

Champion's Reserve Community Development District

Board of Supervisors

Kyle Davis, Chairman
Calley Molina, Vice Chairman
Terry Alfrey, Assistant Secretary
Michelle Von Hatten, Assistant Secretary
Vacant, Assistant Secretary

Rick Reidt, District Manager
Michelle T. Reiss, District Counsel
Mark Vincutonis, District Engineer

Regular Meeting Agenda

Wednesday, May 17, 2023, at 6:00 p.m.

The Regular Meetings of the **Champion's Reserve Community Development District** will be held on **May 17, 2023, at 6:00 p.m. at the Polk County Sheriff's Northeast Substation Office located at 1100 Dunson Rd, Davenport, Florida 33896**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Teams Meeting ID: 233 251 458 436

Passcode: GAsAo9

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.
3. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
4. **BUSINESS ITEMS**
 - A. Announcement of Qualified Electors..... Tab 01
 - B. Consideration of Resolution 2023-04; Approving the Proposed Fiscal Year 2024
Budget & Setting Public Hearing..... Tab 02
 - C. General Matters of the District
6. **CONSENT AGENDA**
 - A.Consideration of Board of Supervisor's Minutes of Regular Meeting on March 29, 2023,Tab 03
 - B.Consideration of Operation and Maintenance Expenditures March 2023,Tab 04
 - C.Consideration of Operation and Maintenance Expenditures April 2023,Tab 05
 - D.Review of Financial Statements Month Ending April 30, 2023,Tab 06
7. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

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

Sincerely,

Rick Reidt

District Manager

District Office

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

Polk County Sheriff's Northeast Substation Office
1100 Dunson Rd,
Davenport, Florida 33896



Received
APR 27 2023

April 24, 2023

Rick Reidt – District Manager
Champion's Reserve CDD
2005 Pan Am Circle, Ste. 300
Tampa, Florida 33607-2380

RE: Champion's Reserve Community Development District Registered Voters

Dear Mr. Reidt,

In response to your request, there are currently **404** voters within the Champion's Reserve Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards".

Lori Edwards
Supervisor of Elections
Polk County, Florida

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Champion's Reserve Community Development District ("**District**") prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Proposed Budget**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 16, 2023
HOUR: 6:00 PM
LOCATION: The Polk County Sheriff's
Northeast Substation Office
1100 Dunson Rd,
Davenport, Florida 33896

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

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

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

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

PASSED AND ADOPTED ON MAY 17, 2023.

Attest:

**Champion's Reserve Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

2024

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET



May 17, 2023

CHAMPION'S RESERVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

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May 17, 2023

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 2024, which begins on October 1, 2023. 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
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 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CH					
Operations & Maintenance Assmts - Tax Roll	63,506.00	62,586.00	920.00	63,506.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERV	\$63,506.00	\$62,586.00	\$920.00	\$63,506.00	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$63,506.00	\$62,586.00	\$920.00	\$63,506.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	3,000.00	400.00	1,800.00	2,200.00	(800.00)
TOTAL LEGISLATIVE	\$3,000.00	\$400.00	\$1,800.00	\$2,200.00	(\$800.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	27,500.00	11,458.00	16,042.00	27,500.00	0.00
District Engineer	3,000.00		3,500.00	3,500.00	500.00
Disclosure Report	3,000.00	1,250.00	1,750.00	3,000.00	0.00
Trustees Fees	4,300.00	2,694.00	1,606.00	4,300.00	0.00
Auditing Services	4,400.00		4,200.00	4,200.00	(200.00)
Postage, Phone, Faxes, Copies	125.00	51.00	949.00	1,000.00	875.00
Public Officials Insurance	1,500.00	2,395.00	(986.45)	1,408.55	(91.45)
Legal Advertising	2,000.00	728.00	3,117.55	3,845.55	1,845.55
Bank Fees	100.00	0.00	100.00	100.00	0.00
Dues, Licenses & Fees	200.00	175.00	25.00	200.00	0.00
Office Supplies		0.00	109.90	109.90	109.90
Website Administration	500.00	208.00	292.00	500.00	0.00
ADA Website Compliance	1,900.00	1,500.00	400.00	1,900.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$48,525.00	\$20,459.00	\$31,105.00	\$51,564.00	\$3,039.00
LEGAL COUNSEL					
District Counsel	2,690.00	435.00	1,565.00	2,000.00	(690.00)
TOTAL LEGAL COUNSEL	\$2,690.00	\$435.00	\$1,565.00	\$2,000.00	(\$690.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	9,291.00	8,447.00	(705.00)	7,742.00	(1,549.00)
TOTAL OTHER PHYSICAL ENVIRONMI	\$9,291.00	\$8,447.00	(\$705.00)	\$7,742.00	(\$1,549.00)
TOTAL EXPENDITURES	\$63,506.00	\$29,741.00	\$33,765.00	\$63,506.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER	\$0.00	\$32,845.00	(\$32,845.00)	\$0.00	\$0.00

CHAMPION'S RESERVE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Final Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES							
SPECIAL ASSESSMENTS - SERVICE CHARGES							
Operations & Maintenance Assmts - Tax Roll	63,506.00	62,586.00	920.00	63,506.00	0.00	63,506.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$63,506.00	\$62,586.00	\$920.00	\$63,506.00	\$0.00	\$63,506.00	\$0.00
INTEREST EARNINGS							
Interest Earnings	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$63,506.00	\$62,586.00	\$920.00	\$63,506.00	\$0.00	\$63,506.00	\$0.00
EXPENDITURES							
LEGISLATIVE							
Supervisor Fees	3,000.00	400.00	0.00	2,200.00	(800.00)	3,000.00	0.00
TOTAL LEGISLATIVE	\$3,000.00	\$400.00	\$0.00	\$2,200.00	(\$800.00)	\$3,000.00	\$0.00
FINANCIAL & ADMINISTRATIVE							
District Manager	27,500.00	11,458.00	16,042.00	27,500.00	0.00	27,500.00	0.00
District Engineer	3,000.00	0.00	3,500.00	3,500.00	500.00	3,000.00	0.00
Disclosure Report	3,000.00	1,250.00	1,750.00	3,000.00	0.00	3,000.00	0.00
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Postage, Phone, Faxes, Copies	125.00	51.00	949.00	1,000.00	875.00	125.00	0.00
Public Officials Insurance	1,500.00	2,395.00	(986.45)	1,408.55	(91.45)	1,500.00	0.00
Legal Advertising	2,000.00	728.00	3,117.55	3,845.55	1,845.55	2,000.00	0.00
Bank Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
Dues, Licenses & Fees	200.00	175.00	25.00	200.00	0.00	200.00	0.00
Office Supplies	0.00	0.00	109.90	109.90	109.90	0.00	0.00
Website Administration	500.00	208.00	292.00	500.00	0.00	500.00	0.00
ADA Website Compliance	1,900.00	1,500.00	400.00	1,900.00	0.00	1,900.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$48,525.00	\$20,459.00	\$31,105.00	\$51,564.00	\$3,039.00	\$48,525.00	\$0.00
LEGAL COUNSEL							
District Counsel	2,690.00	435.00	1,565.00	2,000.00	(690.00)	2,690.00	0.00
TOTAL LEGAL COUNSEL	\$2,690.00	\$435.00	\$1,565.00	\$2,000.00	(\$690.00)	\$2,690.00	\$0.00
OTHER PHYSICAL ENVIRONMENT							
Property & Casualty Insurance	9,291.00	8,447.00	(705.00)	7,742.00	(1,549.00)	9,291.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$9,291.00	\$8,447.00	(\$705.00)	\$7,742.00	(\$1,549.00)	\$9,291.00	\$0.00
TOTAL EXPENDITURES	\$63,506.00	\$29,741.00	\$31,965.00	\$63,506.00	\$0.00	\$63,506.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURE	\$0.00	\$32,845.00	(\$31,045.00)	\$0.00	\$0.00	\$0.00	\$0.00

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.

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

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	\$	173,513
TOTAL REVENUES	\$	173,513

EXPENDITURES

Series 2016 May Bond Interest Payment	\$	57,256
Series 2016 November Bond Principal Payment	\$	59,000
Series 2016 November Bond Interest Payment	\$	57,256
TOTAL EXPENDITURES	\$	173,513
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	2,331,000
Principal Payment Applied Toward Series 2016 Bonds	\$	59,000
Bonds Outstanding - Period Ending 11/1/2024	\$	2,272,000

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 2024
	221	\$308.63	\$881.03	\$1,189.66
DUE IF PAID BY:	November 30	December 31	January 31	February 29
	\$1,142.07	\$1,153.97	\$1,165.87	\$1,177.76

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

Notations:

- (1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.
- (2) Operations assessments for FY 2023 will be developer funded on actual expenses and collected only from Phase 1. Amounts are for informational purposes and reflect operations assessments once the community is complete based on the current budget
- (3) The District is actively undergoing construction to complete the capital improvement program.

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

March 29, 2023, Minutes of the Regular Meetings

MINUTES OF THE REGULAR MEETINGS

The Regular Meeting of the Champion's Reserve Community Development District was held on **Wednesday, March 29, 2023, at 6:00 p.m.** at the **Polk County Sheriff's Northeast Substation Office located at 1100 Dunson Rd, Davenport, Florida 33896**

1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Regular Meetings of the Board of Supervisors of the Champion's Reserve Community Development District to order on **Wednesday, March 29, 2023, at 6:13 p.m.**

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

Kyle Davis	Chairman
Calley Molina	Supervisor

Staff Members Present:

Rick Reidt	District Manager, Inframark
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Prior to the meeting Mr. Reidt administered the Oath of Office to Calley Molina.

There were resident guests, Terry Alfrey, Michelle Von Hatten, and Sarah Witten in attendance.

2. DISTRICT FOLLOW-UPS

With regret Mr. Reidt informed the Board that Mr. Richard Von Hatten and Mr. James (Chip) Rohrbach have both passed leaving the Board with only two members at this time.

3. PUBLIC COMMENTS

Mr. Alfrey expressed positive comments on the community.

Ms. Molina expressed positive comment on the community.

Ms. Witten requested that the CDD update the website to correct the HOA information on the website.

4. STAFF REPORTS

A. District Counsel

B. District Engineer

The District Counsel and Engineer were not present and report currently.

C. District Manager

Mr. Reidt informed the Board with a status of the District.

5. BUSINESS ITEMS

A. Consideration of Appointment of Supervisor(s) to fill Vacancy

i. Michelle Von Hatten Resume

The Board interviewed both candidates for open seats and the candidate also asked question on behalf of Mr. Reidt.

MOTION TO:	Appoint Terry Alfrey to Seat 4 and Michelle Von Hatten to Seat 5 for the Board of Supervisor of Champions Reserve CDD.
MADE BY:	Supervisor Davis
SECONDED BY:	Supervisor Molina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 2/0 - Motion passed unanimously.

Mr. Reidt administered the Oath of Office to Mr. Alfrey and Ms. Von Hatten with a warm welcoming to the meeting which they joined at this time.

B. Consideration of Resolution 2023-01; Canvassing and Certifying the Results of the Landowner's Election

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2023-01 as stated.
MADE BY:	Supervisor Davis
SECONDED BY:	Supervisor Molina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 2/0 - Motion passed unanimously.

C. Consideration of Resolution 2023-02; Declaring Vacancies - Seats 2 & 5

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2023-02 as stated.
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MADE BY:	Supervisor Davis
SECONDED BY:	Supervisor Molina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously.

D. Consideration of Resolution 2023-03; Re-Designating Officers

The Board reviewed and discussed the resolution to redesignate officers of the Board. The Board redesignate Mr. Davis as Chairman and Ms. Molina as Vice Chair. The remaining Board members Mr. Alfrey and Ms. Von Hatten will be Assistant Secretary.

MOTION TO:	Approve Resolution 2023-03 as stated.
MADE BY:	Supervisor Davis
SECONDED BY:	Supervisor Molina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously.

E. Discussion on New Board of Supervisor Emails

A discussion ensued on new supervisor web-based emails and supervisors by consensus chose to participate in program and Mr. Reidt will also budget in 2024 Budget.

F. General Matters of the District

There were no general matters of the District currently.

6. CONSENT AGENDA

**A. Consideration of Board of Supervisor's Minutes of Public Hearing
& Regular Meeting August 17, 2022**

**B. Consideration of Board of Supervisor's Minutes of Continued Public Hearing
& Regular Meeting August 23, 2022**

**C. Consideration of Board of Supervisor's Minutes of Landowners Election November 30,
2022**

D. Consideration of Operation and Maintenance Expenditures August-December 2022

E. Consideration of Operation and Maintenance Expenditures January-February 2023

F. Review of Financial Statements Month Ending February 28, 2023

The Board reviewed the consent agenda items at stated.

MOTION TO:	Approve the Consent Agenda Items A through F.
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MADE BY:	Supervisor Davis
SECONDED BY:	Supervisor Molina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously.

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

Supervisor Von Hatten inquired as to how CDD's work, bonds, and financing as well as HOA agreements.

Supervisor Alfrey had similar questions regarding the CDDs responsibilities.

8. ADJOURNMENT

MOTION TO:	Adjourn the Regular Meeting at 6:48 P.M.
MADE BY:	Supervisor Von Hatten
SECONDED BY:	Supervisor Alfrey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unaminously

Mr. Reidt completed paperwork with new Board members following the meeting and educated them on Sunshine laws.

**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 CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	90591	\$2,583.91		DISTRICT INVOICE FEB 2023
INFRAMARK LLC	91926	\$2,583.34	\$5,167.25	DISTRICT INVOICE MARCH 2023
Monthly Contract Subtotal		\$5,167.25		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
APPLETON REISS PLLC	20615	\$79.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/15/23
CHAMPIONS RESERVE CDD	03172023-1	\$854.77		SERIES 2016 FY23 TAX DIST ID 2303
Regular Services Subtotal		\$933.77		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$6,101.02		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#90591

CUSTOMER ID

C2280

PO#

INVOICE

DATE

2/28/2023

NET TERMS

Net 30

DUE DATE

3/30/2023

BILL TO

Champions Reserve CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: February 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,291.67		2,291.67
Dissemination Services	1	Ea	250.00		250.00
Website Maintenance / Admin	1	Ea	41.67		41.67
Postage	1	Ea	0.57		0.57
Subtotal					2,583.91

Subtotal

\$2,583.91

Tax

\$0.00

Total Due

\$2,583.91

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#91926

DATE

3/24/2023

CUSTOMER ID

C2280

NET TERMS

Net 30

PO#**DUE DATE**

4/23/2023

BILL TO

Champions Reserve CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: March 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,291.67		2,291.67
Dissemination Services	1	Ea	250.00		250.00
Website Maintenance / Admin	1	Ea	41.67		41.67
Subtotal					2,583.34

Subtotal	\$2,583.34
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$2,583.34
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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Please include the Customer ID and the Invoice Number on your form of payment.

Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

Champions Reserve Community Development District

Attn: Rick Reidt

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

February 28, 2023

Invoice # 20615

CLIENT: 000597 - Champions Reserve Community Development District

Re: 00000 General

Date		Services	Hours	Amount
02/20/23	MTR	Phone call with client regarding issues related to Board governance.	0.20	79.00

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	0.20	79.00
For Current Services Rendered		0.20	\$79.00

Total Current Work	\$79.00
---------------------------	----------------

Please return this page with remittance

to
Appleton Reiss, PLLC
215 N. Howard Ave.
Suite 200
Tampa, FL 33606

Invoice # 20615
Bill Date: February 28, 2023
Client Code: 000597
Client Name: Champions Reserve Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work	\$79.00
---------------------------	----------------

Amount enclosed: _____

CHECK REQUEST FORM
Champions Reserve

Date: 3/17/2023

Invoice#: 03172023-1

Vendor#: V00016

Vendor Name: Champions Reserve

Pay From: Truist Acct# 7969

Description: Series 2016 - FY 23 Tax Dist. ID 2303

Code to: 200.103200.1000

Amount: \$854.77

Requested By: TERESA FARLOW 3/17/2023

CHAMPION'S RESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 3/17/2023
Distribution Amount \$854.77
Payable To Champion's Reserve CDD
Check Description Series 2016 - FY 22 Tax Dist. ID 2303
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	_____		
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	_____	Date _____

CHAMPION'S RESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	64,114.80	25.943%	0.259400
Net DS 2016	183,025.17	74.057%	0.740600
Net Total	247,139.97	100.0000%	1.000000

Date Received	Amount Received	25.94%	25.94%	74.06%	74.06%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Rounded 2016 Debt Service Revenue			
11/18/2022	1,119.23	290.36	290.36	828.87	828.87	-	10-1/10-31	302
11/21/2022	4,476.93	1,161.44	1,161.44	3,315.49	3,315.49	-	11-1/11-6	
11/25/2022	17.78	4.61	4.61	13.17	13.17	-	interest	
11/25/2022	3,357.69	871.08	871.08	2,486.61	2,486.61	-	11-1/11-13	
12/12/2022	24,623.03	6,387.88	6,387.88	18,235.15	18,235.15	-	2133	311
12/21/2022	199,222.97	51,683.83	51,683.83	147,539.14	147,539.14	-	2149	311
12/23/2022	\$1,119.23	290.36	290.36	828.87	828.87	-	2163	311
2/16/2023	\$2,285.10	592.82	592.82	1,692.28	1,692.28	-	2242	315
1/13/2023	\$4,511.90	1,170.51	1,170.51	3,341.39	3,341.39	-		
3/17/2023	1,154.20	299.43	299.43	854.77	854.77	-	2303	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	241,888.06	62,752.31	62,752.32	179,135.75	179,135.74	-		
Net Total on Roll	247,139.97		64,114.80		183,025.17	-		
Collection Surplus / (Deficit)	(5,251.91)		(1,362.48)		(3,889.43)			



**CHAMPIONS RESERVE CDD
POLK COUNTY
JOE G. TEDDER**



PROPERTY TAX COLLECTION PERIOD: 02/01/2023 TO
02/28/2023 | REPORT ID: 2303

CD009 - CHAMPIONS RESERVE CDD

ALL	CURRENT	PRIOR	INSTALLMENT	HOMESTEAD	BALANCE
TAXES	\$1,189.66	\$0.00	\$0.00	\$0.00	\$1,189.66
FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DISCOUNT	(\$11.90)	\$0.00	\$0.00	\$0.00	(\$11.90)
ADJUSTMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ROLLOVER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$1,177.76	\$0.00	\$0.00	\$0.00	\$1,177.76
COMMISSION	(\$23.56)	\$0.00	\$0.00	\$0.00	(\$23.56)
INCLUDED	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL	\$1,154.20	\$0.00	\$0.00	\$0.00	\$1,154.20

TOTALS FOR CHAMPIONS RESERVE CDD

Total Taxes Collected	\$1,189.66
Total Fees Collected	\$0.00
Total Discounts	-\$11.90
Total Adjustments	\$0.00
Total Rollover	\$0.00
Total Commission	-\$23.56
Total Included	\$0.00
Total	\$1,154.20

CHAMPIONS RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract				
CALLEY L MOLINA	CM 032923	\$200.00		SUPERVISOR FEE 03/29/23
KYLE ERIC DAVIS	KD 032923	\$200.00		SUPERVISOR FEE 03/29/23
L. MICHELLE VON HATTEN	MV 032923A	\$200.00		SUPERVISOR FEE 03/29/23
TERRY L. ALFREY	TA 032923	\$200.00		SUPERVISOR FEE 03/29/23
Variable Contract Subtotal		\$800.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
APPLETON REISS PLLC	20985	\$434.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 03/29/23
CA FLORIDA HOLDINGS, LLC	0005434181	\$804.72		MEETING & ELECTION
CHAMPIONS RESERVE CDD	04112023-1	\$1,726.82		SERIES 2016 FY23 TAX DIST ID 2437
Regular Services Subtotal		\$2,966.04		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$3,766.04		

Approved (with any necessary revisions noted):

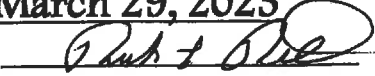
Signature: _____

Title (Check one):

CHAMPIONS RESERVE CDD Summary of Operations and Maintenance Invoices

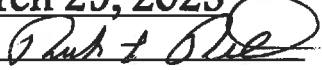
Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[] Chariman [] Vice Chariman [] Assistant Secretary

CHAMPIONS RESERVE CDDMEETING DATE March 29, 2023DMS Staff Signature 

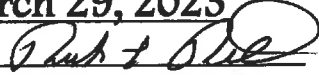
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	<i>yes</i>	Salary Accepted	\$200
Calley Molina	<i>yes</i>	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant Terry Alfrey	<i>yes</i>	Salary Accepted	\$200
Vacant Michelle Von Hatten	<i>yes</i>	Salary Accepted	\$200

Cm032923

CHAMPIONS RESERVE CDDMEETING DATE **March 29, 2023**DMS Staff Signature 

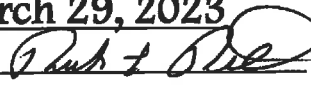
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	yes	Salary Accepted	\$200
Calley Molina	yes	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant Terry Alfrey	yes	Salary Accepted	\$200
Vacant Michelle Von Hatten	yes	Salary Accepted	\$200

KD 032923

CHAMPIONS RESERVE CDDMEETING DATE March 29, 2023DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	<i>yes</i>	Salary Accepted	\$200
Calley Molina	<i>yes</i>	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant <i>Terry Alfrey</i>	<i>yes</i>	Salary Accepted	\$200
Vacant <i>Michelle Von Hatten</i>	<i>yes</i>	Salary Accepted	\$200

MV 032923

CHAMPIONS RESERVE CDDMEETING DATE March 29, 2023DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	<i>yes</i>	Salary Accepted	\$200
Calley Molina	<i>yes</i>	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant Terry Alfrey	<i>yes</i>	Salary Accepted	\$200
Vacant Michelle Von Hatten	<i>yes</i>	Salary Accepted	\$200

1

TA 032923

Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

Champions Reserve Community Development District

Attn: Rick Reidt

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

March 31, 2023

Invoice # 20985

CLIENT: 000597 - Champions Reserve Community Development District

Re: 00000 General

Date		Services	Hours	Amount
03/21/23	MTR	Phone call with client regrading legal and procedural issues related to landowner election and Board vacancies. Research statutes and legal opinions. Email correspondence with client regarding quorum and voting requirements and election procedures.	1.00	395.00
03/29/23	MTR	Correspondence with client regarding meeting of the Board.	0.10	39.50

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	1.10	434.50
For Current Services Rendered		1.10	\$434.50
Total Current Work			\$434.50

Please return this page with remittance

to
Appleton Reiss, PLLC
215 N. Howard Ave.
Suite 200
Tampa, FL 33606

Invoice # 20985
Bill Date: March 31, 2023
Client Code: 000597
Client Name: Champions Reserve Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work	\$434.50
---------------------------	-----------------

Amount enclosed: _____

ACCOUNT NAME		ACCOUNT #	PAGE #
Champion Reserve CDD		584786	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005434181	Mar 1- Mar 31, 2023	April 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL AMOUNT DUE	
\$0.00	\$0.00	\$804.72	
BILLING INQUIRIES/ADDRESS CHANGES		FEDERAL ID	
1-877-736-7612 or smb@ccc.gannett.com		47-2390983	
Legal Entity: Gannett Media Corp.			
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.			
All funds payable in US dollars.			

0000584786000000000000000054341810008047267172

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

Date	Description	Amount		
3/1/23	Balance Forward	\$0.00		
Package Advertising:				
Start-End Date	Order Number	Description	PO Number	Package Cost
3/8/23-3/15/23	8489672	Meeting & Election 3/29	Meeting/Election	\$804.72

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ
FLORIDA

ACCOUNT NAME Champion Reserve CDD		PAYMENT DUE DATE April 20, 2023		AMOUNT PAID		
ACCOUNT NUMBER 584786		INVOICE NUMBER 0005434181				
CURRENT DUE \$804.72	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$804.72
REMITTANCE ADDRESS (Include Account# & Invoice# on check) CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:			
			<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____ / ____ / ____ CVV Code _____ Signature _____ Date _____			

0000584786000000000000000054341810008047267172

CHECK REQUEST FORM
Champions Reserve

Date: 4/12/2023

Invoice#: 04112023-1

Vendor#: V00016

Vendor Name: Champions Reserve

Pay From: Truist Acct# 7969

Description: Series 2016 - FY 23 Tax Dist. ID 2437

Code to: 200.103200.1000

Amount: \$1,726.82

Requested By: 4/12/2023
TERESA FARLOW

CHAMPION'S RESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 4/11/2023
Distribution Amount \$1,726.82
Payable To Champion's Reserve CDD
Check Description Series 2016 - FY 22 Tax Dist. ID
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk #	<u> </u>	Date <u> </u>

CHAMPION'S RESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	64,114.80	25.943%	0.259400
Net DS 2016	183,025.17	74.057%	0.740600
Net Total	247,139.97	100.0000%	1.000000

Date Received	Amount Received	25.94%	25.94%	74.06%	74.06%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Rounded 2016 Debt Service Revenue			
11/18/2022	1,119.23	290.36	290.36	828.87	828.87	-	10-1/10-31	302
11/21/2022	4,476.93	1,161.44	1,161.44	3,315.49	3,315.49	-	11-1/11-6	
11/25/2022	17.78	4.61	4.61	13.17	13.17	-	interest	
11/25/2022	3,357.69	871.08	871.08	2,486.61	2,486.61	-	11-1/11-13	
12/12/2022	24,623.03	6,387.88	6,387.88	18,235.15	18,235.15	-	2133	311
12/21/2022	199,222.97	51,683.83	51,683.83	147,539.14	147,539.14	-	2149	311
12/23/2022	\$1,119.23	290.36	290.36	828.87	828.87	-	2163	311
2/16/2023	\$2,285.10	592.82	592.82	1,692.28	1,692.28	-	2242	315
1/13/2023	\$4,511.90	1,170.51	1,170.51	3,341.39	3,341.39	-		
3/17/2023	1,154.20	299.43	299.43	854.77	854.77	-	2303	
4/11/2023	2,331.73	604.91	604.91	1,726.82	1,726.82	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	244,219.79	63,357.22	63,357.23	180,862.57	180,862.56	-		
Net Total on Roll	247,139.97		64,114.80		183,025.17	-		
Collection Surplus / (Deficit)	(2,920.18)		(757.57)		(2,162.61)			



CHAMPIONS RESERVE CDD
POLK COUNTY
JOE G. TEDDER



PROPERTY TAX COLLECTION PERIOD: 03/01/2023 TO
03/31/2023 | REPORT ID: 2437

CD009 - CHAMPIONS RESERVE CDD

ALL	CURRENT	PRIOR	INSTALLMENT	HOMESTEAD	BALANCE
TAXES	\$2,379.32	\$0.00	\$0.00	\$0.00	\$2,379.32
FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DISCOUNT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ADJUSTMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ROLLOVER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$2,379.32	\$0.00	\$0.00	\$0.00	\$2,379.32
COMMISSION	(\$47.59)	\$0.00	\$0.00	\$0.00	(\$47.59)
INCLUDED	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL	\$2,331.73	\$0.00	\$0.00	\$0.00	\$2,331.73

TOTALS FOR CHAMPIONS RESERVE CDD

Total Taxes Collected	\$2,379.32
Total Fees Collected	\$0.00
Total Discounts	\$0.00
Total Adjustments	\$0.00
Total Rollover	\$0.00
Total Commission	-\$47.59
Total Included	\$0.00
Total	\$2,331.73

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2023

Prepared by:



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

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of April 30, 2023
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>ASSETS</u>					
	35,560	-	-	-	35,560
Due From Other Funds	-	9,157	-	-	9,157
Investments:					
Interest Account	-	58,459	-	-	58,459
Prepayment Account	-	100	-	-	100
Reserve Fund	-	87,075	-	-	87,075
Revenue Fund	-	131,890	-	-	131,890
Fixed Assets					
Construction Work In Process	-	-	2,330,568	-	2,330,568
Amount Avail In Debt Services	-	-	-	301,750	301,750
Amount To Be Provided	-	-	-	2,138,250	2,138,250
TOTAL ASSETS	\$ 35,560	\$ 286,681	\$ 2,330,568	\$ 2,440,000	\$ 5,092,809
<u>LIABILITIES</u>					
Accounts Payable	\$ 2,584	\$ -	\$ -	\$ -	2,584
Bonds Payable	-	-	-	2,440,000	2,440,000
Due To Other Funds	9,157	-	-	-	9,157
TOTAL LIABILITIES	11,741	-	-	2,440,000	2,451,741
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	286,681	-	-	286,681
Unassigned:	23,819	-	2,330,568	-	2,354,387
TOTAL FUND BALANCES	23,819	286,681	2,330,568	-	2,641,068
TOTAL LIABILITIES & FUND BALANCES	\$ 35,560	\$ 286,681	\$ 2,330,568	\$ 2,440,000	\$ 5,092,809

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- Tax Collector	\$ 63,506	\$ 63,490	\$ (16)	99.97%
TOTAL REVENUES	63,506	63,490	(16)	99.97%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	3,000	1,200	1,800	40.00%
ProfServ-Trustee Fees	4,300	2,694	1,606	62.65%
Disclosure Report	3,000	1,750	1,250	58.33%
District Counsel	2,690	869	1,821	32.30%
District Engineer	3,000	-	3,000	0.00%
District Manager	27,500	16,042	11,458	58.33%
Auditing Services	4,400	-	4,400	0.00%
Website Compliance	1,900	1,500	400	78.95%
Postage, Phone, Faxes, Copies	125	52	73	41.60%
Public Officials Insurance	1,500	2,395	(895)	159.67%
Legal Advertising	2,000	1,533	467	76.65%
Bank Fees	100	-	100	0.00%
Website Administration	500	292	208	58.40%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	54,215	28,502	25,713	52.57%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	9,291	8,447	844	90.92%
Total Other Physical Environment	9,291	8,447	844	90.92%
TOTAL EXPENDITURES	63,506	36,949	26,557	58.18%
Excess (deficiency) of revenues				
Over (under) expenditures	-	26,541	26,541	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(2,722)		
FUND BALANCE, ENDING		\$ 23,819		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending April 30, 2023

Series 2016 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 114	\$ 114	0.00%
Special Assmnts- Tax Collector	172,013	181,242	9,229	105.37%
TOTAL REVENUES	172,013	181,356	9,343	105.43%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	55,000	-	55,000	0.00%
Interest Expense	117,013	114,663	2,350	97.99%
Total Debt Service	172,013	114,663	57,350	66.66%
TOTAL EXPENDITURES	172,013	114,663	57,350	66.66%
Excess (deficiency) of revenues				
Over (under) expenditures	-	66,693	66,693	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		219,988		
FUND BALANCE, ENDING		\$ 286,681		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
General Fixed Assets Account Group Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		2,330,568		
FUND BALANCE, ENDING		<u>\$ 2,330,568</u>		

CHAMPIONS RESERVE CDD

Bank Reconciliation

Bank Account No. 7969 TRUIST - GF Operating
Statement No. 4-23
Statement Date 4/30/2023

G/L Balance (LCY)	35,560.05	Statement Balance	37,419.54
G/L Balance	35,560.05	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	37,419.54
Subtotal	35,560.05	Outstanding Checks	1,859.49
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	35,560.05	Ending Balance	35,560.05
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
4/6/2023	Payment	320	CALLEY L MOLINA		200.00	200.00	0.00
4/6/2023	Payment	321	KYLE ERIC DAVIS		200.00	200.00	0.00
4/6/2023	Payment	322	TERRY L. ALFREY		200.00	200.00	0.00
4/13/2023	Payment	323	APPLETON REISS PLLC		434.50	434.50	0.00
4/19/2023	Payment	324	CHAMPIONS RESERVE CDD		1,726.82	1,726.82	0.00
Total Checks					2,761.32	2,761.32	0.00
Deposits							
4/11/2023		JE000057	Debt Service/Tax Revenue	G/L	2,331.73	2,331.73	0.00
Total Deposits					2,331.73	2,331.73	0.00
Outstanding Checks							
10/1/2022		JE000014	Outstanding check# 0274; Champions		854.77	0.00	854.77
4/27/2023	Payment	325	CA FLORIDA HOLDINGS, LLC		804.72	0.00	804.72
4/27/2023	Payment	326	L. MICHELLE VON HATTEN		200.00	0.00	200.00
Total Outstanding Checks.....					1,859.49		1,859.49