office can be reached telephonically at 813-873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and Executive Order 20-69, as may be amended. The meeting may be continued in progress without additional notice to a date, time, and place (either physical, telephonic, or virtual) to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Debby Nussel  
District Manager

5-31; 2020 J8WD

Attention: \_\_\_\_\_

Fax: \_\_\_\_\_

This is a representation of the content of your ad. Your ad may be larger or smaller when printed in the newspaper. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

## Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9872	\$ 2,333.33		Management Services - July
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,333.33</b>		

<b>Variable Contract</b>				
HWA	5274158	\$ 62.50		Professional Services - thru 06/30/20
Straley Robin Vericker	18633	2,787.50		Professional Services - CDD Transition - thru 07/15/20
US Bank	5783904	4,040.63		Series 2016 Trustee Fees - 06/01/20-05/31/20
<b>Variable Contract Sub-Total</b>		<b>\$ 6,890.63</b>		

<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		

<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		

<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		

<b>TOTAL:</b>		<b>\$ 9,223.96</b>		
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Approved (with any necessary revisions noted):

Signature

Printed Name

**Champions Reserve Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

Invoice Number: 9872  
Invoice Date: Jul 1, 2020  
Page: 1

<b>Bill To:</b>	
Champion's Reserve CDD	
2005 Pan Am Circle	
Suite 300	
Tampa, FL 33607	

<b>Ship to:</b>	

Customer ID	Customer PO	Payment Terms	
Champion's Res CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		7/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - July		2,291.67
		Website Administration		41.66
		BY		

Subtotal	2,333.33
Sales Tax	
Total Invoice Amount	2,333.33
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,333.33</b>





Hanson Walter & Associates, Inc  
8 Broadway  
Suite 104  
Kissimmee, FL 34741  
407-847-9433

Page: 1 of 1  
5231-02  
5274158

## INVOICE

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT C/O JEB BITTNER, CHAIRMAN 2005 PAM AN CIRCLE SUITE 120 TAMPA, FLORIDA 338607	CLIENT ID: 8076 INVOICE #: 5274158 INVOICE DATE: 7/7/2020 DUE DATE: 7/17/2020 BILLED THROUGH: 6/30/2020
--	---

CHAMPIONS RESERVE CDD/ POLK COUNTY  
JOB ID: 5231-02

PO:

PERIOD: June 2020

For Services Rendered Through June 30, 2020

Prepre for and attend CDD meeting.

TIME & MATERIALS  
CIVIL ENGINEERING SERVICES  
REIMBURSABLES

Total Billed To Date	Amount Previously Billed	Amount This Billing
781.25	718.75	62.50
0.00	0.00	0.00
781.25	718.75	62.50

PLEASE REMIT TO:  
Hanson, Walter & Associates, Inc.  
8 Broadway Suite 104  
Kissimmee, FL 34741

**Total Invoice \$62.50**

Received

JUL 09 2020

51300  
3103  
52

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Champions Reserve Community Development District

c/o Meritus Districts

2005 PAN AM CIRCLE, SUITE 300

Tampa, FL 33607

July 22, 2020

Client: 001468

Matter: 000003

Invoice #: 18633

Page: 1

RE: CDD Transition

For Professional Services Rendered Through July 15, 2020

## SERVICES

Date	Person	Description of Services	Hours
6/12/2020	KMS	REVIEW 2016 BOND FILE; DRAFT OUTLINE OF NOTES FOR DEVELOPER TRANSITION; DRAFT DEED, GRANT OF EASEMENTS AND PROJECT COMPLETION RESOLUTION; REVIEW COMMUNICATIONS FROM D. NUSSEL, A. WOLFE AND B. CRUTCHFIELD; DRAFT EMAILS TO B. CRUTCHFIELD AND D. NUSSEL.	2.1
6/15/2020	KMS	REVIEW OBLIGATIONS OF ISSUER IN CONTINUING DISCLOSURE AGREEMENT FOR SERIES 2016 BONDS; DRAFT OUTLINE OF NOTES FOR ISSUER LETTER (CONTINUED); REVISE DEED FOR COMMON AREA TRACTS FROM GUDMAR CHAMPION LLC TO CDD; REVISE PROJECT COMPLETION RESOLUTION; TELEPHONE CALL FROM J. BITTNER.	0.7
6/16/2020	KMS	REVIEW FILE AND UPDATE TRANSITION NOTES; ATTEND CONFERENCE CALL WITH J. BITTNER; REVIEW FIRST SUPPLEMENTAL TRUST INDENTURE; REVIEW PROPERTY APPRAISER RECORDS.	0.8
6/16/2020	VKB	PREPARE FOR AND ATTEND CONFERENCE CALL WITH J. BITTNER RE: DEVELOPMENT COMPLETION AND TRANSITION CHECKLIST AND PRELIMINARY FINDINGS.	0.9
6/17/2020	KMS	REVIEW CONTINUING DISCLOSURE AGREEMENT AND FIRST SUPPLEMENTAL INDENTURE; DRAFT MEMO RE: CDD OBLIGATIONS IN TRANSITION FROM DEVELOPER TO CDD.	0.4
7/3/2020	VKB	REVIEW PLATS, PUBLIC RECORDS, BOND DOCUMENTS, FILES, AND NOTES; REVIEW AND REVISE MEMO RE: DEVELOPMENT COMPLETION AND TRANSITION RELATED MATTERS.	3.4

July 22, 2020

Client: 001468

Matter: 000003

Invoice #: 18633

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	
7/8/2020	VKB	REVIEW AND REVISE MEMO RE: DEVELOPMENT COMPLETION AND TRANSITION RELATED MATTERS.	0.5	
7/9/2020	VKB	REVIEW AND REVISE MEMO RE: DEVELOPMENT COMPLETION AND TRANSITION RELATED MATTERS.	0.8	
7/14/2020	VKB	PREPARE MEMO RE: DEVELOPMENT COMPLETION AND TRANSITION RELATED MATTERS.	0.9	
Total Professional Services			10.5	\$2,787.50

## PERSON RECAP

Person		Hours	Amount
VKB	Vivek K. Babbar	6.5	\$1,787.50
KMS	Kristen M. Schalter	4.0	\$1,000.00
Total Services			\$2,787.50
Total Disbursements			\$0.00
Total Current Charges			\$2,787.50

**PAY THIS AMOUNT**

**\$2,787.50**

*Please Include Invoice Number on all Correspondence*

51400  
3107  
152



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 5783904  
Account Number: 272625000  
Invoice Date: 06/25/2020  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

CHAMPIONS RESERVE CDD  
ATTN DISTRICT MANAGER  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

CHAMPIONS RESERVE CDD 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE	\$4,040.63
------------------	------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CHAMPIONS RESERVE CDD 2016

Invoice Number:	5783904
Account Number:	272625000
Current Due:	\$4,040.63
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

**Wire Instructions:**

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 272625000  
Invoice # 5783904  
Attn: Fee Dept St. Paul

**Please mail payments to:**

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 5783904  
Invoice Date: 06/25/2020  
Account Number: 272625000  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

CHAMPIONS RESERVE CDD 2016

Accounts Included 272625000 272625001 272625002 272625003 272625004  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 06/01/2020 - 05/31/2021</b>				<b>\$3,750.00</b>
Incidental Expenses	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>



# Champions Reserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2020



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# Champions Reserve CDD

## Fund Report

As of 7/31/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>					
Cash--Operating Account	21,057	0	0	0	21,057
Due From Developer	0	0	0	0	0
Due From General Fund	0	0	0	0	0
Due From Debt Service	0	0	0	0	0
Investments - Revenue 2016 (5000)	0	118,488	0	0	118,488
Investments - Interest 2016 (5001)	0	0	0	0	0
Investments - Sinking 2016 (5002)	0	0	0	0	0
Investments - Reserve 2016 (5003)	0	181,313	0	0	181,313
Prepaid Items	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0
Prepaid Professional Liability Insurance	0	0	0	0	0
Prepaid Trustee Fees	3,365	0	0	0	3,365
Prepaid Property Insurance	0	0	0	0	0
Construction Work in Progress	0	0	2,330,568	0	2,330,568
Amount Available-Debt Service	0	0	0	259,497	259,497
Amount To Be Provided--Debt Service	0	0	0	2,375,503	2,375,503
Other	0	0	0	0	0
<b>Total Assets</b>	<b>24,422</b>	<b>299,800</b>	<b>2,330,568</b>	<b>2,635,000</b>	<b>5,289,790</b>
<b>Liabilities</b>					
Accounts Payable	6,828	0	0	0	6,828
Accounts Payable-Other	0	0	0	0	0
Due To General Fund	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0
Deposits	0	0	0	0	0
Due to Developer	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0
Revenue Bond--Long Term--Series 2016	0	0	0	2,635,000	2,635,000
Unearned Revenues	0	0	0	0	0
<b>Total Liabilities</b>	<b>6,828</b>	<b>0</b>	<b>0</b>	<b>2,635,000</b>	<b>2,641,828</b>
<b>Fund Equity &amp; Other Credits</b>					
Fund Balance-All Other Reserves	0	257,771	0	0	257,771
Fund Balance-Unreserved	523	0	0	0	523
Investmeent in General Fixed Assets	0	0	2,330,568	0	2,330,568
Other	17,071	42,030	0	0	59,100
<b>Total Fund Equity &amp; Other Credits</b>	<b>17,594</b>	<b>299,800</b>	<b>2,330,568</b>	<b>0</b>	<b>2,647,962</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>24,422</b>	<b>299,800</b>	<b>2,330,568</b>	<b>2,635,000</b>	<b>5,289,790</b>

# Champions Reserve CDD

## Statement of R&E

001 - General Fund  
From 10/1/2019 Through 7/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assessments-Tax Roll	50,200	50,414	214	0 %
Interest Earnings				
Interest Earnings	0	12	12	0 %
Contribution & Donations From Private Sources				
Developer Contribution	0	10,481	10,481	0 %
Total Revenues	50,200	60,908	10,708	21 %
<b>Expenditures</b>				
Financial & Administrative				
District Manager	27,500	22,917	4,583	17 %
District Engineer	500	63	438	88 %
Disclosure Report	3,000	1,500	1,500	50 %
Trustee Fees	4,500	3,369	1,131	25 %
Auditing Services	5,500	3,923	1,577	29 %
Postage, Phone, Faxes, Copies	250	3	247	99 %
Public Officials Insurance	1,378	2,050	(672)	(49)%
Legal Advertising	700	1,306	(606)	(87)%
Bank Fees	200	104	96	48 %
Dues, Licenses, & Fees	175	215	(40)	(23)%
Web Administration	500	417	83	17 %
Legal Counsel				
District Counsel	1,600	2,788	(1,188)	(74)%
Other Physical Environment				
Property & Casualty Insurance	4,397	5,184	(787)	(18)%
Total Expenditures	50,200	43,837	6,363	13 %
Excess of Revenues Over (Under) Expenditures	0	17,071	17,071	0 %
Fund Balance, Beginning of Period	0	523	523	0 %
Fund Balance, End of Period	0	17,594	17,594	0 %



# Champions Reserve CDD

## Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2019 Through 7/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	177,938	182,057	4,119	2 %
Debt Service Assessments-Developer	0	38,601	38,601	0 %
Interest Earnings				
Interest Earnings	0	215	215	0 %
Total Revenues	177,938	220,873	42,935	24 %
Expenditures				
Debt Service Payments				
Interest	127,938	128,844	(906)	(1)%
Principal	50,000	50,000	0	0 %
Total Expenditures	177,938	178,844	(906)	(1)%
Excess of Revenues Over (Under) Expenditures	0	42,030	42,030	0 %
Fund Balance, Beginning of Period	0	257,771	257,771	0 %
Fund Balance, End of Period	0	299,800	299,800	0 %

# Champions Reserve CDD

## Statement of R&E

900 - General Fixed Assets  
From 10/1/2019 Through 7/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	2,330,568	2,330,568	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,330,568</u>	<u>2,330,568</u>	<u>0 %</u>

# Champions Reserve CDD

## Statement of R&E

950 - General Long-Term Debt  
From 10/1/2019 Through 7/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	2,635,000	2,635,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,635,000</u>	<u>2,683,795</u>	<u>0 %</u>

Champions Reserve CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 07/31/20  
Reconciliation Date: 7/31/2020  
Status: Locked

Bank Balance	22,861.03
Less Outstanding Checks/Vouchers	1,804.52
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	21,056.51
Balance Per Books	<u>21,056.51</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Champions Reserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 07/31/20  
Reconciliation Date: 7/31/2020  
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
0181	7/16/2020	Series 2016 FY20 Tax Dist ID 12	1,804.52	Champions Reserve CDD
Outstanding Checks/Vouchers			1,804.52	

Champions Reserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 07/31/20  
Reconciliation Date: 7/31/2020  
Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
0178	6/12/2020	Series 2016 FY20 Tax Dist ID 11	1,778.62	Champions Reserve CDD
0180	7/1/2020	System Generated Check/Voucher	2,333.33	Meritus Districts
0182	7/23/2020	System Generated Check/Voucher	62.50	Hanson Walter & Associates, Inc
Cleared Checks/Vouchers			4,174.45	

Champions Reserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 07/31/20  
Reconciliation Date: 7/31/2020  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR142	7/16/2020	Tax Distribution - 07.16.20	2,304.22
	CR144	7/31/2020	Interest Distribution - 07.31.20	2.83
				<hr/>
Cleared Deposits				2,307.05
				<hr/> <hr/>