

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 28, 2019**

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, AUGUST 28, 2019**

10:00 A.M.

The Lakeland Public Library Larry R. Jackson Branch
Located at 1700 N. Florida Ave., Lakeland, FL 33805

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jeb Bittner Eric Davidson Shawndel Kaiser Debby Nussel Vacant
District Manager	Meritus	Brian Lamb
District Attorney	Straley & Robin	John Vericker Vivek Babbar
District Engineer	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 meeting will begin at **10:00 a.m.** with the third 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) 397-5120 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 fourth 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 fifth 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 sixth 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 ADMINSTRATOR 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) 397-5120, 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, 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 **Wednesday, August 28, 2019 at 10:00 a.m.** at The Lakeland Public Library Larry R. Jackson Branch located at 1700 N. Florida Avenue, Lakeland, FL 33805. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 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 2020 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-04; Adopting Fiscal Year 2020 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 2019-05; Levying O&M AssessmentsTab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2019-06; Setting Fiscal Year 2020 Meeting ScheduleTab 03
 - B. Acceptance of Board Resignation – Brian Howell.....Tab 04
 - C. General Matters of the District
- 7. CONSENT AGENDA**
 - A. Consideration of Minutes of Board of Supervisors Meeting May 31, 2019Tab 05
 - B. Consideration of Operations and Maintenance Expenditures May 2019Tab 06
 - C. Consideration of Operations and Maintenance Expenditures June 2019Tab 07
 - D. Consideration of Operations and Maintenance Expenditures July 2019.....Tab 08
 - E. Review of Financial Statements through July 31, 2019Tab 09
- 8. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 9. SUPERVISORS REQUESTS**
- 10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 11. 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) 397-5120.

Sincerely,
Brian Lamb
CEO

RESOLUTION 2019-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the "**Board**") a proposed budget for the next ensuing budget year (the "**Proposed Budget**"), along with an explanatory and complete financial plan for each fund of the Champion's Reserve Community Development District (the "**District**"), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 28, 2019 at 10:00 a.m. as the date and time for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt 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; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project 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 OF SUPERVISORS OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Budget

- a. That the Board has reviewed the District Manager's 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 2018/2019 and/or revised projections for fiscal year 2019/2020.

- 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 the Champion’s Reserve Community Development District for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020,” as adopted by the Board on August 28, 2019.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$228,138.00 to be raised by the levy of assessments and otherwise, 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	\$50,200.00
Total Debt Service Funds	\$177,938.00
Total All Funds*	\$228,138.00*

*Not inclusive of any collection costs.

Section 3. Budget Amendments

Pursuant to Section 189.016, 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. By resolution, the Board may increase 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.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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 of the 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. and d. above are posted on the District’s website within 5 days after adoption.

Section 4. Effective Date.

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 28TH DAY OF AUGUST, 2019.

ATTEST:

**CHAMPION’S RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Assistant Secretary

By: _____
Chair of the Board of Supervisors

Exhibit A: 2019/2020 Budget

2020



CHAMPION'S RESERVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

AUGUST 28, 2019



CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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AUGUST 28, 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 2020, which begins on October 1, 2019. 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 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts - On Roll	23,172.86	28,530.79	714.88	29,245.67	6,072.81
Operations & Maintenance Assmts - Off Roll	27,027.14	1,824.00	11,172.00	12,996.00	(14,031.14)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$50,200.00	\$30,354.79	\$11,886.88	\$42,241.67	(\$7,958.33)
DEVELOPER CONTRIBUTION					
Developer contribution	0.00	7,159.00	9,506.78	16,665.78	16,665.78
TOTAL DEVELOPER CONTRIBUTION	\$0.00	\$7,159.00	\$9,506.78	\$16,665.78	\$16,665.78
TOTAL REVENUES	\$50,200.00	\$37,513.79	\$21,393.66	\$58,907.45	\$8,707.45
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	27,500.00	11,458.35	16,041.65	27,500.00	0.00
District Engineer	500.00	312.50	187.50	500.00	0.00
Disclosure Report	3,000.00	0.00	3,000.00	3,000.00	0.00
Trustees Fees	4,500.00	2,690.09	1,409.91	4,100.00	(400.00)
Auditing Services	5,500.00	3,700.00	800.00	4,500.00	(1,000.00)
Postage, Phone, Faxes, Copies	300.00	12.36	17.30	29.66	(270.34)
Public Officials Insurance	1,085.00	2,000.00	2,800.00	4,800.00	3,715.00
Legal Advertising	500.00	290.50	406.70	697.20	197.20
Bank Fees	300.00	86.36	120.90	207.26	(92.74)
Dues, Licenses & Fees	175.00	199.40	279.16	478.56	303.56
Miscellaneous	0.00	667.40	934.36	1,601.76	1,601.76
Website Administration	500.00	4,950.00	0.00	4,950.00	4,450.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$43,860.00	\$26,366.96	\$25,997.49	\$52,364.45	\$8,504.45
LEGAL COUNSEL					
District Counsel	1,943.00	926.45	573.55	1,500.00	(443.00)
TOTAL LEGAL COUNSEL	\$1,943.00	\$926.45	\$573.55	\$1,500.00	(\$443.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	4,397.00	5,043.00	0.00	5,043.00	646.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$4,397.00	\$5,043.00	\$0.00	\$5,043.00	\$646.00
CAPITAL RESERVE					
Capital Reserve	0.00	0.00		0.00	0.00
TOTAL CAPITAL RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$50,200.00	\$32,336.41	\$26,571.04	\$58,907.45	\$8,707.45
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$5,177.38	(\$5,177.38)	\$0.00	\$0.00

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts - On Roll	23,172.86	29,245.67	6,072.81	50,200.00	27,027.14
Operations & Maintenance Assmts - Off Roll	27,027.14	12,996.00	(14,031.14)	0.00	(27,027.14)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$50,200.00	\$42,241.67	(\$7,958.33)	\$50,200.00	\$0.00
DEVELOPER CONTRIBUTION					
Developer contribution	0.00	16,665.78	16,665.78	0.00	0.00
TOTAL DEVELOPER CONTRIBUTION	\$0.00	\$16,665.78	\$16,665.78	\$0.00	\$0.00
TOTAL REVENUES	\$50,200.00	\$58,907.45	\$8,707.45	\$50,200.00	\$0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	27,500.00	27,500.00	0.00	27,500.00	0.00
District Engineer	500.00	500.00	0.00	500.00	0.00
Disclosure Report	3,000.00	3,000.00	0.00	3,000.00	0.00
Trustees Fees	4,500.00	4,100.00	(400.00)	4,500.00	0.00
Auditing Services	5,500.00	4,500.00	(1,000.00)	5,500.00	0.00
Postage, Phone, Faxes, Copies	300.00	29.66	(270.34)	250.00	(50.00)
Public Officials Insurance	1,085.00	4,800.00	3,715.00	1,378.00	293.00
Legal Advertising	500.00	697.20	197.20	700.00	200.00
Bank Fees	300.00	207.26	(92.74)	200.00	(100.00)
Dues, Licenses & Fees	175.00	478.56	303.56	175.00	0.00
Miscellaneous	0.00	1,601.76	1,601.76	0.00	0.00
Website Administration	500.00	4,950.00	4,450.00	500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$43,860.00	\$52,364.45	\$8,504.45	\$44,203.00	\$343.00
LEGAL COUNSEL					
District Counsel	1,943.00	1,500.00	(443.00)	1,600.00	(343.00)
TOTAL LEGAL COUNSEL	\$1,943.00	\$1,500.00	(\$443.00)	\$1,600.00	(\$343.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	4,397.00	5,043.00	646.00	4,397.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$4,397.00	\$5,043.00	\$646.00	\$4,397.00	\$0.00
CAPITAL RESERVE					
Capital Reserve	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$50,200.00	\$58,907.45	\$8,707.45	\$50,200.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$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.

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	\$	177,938
TOTAL REVENUES	\$	177,938

EXPENDITURES

Series 2016 May Bond Interest Payment	\$	63,969
Series 2016 November Bond Principal Payment	\$	50,000
Series 2016 November Bond Interest Payment	\$	63,969
TOTAL EXPENDITURES	\$	177,938
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	2,635,000
Principal Payment Applied Toward Series 2016 Bonds	\$	50,000
Bonds Outstanding - Period Ending 11/1/2020	\$	2,585,000

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
	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.

RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPION’S RESERVE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Polk County, Florida (the “**County**”); and

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2019/2020 (“**Operations and Maintenance Budget**”), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operations and maintenance services and facilities provided by the District as described in the Operations and Maintenance Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County tax roll and collected by the County Tax Collector (“**Uniform Method**”); and

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Operations and Maintenance Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Operations and Maintenance Budget; and

WHEREAS, it is in the best interests of the District to certify the adopted assessment roll of the District as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (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 OF SUPERVISORS OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit A** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibit A** and in the Assessment Roll.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibit A** and in the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE. The collection of the previously levied debt service assessments and operations and maintenance special assessments on all assessable lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit A** and in the Assessment Roll. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's 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 property roll by the Property Appraiser after the date of this

Resolution, and shall amend the District's 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. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 28TH DAY OF AUGUST, 2019.

ATTEST:

**CHAMPION'S RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Brian Howell
Assistant Secretary

By: _____
Jeb Bittner
Chair of the Board of Supervisors

Exhibit A – Fiscal Year 2019/2020 Operations and Maintenance Budget

RESOLUTION 2019-06

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 2020 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 2020 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 28TH DAY OF AUGUST, 2019

ATTEST:

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020**

May	27, 2020	10:00 a.m.
August	26, 2020	10:00 a.m.

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

From: [Brian Howell](#)
To: [Brittany Crutchfield](#); [Monica Alvarez](#)
Subject: Champions Reserve
Date: Tuesday, July 30, 2019 11:07:32 AM

Please accept this as my resignation from the board of supervisors for Champions Reserve CDD. My resignation is effective today July 30th, 2019. Please let me know if I need to fill out anything.

Thanks Brian

Brian Howell
Director of Services



**CHAMPION’S RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

May 31, 2019 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, May 31, 2019 at 10:00 a.m.** at The Lakeland Public Library Larry R. Jackson Branch, located at 1700 N. Florida Avenue Lakeland, FL 33805.

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, May 31, 2019 at 10:00 a.m.**

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

Jeb Bittner	Chair	<i>via speakerphone</i>
Eric Davidson	Vice Chair	
Brian Howell	Supervisor	
Debby Nussel	Supervisor	

Staff Members Present:

Brian Lamb	Meritus	<i>via speakerphone</i>
Debby Nussel	Meritus	
Kristen Schalter	Straley Robin Vericker	

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS

There were no audience questions and comments.

3. BUSINESS ITEMS

A. Annual Disclosure of Qualified Electors

Mrs. Nussel announced that Champions Reserve CDD had 182 qualified electors as of April 15, 2019.

B. Acceptance of Financial Report for Fiscal Year Ended September 30, 2018

The Board reviewed the audit.

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MOTION TO:	Accept the Financial Report for Fiscal Year Ended September 20, 2018.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. Consideration of Resolution 2019-03; Approving Fiscal Year 2019 Proposed Budget & Setting Public Hearing

Mrs. Nussel went over the resolution and budget line items with the Board. The public hearing is scheduled for August 28, 2019 at 10:00 a.m.

MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

D. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Landowners Election November 27, 2018**
- B. Consideration of Minutes of the Board of Supervisors Meeting November 27, 2018**
- C. Consideration of Operations and Maintenance Expenditures October 2018**
- D. Consideration of Operations and Maintenance Expenditures November 2018**
- E. Consideration of Operations and Maintenance Expenditures December 2018**
- F. Consideration of Operations and Maintenance Expenditures January 2019**
- G. Consideration of Operations and Maintenance Expenditures February 2019**
- H. Consideration of Operations and Maintenance Expenditures March 2019**
- I. Consideration of Operations and Maintenance Expenditures April 2019**
- J. Review of Financial Statements Month Ending April 30, 2019**

The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

5. VENDOR/STAFF REPORTS
A. District Counsel

Ms. Schalter stated that she had already prepared the budget ad for the District.

B. District Manager
C. District Engineer

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 Davidson
SECONDED BY:	Supervisor Howell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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

122

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

124

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

128

129 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
130 **meeting held on _____.**

131

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133 _____
Signature

134

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136 _____
Printed Name

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138 **Title:**

139 **Chair**

140 **Vice Chair**

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Signature

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Signature

Date



Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9052	\$ 2,296.17		Management Services - May
Monthly Contract Sub-Total		\$ 2,296.17		
Variable Contract				
Hanson Walter & Associates, Inc.	5268327	\$ 406.25		Engineering Services - April
Variable Contract Sub-Total		\$ 406.25		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
IPFS Corporation	GAA 850056 050119	\$ 598.22		Insurance Payment - 05/01/19
The Ledger	L060G0IVF1	313.83		Change in Meeting Date - 05/24/19
Regular Services Sub-Total		\$ 912.05		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:				
		\$ 3,614.47		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9052
 Invoice Date: May 1, 2019
 Page: 1

Bill To:
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		5/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		2,291.67
		Postage - March		4.50
		M		

REVIEWED thomas 4/18/2019

Subtotal	2,296.17
Sales Tax	
Total Invoice Amount	2,296.17
Payment/Credit Applied	
TOTAL	2,296.17



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

Page: 1 of 1
 5231-02
 5268327

INVOICE

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT C/O JEB BITTNER, CHAIRMAN 2005 PAM AN CIRCLE SUITE 120 TAMPA, FLORIDA 338607	CLIENT ID: 8076 INVOICE #: 5268327 INVOICE DATE: 5/9/2019 DUE DATE: 5/19/2019 BILLED THROUGH: 4/30/2019
---	---

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

PO:

PERIOD: April 2019
 For Services Rendered Through April 30, 2019

Site paving inspection of Phase1 with Ryan Homes and Jeb.

Received
 MAY 13 2019

TIME & MATERIALS
CIVIL ENGINEERING SERVICES
REIMBURSABLES

Total Billed To Date	Amount Previously Billed	Amount This Billing
718.75	312.50	406.25
0.00	0.00	0.00
718.75	312.50	406.25

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

Total Invoice \$406.25

REVIEWEDdthomas 5/24/2019

51300
 3103
 29

Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

INSURED
CHAMPION'S RESERVE COMMUNITY
DEVELOPMENT DISTRICT C/O MERITUS
2005 PAN AM CIR STE 120
TAMPA, FL 33607-2529

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
8	GAA-850056	06/01/19

DST 00124519

For overnight or priority delivery, please mail to: 1055 BROADWAY 11TH FLOOR KANSAS CITY, MO 64105	Make payments, view account information or register for electronic forms at ipfs.com. First time users please use access code L99J4GKE to register. For questions, please call (800)584-9969
--	--

PAYMENT DUE: \$598.22

IF RECEIVED AFTER 06/06/19

A LATE FEE WILL APPLY \$29.91
PLEASE PAY THIS AMOUNT \$628.13

MAKE CHECK PAYABLE AND REMIT TO:

IPFS CORPORATION
P.O. Box 730223
Dallas, TX 75373-0223

GAA08500563 00000598226

REVIEWEDdtthomas 5/24/2019

THE LEDGER

LEGAL ADVERTISING

FEDERAL ID # 47 2464860

INVOICE NUMBER
L060G0IVF1
BILLED ACCOUNT NUMBER
743238
REMITTANCE ADDRESS
LAKELAND LEDGER PUBLISHING PO BOX 913004 ORLANDO, FL 32891

BILLED ACCOUNT NAME AND ADDRESS
CHAMPIONS RESERVE CDD MERITUS 2005 PAN AM CIRCLE STE 120 TAMPA, FL 33607

PLEASE RETURN THIS INVOICE ALONG WTH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	Description	Size	PAID	NET AMOUNT
5/24/2019	L060G0OVF1	CHANGE IN MEETING DATE NOTICE REGULAR BOAD MEETING	1 X 65		\$ 313.83

BILLED ACCOUNT NUMBER: 743238	TOTAL AMOUNT DUE
	\$313.83

REVIEWEDdtThomas 5/1/2019

THE LEDGER, LEGAL ADVERTISING, PO BOX 408, LAKELAND, FL 33801

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:	L060G0IVF1	Pubs:	1,11	Rate:	LA
Phone:	(813)397-5120	Class:	0001	Charges:	\$ 0.00
Account:	743238	Start Date:	05/24/2019	List Price:	\$ 313.83
Name:	N/A,	Stop Date:	05/24/2019	Payments:	\$ 0.00
Caller:	Brittany	Insertions:	2	Balance:	\$ 313.83
Taken By:	L060	Columns:	1	Lines:	65
Schedule:	5/24 1x, 5/24 1x, , ,			Taken On:	04/30/2019

**NOTICE OF REGULAR BOARD
"CHANGE IN MEETING DATE"
CHAMPIONS RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Champions Reserve Community Development District will hold the Regular Meeting of the Board to consider any and all business which may properly come before them. The Regular Meeting of the Board of Supervisors of the Champions Reserve Community Development District has been re-scheduled from Monday, May 27, 2019 at 10:00 a.m. to Friday, May 31, 2019 at 10:00 a.m. at the Lakeland Public Library Larry R. Jackson Branch located at 1700 North Florida Avenue, Lakeland, Florida 33805.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A copy of the agenda for any of the meetings may be obtained by contacting Meritus at (813) 397-5120; Fax: (813) 873-7070.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Debby Nussel
District Manager

L1530 5-24; 2019 IVF1

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
Monthly Contract				
Meritus Districts	9106	\$ 2,296.17		Management Services - June
Monthly Contract Sub-Total		\$ 2,296.17		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
IPFS Corporation	GAA 850056 060119	\$ 598.22		Insurance Payment - 06/01/19
Regular Services Sub-Total		\$ 598.22		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,894.39		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9106
 Invoice Date: Jun 1, 2019
 Page: 1

Bill To:
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		6/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		2,291.67
		Postage - April		4.50
		<i>M</i>		

REVIEWED Thomas 6/3/2019

Subtotal	2,296.17
Sales Tax	
Total Invoice Amount	2,296.17
Payment/Credit Applied	
TOTAL	2,296.17

Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

INSURED
CHAMPION'S RESERVE COMMUNITY
DEVELOPMENT DISTRICT C/O MERITUS
2005 PAN AM CIR STE 120
TAMPA, FL 33607-2529

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
9	GAA-850056	07/01/19

For overnight or priority delivery, please mail to: 1055 BROADWAY 11TH FLOOR KANSAS CITY, MO 64105	Make payments, view account information or register for electronic forms at ipfs.com. First time users please use access code L99J4GKE to register. For questions, please call (800)584-9969
---	---

PAYMENT DUE: \$598.22

IF RECEIVED AFTER 07/06/19

A LATE FEE WILL APPLY \$29.91
PLEASE PAY THIS AMOUNT \$628.13

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. Box 730223
Dallas, TX 75373-0223

GAA08500563 00000598226

DETACH HERE

REVIEWEDdtThomas 6/17/2019

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9154	\$ 2,293.17		Management Services - July
Monthly Contract Sub-Total		\$ 2,293.17		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
IPFS Corporation	GAA 850056 070119	\$ 598.22		Insurance Payment - July
Regular Services Sub-Total		\$ 598.22		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,891.39		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9154
 Invoice Date: Jul 1, 2019
 Page: 1

Bill To:
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		7/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - July		2,291.67
		Postage - May		1.50
<i>JSB</i>				

REVIEWED Thomas 6/25/2019

Subtotal	2,293.17
Sales Tax	
Total Invoice Amount	2,293.17
Payment/Credit Applied	
TOTAL	2,293.17

37 *NR*

Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

INSURED
CHAMPION'S RESERVE COMMUNITY
DEVELOPMENT DISTRICT C/O MERITUS
2005 PAN AM CIR STE 120
TAMPA, FL 33607-2529

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
10	GAA-850056	08/01/19

<p>For overnight or priority delivery, please mail to: 1055 BROADWAY 11TH FLOOR KANSAS CITY, MO 64105</p>	<p>Make payments, view account information or register for electronic forms at ipfs.com. First time users please use access code L99J4GKE to register. For questions, please call (800)584-9969</p>
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PAYMENT DUE: \$598.22

IF RECEIVED AFTER 08/06/19

A LATE FEE WILL APPLY \$29.91
PLEASE PAY THIS AMOUNT \$628.13

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. Box 730223
Dallas, TX 75373-0223

GAA08500563 00000598226

DETACH HERE

REVIEWEDdtthomas 7/17/2019

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2019



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 7/31/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets					
Cash--Operating Account	1,085	0	0	0	1,085
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	65,920	0	0	65,920
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	0	0	0	0	0
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	196,716	196,716
Amount To Be Provided--Debt Service	0	0	0	2,532,079	2,532,079
Other	0	0	0	0	0
Total Assets	<u>1,085</u>	<u>247,232</u>	<u>2,330,568</u>	<u>2,728,795</u>	<u>5,307,680</u>
Liabilities					
Accounts Payable	2,293	0	0	0	2,293
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
Other Current Liabilities	0	0	0	0	0
Revenue Bond--Long Term--Series 2016	0	0	0	2,728,795	2,728,795
Unearned Revenues	0	0	0	0	0
Total Liabilities	<u>2,293</u>	<u>0</u>	<u>0</u>	<u>2,728,795</u>	<u>2,731,088</u>
Fund Equity & Other Credits					
Fund Balance--All Other Reserves	0	216,265	0	0	216,265
Fund Balance--Unreserved	0	0	0	0	0
Investment in General Fixed Assets	0	0	2,330,568	0	2,330,568
Other	(1,209)	30,967	0	0	29,759
Total Fund Equity & Other Credits	<u>(1,208)</u>	<u>247,232</u>	<u>2,330,568</u>	<u>0</u>	<u>2,576,592</u>
Total Liabilities & Fund Equity	<u>1,085</u>	<u>247,232</u>	<u>2,330,568</u>	<u>2,728,795</u>	<u>5,307,680</u>

Champions Reserve CDD

Statement of R&E

001 - General Fund
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments-Tax Roll	23,173	30,241	7,068	31 %
O&M Assessments-Off Roll	27,027	5,928	(21,099)	(78)%
Interest Earnings				
Interest Earnings	0	6	6	0 %
Contribution & Donations From Private Sources				
Developer Contribution	0	7,159	7,159	0 %
Total Revenues	<u>50,200</u>	<u>43,334</u>	<u>(6,866)</u>	<u>(14)%</u>
Expenditures				
Financial & Administrative				
District Manager	27,500	22,917	4,583	17 %
District Engineer	500	719	(219)	(44)%
Disclosure Report	3,000	0	3,000	100 %
Trustee Fees	4,500	2,690	1,810	40 %
Auditing Services	5,500	3,700	1,800	33 %
Postage, Phone, Faxes, Copies	300	25	275	92 %
Public Officials Insurance	1,085	2,000	(915)	(84)%
Legal Advertising	500	604	(104)	(21)%
Bank Fees	300	101	199	66 %
Dues, Licenses, & Fees	175	199	(24)	(14)%
Miscellaneous	0	667	(667)	0 %
Web Administration	500	4,950	(4,450)	(890)%
Legal Counsel				
District Counsel	1,943	926	1,017	52 %
Other Physical Environment				
Property & Casualty Insurance	4,397	5,043	(646)	(15)%
Total Expenditures	<u>50,200</u>	<u>44,542</u>	<u>5,658</u>	<u>11 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,209)</u>	<u>(1,209)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	0	0	0 %
Fund Balance, End of Period	<u>0</u>	<u>(1,208)</u>	<u>(1,208)</u>	<u>0 %</u>

Champions Reserve CDD

Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 7/31/2019

(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	0	109,196	109,196	0 %
Debt Service Assessments-Off Roll	179,750	22,152	(157,598)	(88)%
Debt Service Assessments-Developer	0	75,738	75,738	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>601</u>	<u>601</u>	<u>0 %</u>
Total Revenues	<u>179,750</u>	<u>207,687</u>	<u>27,937</u>	<u>16 %</u>
Expenditures				
Financial & Administrative				
Miscellaneous	0	1,154	(1,154)	0 %
Debt Service Payments				
Interest	129,750	130,566	(816)	(1)%
Principal	<u>50,000</u>	<u>45,000</u>	<u>5,000</u>	<u>10 %</u>
Total Expenditures	<u>179,750</u>	<u>176,720</u>	<u>3,030</u>	<u>2 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>30,967</u>	<u>30,967</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	216,265	216,265	0 %
Fund Balance, End of Period	<u>0</u>	<u>247,232</u>	<u>247,232</u>	<u>0 %</u>

Champions Reserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 07/31/19
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	856.70
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>228.00</u>
Reconciled Bank Balance	1,084.70
Balance Per Books	<u>1,084.70</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: 07/31/19
Reconciliation Date: 7/31/2019
Status: Locked

Outstanding Suspense Items

<u>Item Number</u>	<u>Date</u>	<u>Description</u>	<u>Amount</u>
139241	7/23/2019	Not yet deposited.	<u>228.00</u>
Outstanding Suspense Items			<u>228.00</u>

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 07/31/19
Reconciliation Date: 7/31/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0138	6/14/2019	Series 2016 FY19 Tax Dist ID May 1-31	889.31	Champions Reserve CDD
0139	6/19/2019	Series 2016 FY19 Tax Dist ID Tax Sale	1,804.52	Champions Reserve CDD
0140	7/1/2019	System Generated Check/Voucher	2,296.17	Meritus Districts
0141	7/18/2019	System Generated Check/Voucher	598.22	IPFS Corporation
CD030	7/31/2019	Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>5,603.22</u>	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 07/31/19

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	138143	6/28/2019	Off Roll - Lot 176	228.00
	138957	7/9/2019	Off Roll - Lot 137	228.00
	138393	7/17/2019	Off Roll - Lot 187	228.00
	139057	7/17/2019	Off Roll - Lot 140 219	456.00
	139241	7/23/2019	Off Roll - Lot 179	228.00
	CR104	7/23/2019	Interest Distribution - 07.23.19	5.60
				<hr/>
Cleared Deposits				1,373.60
				<hr/> <hr/>

07/31/2019



Account Statement

CHAMPIONS RESERVE COMMUNITY DEVELOPM
 2005 PAM AM CIRCLE
 SUITE 120
 TAMPA FL 33607

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		07/01/2019 - 07/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$5,314.32	Average Balance	\$2,178.00
Deposits/Credits	\$1,145.60	Average Collected Balance	\$2,126.52
Checks	\$5,588.22	Number of Days in Statement Period	31
Withdrawals/Debits	\$15.00		
Ending Balance	\$856.70		

Overdraft Protection
 Account Number: [Redacted] Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	07/05	228.00		DEPOSIT	07/18	684.00		DEPOSIT
	07/18	228.00		DEPOSIT				
	07/25	5.60		ELECTRONIC/ACH CREDIT JOE G TEDDER POL TAX DISTR 87				
Deposits/Credits: 4				Total Items Deposited: 4				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	138	889.31	07/16	140	2,296.17	07/02	141	598.22	07/25
	139	1,804.52	07/16						
Checks: 4									

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/31	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	5,314.32	5,314.32	07/18	1,464.32	552.32
	07/02	3,018.15	3,018.15	07/19	1,464.32	1,464.32
	07/05	3,246.15	3,018.15	07/25	871.70	871.70
	07/08	3,246.15	3,246.15	07/31	856.70	856.70
	07/16	552.32	552.32			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.