

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 9, 2020**

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
TUESDAY, June 9, 2020
10:00 A.M.**

Call In Number: 1-866-906-9330

Access Code: 7979718

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

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) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The 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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, or 7-1-1 who can aid you in contacting the District Office.

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

Board of Supervisors
Champion's Reserve Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of Champion's Reserve Community Development District will be held on **June 9, 2020 at 10:00 a.m.** via conference call at the information listed below:

Call In Number: 1-866-906-9330

Access Code: 7979718

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Acceptance of Financial Report for Fiscal Year Ended September 30, 2019Tab 01
 - B. Annual Qualified ElectorsTab 02
 - C. Consideration of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget & Setting Public HearingTab 03
 - D. Consideration of Resolution 2020-02; Adopting Default Statutory Alternative Investment Policies.....Tab 04
 - E. Consideration of Resolution 2020-03; Setting Landowners Election and MeetingTab 05
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting & Public Hearing August 31, 2019Tab 06
 - B. Consideration of Operations and Maintenance Expenditures August- December 2019.....Tab 07
 - C. Consideration of Operations and Maintenance Expenditures January – April 2020Tab 08
 - D. Review of Financial Statements through April 30, 2020.....Tab 09
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISORS REQUESTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. ADJORNMENT**

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

Sincerely,

Debby Nussel
District Manager

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Champion's Reserve Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Champion's Reserve Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 7, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

February 7, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Champion's Reserve Community Development District, Polk County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$33,170).
- The change in the District's total net position in comparison with the prior fiscal year was (\$5,992), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$258,294, an increase of \$42,028 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, non-spendable for prepaid items, and the remainder is deficit unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer revenues and special assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		2019	2018
Assets, excluding capital assets	\$	275,036	\$ 223,728
Capital assets, net of depreciation		2,446,527	2,540,187
Total assets		2,721,563	2,763,915
Current liabilities		70,805	62,205
Long-term liabilities		2,683,928	2,728,888
Total liabilities		2,754,733	2,791,093
Net Position			
Net investment in capital assets		(237,401)	(188,701)
Restricted		203,708	161,523
Unrestricted		523	-
Total net position	\$	(33,170)	\$ (27,178)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 256,497	\$ 212,683
Operating grants and contributions	18,008	23,535
Capital grants and contributions	-	6
General revenues	6	-
Total revenues	274,511	236,224
Expenses:		
General government	51,874	45,395
Maintenance and operations	98,703	98,057
Interest	129,926	131,558
Total expenses	280,503	275,010
Change in net position	(5,992)	(38,786)
Net position - beginning	(27,178)	11,608
Net position - ending	\$ (33,170)	\$ (27,178)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2019 was \$280,503. The costs of the District's activities were funded primarily by program revenues. Program revenues of the District are comprised of primarily of assessments and Developer contributions in the current fiscal year. The majority of the increase in revenues from the prior fiscal year is due to higher assessment collections. In total, expenses increased slightly from the prior fiscal year. The majority of the increase was for increased professional fees, including fees to improve website compliance with disability requirements.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2019 exceeded appropriations by \$5,563. The over expenditures were funded by Developer contributions.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$2,727,507 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$280,980 has been taken, which resulted in a net book value of \$2,446,527. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2019, the District had \$2,685,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Champion's Reserve Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

	Governmental Activities
ASSETS	
Cash	\$ 14,718
Assessments receivable	282
Prepaid items	2,486
Restricted assets:	
Investments	257,550
Capital assets:	
Depreciable, net	2,446,527
Total assets	<u>2,721,563</u>
LIABILITIES	
Accounts payable	6,261
Unearned revenues	10,481
Accrued interest payable	54,063
Non-current liabilities:	
Due within one year	50,000
Due in more than one year	2,633,928
Total liabilities	<u>2,754,733</u>
NET POSITION	
Net investment in capital assets	(237,401)
Restricted for debt service	203,708
Unrestricted	523
Total net position	<u>\$ (33,170)</u>

See notes to the financial statements

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense)</u>
		<u>Charges for</u>	<u>Operating Grants</u>	<u>Revenue and</u>
		<u>Services</u>	<u>and Contributions</u>	<u>Changes in Net</u>
				<u>Position</u>
Primary government:				
Governmental activities:				
General government	\$ 51,874	\$ 38,966	\$ 12,908	\$ -
Maintenance and operations	98,703	-	4,406	(94,297)
Interest on long-term debt	129,926	217,531	694	88,299
Total governmental activities	280,503	256,497	18,008	(5,998)
		General revenues:		
		Unrestricted investment earnings		6
		Total general revenues		6
		Change in net position		(5,992)
		Net position - beginning		(27,178)
		Net position - ending		<u>\$ (33,170)</u>

See notes to the financial statements

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 14,718	\$ -	\$ 14,718
Investments	-	257,550	257,550
Assessments receivable	61	221	282
Due from other funds	1,947	-	1,947
Prepaid items	539	1,947	2,486
Total assets	<u>\$ 17,265</u>	<u>\$ 259,718</u>	<u>\$ 276,983</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 6,261	\$ -	\$ 6,261
Due to other funds	-	1,947	1,947
Unearned revenue	10,481	-	10,481
Total liabilities	<u>16,742</u>	<u>1,947</u>	<u>18,689</u>
Fund balances:			
Nonspendable:			
Prepaid items	539	-	539
Restricted for:			
Debt service	-	257,771	257,771
Unassigned	(16)	-	(16)
Total fund balances	<u>523</u>	<u>257,771</u>	<u>258,294</u>
Total liabilities and fund balances	<u>\$ 17,265</u>	<u>\$ 259,718</u>	<u>\$ 276,983</u>

See notes to the financial statements

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

Total fund balances - governmental funds \$ 258,294

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	2,727,507	
Accumulated depreciation	<u>(280,980)</u>	2,446,527

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(54,063)	
Original issue discount	1,072	
Bonds payable	<u>(2,685,000)</u>	<u>(2,737,991)</u>

Net position of governmental activities		<u><u>\$ (33,170)</u></u>
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**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	
REVENUES			
Assessments	\$ 38,966	\$ 141,793	\$ 180,759
Developer contributions	17,314	75,738	93,052
Interest income	6	694	700
Total revenues	<u>56,286</u>	<u>218,225</u>	<u>274,511</u>
EXPENDITURES			
Current:			
General government	50,720	1,154	51,874
Maintenance and operations	5,043	-	5,043
Debt Service:			
Principal	-	45,000	45,000
Interest	-	130,566	130,566
Total expenditures	<u>55,763</u>	<u>176,720</u>	<u>232,483</u>
Excess (deficiency) of revenues over (under) expenditures	523	41,505	42,028
Fund balances - beginning	<u>-</u>	<u>216,266</u>	<u>216,266</u>
Fund balances - ending	<u>\$ 523</u>	<u>\$ 257,771</u>	<u>\$ 258,294</u>

See notes to the financial statements

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$	42,028
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Amounts reported for governmental activities in the statement of activities are different because:

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		45,000
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Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(93,660)
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Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Amortization of original issue discount/premium		(40)
Change in accrued interest		680
		680
Change in net position of governmental activities	\$	(5,992)

See notes to the financial statements

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Champion's Reserve Community Development District ("District") was established on November 20, 2015, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Polk County Ordinance 15-077. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, one of the Board members was affiliated with Gudmar Champion, LLC, Gravity Land Development, LLC and the Margolius Firm ("Developers"). Two of the Board members were affiliated with Meritus Corporation, the Management Company.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Furniture and equipment	7
Infrastructure	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2019:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt 5 - Ct	\$ 257,550	N/A	Not available
Total Investments	<u>\$ 257,550</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Equipment and furniture	\$ 25,045	\$ -	\$ -	\$ 25,045
Infrastructure	2,702,462	-	-	2,702,462
Total capital assets, being depreciated	2,727,507	-	-	2,727,507
Less accumulated depreciation for:				
Equipment and furniture	7,156	3,578	-	10,734
Infrastructure	180,164	90,082	-	270,246
Total accumulated depreciation	187,320	93,660	-	280,980
Total capital assets, being depreciated, net	2,540,187	(93,660)	-	2,446,527
Governmental activities capital assets, net	\$ 2,540,187	\$ (93,660)	\$ -	\$ 2,446,527

NOTE 5 – CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$7,848,500. The infrastructure will include roadways, potable water and wastewater systems, storm water systems, recreational facilities, and land improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. The project has been certified as complete.

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

Series 2016

In May 2016, the District issued \$2,775,000 of Special Assessment Bonds. The Series 2016 consists of \$190,000 which is due on November 1, 2020 with fixed interest rate of 3.625%, \$500,000 due on November 1, 2028 with fixed interest rate of 4.375%, and \$2,085,000 due on November 1, 2046 with fixed interest rate of 5.00%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2016. Principal on the Bonds is to be paid serially commencing November 1, 2017 through November 1, 2046.

The Series 2016 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2026. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2016	\$ 2,730,000	\$ -	\$ 45,000	\$ 2,685,000	\$ 50,000
Less Bond discount	1,112	-	40	1,072	-
Total	<u>\$ 2,728,888</u>	<u>\$ -</u>	<u>\$ 44,960</u>	<u>\$ 2,683,928</u>	<u>\$ 50,000</u>

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ 50,000	\$ 128,844	\$ 178,844
2021	50,000	127,031	177,031
2022	55,000	124,922	179,922
2023	55,000	122,516	177,516
2024	60,000	120,000	180,000
2025-2029	330,000	558,438	888,438
2030-2034	410,000	471,750	881,750
2035-2039	525,000	355,625	880,625
2040-2044	665,000	207,625	872,625
2045-2047	485,000	37,125	522,125
Total	<u>\$ 2,685,000</u>	<u>\$ 2,253,876</u>	<u>\$ 4,938,876</u>

NOTE 7 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2019 were as follows:

Fund	Receivable	Payable
General	\$ 1,947	\$ -
Debt Service	-	1,947
Total	<u>\$ 1,947</u>	<u>\$ 1,947</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to an invoice paid by the general fund for an expense of the debt service fund.

NOTE 8 – DEVELOPER TRANSACTIONS

The Developers own portions of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developers.

The Developers have agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$17,314. In addition, \$10,481 is included in unearned revenues at September 30, 2019.

The Developer has also agreed to fund the debt service on the Bonds which is not paid through special or prepaid assessments. During the current fiscal year, the Developer provided \$75,738 to the debt service fund. Subsequent to fiscal year end, the Developer provided \$38,601 for debt service payments

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original and Final			
REVENUES				
Assessments	\$ 50,200	\$	38,966	\$ (11,234)
Interest	-		6	6
Developer contributions	-		17,314	17,314
Total revenues	<u>50,200</u>		<u>56,286</u>	<u>6,086</u>
EXPENDITURES				
Current:				
General government	45,803		50,720	(4,917)
Maintenance and operations	4,397		5,043	(646)
Total expenditures	<u>50,200</u>		<u>55,763</u>	<u>(5,563)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>		523	<u>\$ 523</u>
Fund balance - beginning			<u>-</u>	
Fund balance - ending			<u>\$ 523</u>	

See notes to required supplementary information

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2019 exceeded appropriations by \$5,563. The over expenditures were funded by Developer contributions.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Champion's Reserve Community Development District
Polk County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Champion's Reserve Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 7, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated February 7, 2020

The District's response to the finding identified in our audit is described in the accompanying Management Letter. We did not audit the District's response and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

February 7, 2020



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Champion's Reserve Community Development District
Polk County, Florida

We have examined Champion's Reserve Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Champion's Reserve Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

February 7, 2020



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Champion's Reserve Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Champion's Reserve Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated February 7, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 7, 2020, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Champion's Reserve Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Champion's Reserve Community Development District, Polk County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

February 7, 2020

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2019-01 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2019.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: Management has established processes and provided training to ensure that amended budgets are prepared and filed timely.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.



April 16, 2020

Brian K. Lamb – District Manager
Champion's Reserve CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607-2380

RE: Champion's Reserve Community Development District Registered Voters

Dear Mr. Lamb,

In response to your request, there are currently **296** voters within the Champion's Reserve Community Development District. This number of registered voters in said District is as of **April 15, 2020**.

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". The signature is written in a cursive, flowing style.

Lori Edwards
Supervisor of Elections
Polk County, Florida

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2020/2021; 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 Champions Reserve Community Development District (“**District**”) prior to June 15, 2020 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**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 CHAMPIONS 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 25, 2020
HOUR:	10:00 a.m.
LOCATION*:	Lakeland Public Library Larry R. Jackson Branch 1700 North Florida Avenue Lakeland, Florida 33805

**Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as it may be extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: <http://championsreservecdd.org/>*

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 two 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 June 9, 2020.

Attest:

**Champions Reserve Community
Development District**

Debby Nussel
Secretary / Assistant Secretary

Jeb Bittner
Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2020/2021

2021



CHAMPION'S RESERVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021

PROPOSED ANNUAL OPERATING BUDGET

June 9, 2020

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 PROPOSED ANNUAL OPERATING BUDGET

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June 9, 2020

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

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

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

CHAMPION'S RESERVE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Proposed Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts - Tax Roll	50,200.00	50,200.00	0.00	74,482.00	24,282.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$50,200.00	\$50,200.00	\$0.00	\$74,482.00	\$24,282.00
DEVELOPER CONTRIBUTION					
Developer contribution	0.00	10,481.15	10,481.15	0.00	0.00
TOTAL DEVELOPER CONTRIBUTION	\$0.00	\$10,481.15	\$10,481.15	\$0.00	\$0.00
TOTAL REVENUES	\$50,200.00	\$60,681.15	\$10,481.15	\$74,482.00	\$24,282.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	12,000.00	12,000.00
TOTAL LEGISLATIVE	\$0.00	\$0.00	\$0.00	\$12,000.00	\$12,000.00
FINANCIAL & ADMINISTRATIVE					
District Manager	27,500.00	27,500.00	0.00	27,500.00	0.00
District Engineer	500.00	0.00	(500.00)	3,000.00	2,500.00
Disclosure Report	3,000.00	3,000.00	0.00	3,000.00	0.00
Trustees Fees	4,500.00	4,500.00	0.00	4,500.00	0.00
Auditing Services	5,500.00	5,500.00	0.00	5,400.00	(100.00)
Postage, Phone, Faxes, Copies	250.00	700.00	450.00	500.00	250.00
Public Officials Insurance	1,378.00	2,050.00	672.00	2,255.00	877.00
Legal Advertising	700.00	800.00	100.00	1,200.00	500.00
Bank Fees	200.00	200.00	0.00	250.00	50.00
Dues, Licenses & Fees	175.00	215.05	40.05	175.00	0.00
Email Hosting Vendor	0.00	0.00	0.00	600.00	600.00
ADA Website Compliance	0.00	0.00	0.00	1,900.00	1,900.00
Website Administration	500.00	500.00	0.00	1,500.00	1,000.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$44,203.00	\$44,965.05	\$762.05	\$51,780.00	\$7,577.00
LEGAL COUNSEL					
District Counsel	1,600.00	500.00	(1,100.00)	5,000.00	3,400.00
TOTAL LEGAL COUNSEL	\$1,600.00	\$500.00	(\$1,100.00)	\$5,000.00	\$3,400.00
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	4,397.00	5,184.00	787.00	5,702.00	1,305.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$4,397.00	\$5,184.00	\$787.00	\$5,702.00	\$1,305.00
CAPITAL RESERVE					
Capital Reserve	0.00	10,032.10	10,032.10	0.00	0.00
TOTAL CAPITAL RESERVE	\$0.00	\$10,032.10	\$10,032.10	\$0.00	\$0.00
TOTAL EXPENDITURES	\$50,200.00	\$60,681.15	\$10,481.15	\$74,482.00	\$24,282.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2021
PROPOSED ANNUAL OPERATING BUDGET

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	181,125
TOTAL REVENUES	\$	181,125

EXPENDITURES

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

ANALYSIS OF BONDS OUTSTANDING

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

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 2021	Total Annual Fees FY 2020	Total Increase FY 2021 to FY 2020
221	\$361.97	\$881.03	\$1,243.00	\$1,125.00	\$118.00
DUE IF PAID BY:	November 30	December 31	January 31	February 29	
	\$1,193.28	\$1,205.71	\$1,218.14	\$1,230.57	

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

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2016-19 AND ANY OTHER PRIOR INVESTMENT POLICIES AND ELECTING TO USE THE STATUTORY DEFAULT INVESTMENT POLICIES FOR INVESTING PUBLIC FUNDS IN EXCESS OF THE AMOUNTS NEEDED TO MEET CURRENT EXPENSES IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously adopted Resolution 2016-19 to establish a written investment policy in accordance with Section 218.415, Florida Statutes and appoint an investment representative for such funds; and

WHEREAS, the Board desires to rescind Resolution 2016-19 and any other prior investment policies, to not adopt a written investment policy, and instead use the statutory default investment policies for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415 (17), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Rescindment of Prior Investment Policies.** The Board hereby rescinds Resolution 2016-19 and any other prior investment policies in their entirety.
2. **Use of Statutory Default Investment Policies.** The Board hereby elects to use the statutory default alternative investment policies for the investment of public funds in excess of the amounts needed to meet current expenses, in accordance with Section 218.415(17), Florida Statutes, as amended.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED ON June 9, 2020.

Attest:

**Champions Reserve
Community Development District**

Debby Nussel
Assistant Secretary

Jeb Bittner
Chair of the Board of Supervisors

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Champion's Reserve Community Development District ("**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, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	John (Jeb) Bittner	2020
2	Eric Davidson	2020
3	Debby Nussel	2022
4	Vacant	2022
5	Vacant	2020

This year, Seat 1, currently held by John (Jeb) Bittner, Seat 2, currently held by Eric Davidson and Seat 5, is currently Vacant are subject to a landowner election. The term of office for the successful landowner candidates shall commence upon election and shall be for a four-year period.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 18th day of November, 2020, at 10:00 a.m., and located at Lakeland Public Library Larry R. Jackson Branch, located at 1700 North Florida Avenue, Lakeland, Florida 33805.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its June 9, 2020 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and

are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at Meritus, 2005 Pan Am Circle Drive, Suite 300, Tampa, Florida 33607, Ph: (813) 397-5120.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 9th DAY OF JUNE, 2020

**CHAMPION'S RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 18, 2020**

TIME: **10:00 A.M.**

LOCATION: **Lakeland Public Library Larry R. Jackson Branch located at 1700 North Florida Avenue, Lakeland, Florida 33805**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election in a landowner seat for a four-year period. The term of office for the successful landowner candidates shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – November 18, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Champion's Reserve Community Development District to be held at New Hope Baptist Church located at the Lakeland Public Library Larry R. Jackson Branch, located at 1700 North Florida Avenue, Lakeland, Florida 33805, on November 18, 2020 at 10:00 a.m., and at any adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 18, 2020

For Election (3 Supervisors): The candidates receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Champion's Reserve Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
5		

Date: _____

Signed: _____
Printed Name: _____

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

August 31, 2019 Minutes of the Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Champion's Reserve Community Development District was held on **Tuesday, August 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 and Public Hearing of the Board of Supervisors of the Champion's Reserve Community Development District to order on **Tuesday, August 31, 2019 at 10:00 a.m.**

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

Jeb Bittner	Chair
Eric Davidson	Vice Chair
Debby Nussel	Supervisor

Staff Members Present:

Debby Nussel	District Manager, Meritus
--------------	---------------------------

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS

There were no audience questions and comments.

3. RECESS TO PUBLIC HEARING

Mrs. Nussel directed the Board to recess to the public hearing.

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2020 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Staff Presentations

Mrs. Nussel went over each section of the proposed budget.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2019-04; Adopting Fiscal Year 2020 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

E. Close Public Hearing on Proposed Fiscal Year 2020 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davison
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open Public Hearing on Levying O&M Assessments

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Bittner
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Staff Presentations

Mrs. Nussel went over the proposed O&M assessments.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2019-05; Levying O&M Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-05.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

E. Close Public Hearing on Levying O&M Assessments

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Bittner
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

6. RETURN TO REGULAR MEETING

Mrs. Nussel directed the Board to return to the regular meeting.

7. BUSINESS ITEMS

A. Consideration of Resolution 2019-06; Setting Fiscal Year 2020 Meeting Schedule

Mrs. Nussel went over the resolution with the Board. The Board would like to change the meeting dates to March 24, 2020; May 19, 2020; and August 25, 2020 at the same location at 10:00 a.m.

MOTION TO:	Approve Resolution 2019-06 with the changes stated.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Acceptance of Board Resignations

The Board reviewed the resignations of Brian Howell and Shawndel Kaiser.

MOTION TO:	Accept the Board resignations of Brian Howell and Shawndel Kaiser.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. General Matters of the District

8. CONSENT AGENDA

- A. Consideration of Minutes of the Board of Supervisors Regular Meeting May 31, 2019**
- B. Consideration of Operations and Maintenance Expenditures May 2019**
- C. Consideration of Operations and Maintenance Expenditures June 2019**
- D. Consideration of Operations and Maintenance Expenditures July 2019**
- E. Review of Financial Statements Month Ending July 31, 2019**

The Board reviewed the Consent Agenda items.

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

9. VENDOR/STAFF REPORTS

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

There were no additional staff reports at this time.

10. SUPERVISOR REQUESTS

Supervisor Bittner wanted to make sure the CDD is covering the insurance for the amenities.

11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

12. ADJOURNMENT

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

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

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

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

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

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9205	\$ 2,296.47		Management Services - August
Monthly Contract Sub-Total		\$ 2,296.47		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Meritus Districts	9259	\$ 341.84		Reimburse for Ad Run in The Ledger - 08/08/19
Polk County Property Appraiser	4651668	2,486.25		1% Administration Fee - 08/07/19
Additional Services Sub-Total		\$ 2,828.09		
TOTAL:		\$ 5,124.56		

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
--------	---------------------------	--------	-----------------	----------------------

[] Chairman [] Vice Chairman [] Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9205
Invoice Date: Aug 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		8/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - August		2,291.67
		Postage - June		4.80
		14		

Subtotal	2,296.47
Sales Tax	
Total Invoice Amount	2,296.47
Payment/Credit Applied	
TOTAL	2,296.47

REVIEWED by dthomas 7/24/2019

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9259
Invoice Date: Aug 8, 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		8/8/19

Quantity	Item	Description	Unit Price	Amount
		Payment by Meritus Districts for ad run in The Ledger		341.84

Subtotal	341.84
Sales Tax	
Total Invoice Amount	341.84
Payment/Credit Applied	
TOTAL	341.84

REVIEWEDthomas 8/20/2019

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:	L060G0IYLD	Pubs:	1,11	Rate:	LA
Phone:	(813)397-5120	Class:	0001	Charges:	\$ 0.00
Account:	743238	Start Date:	08/09/2019	List Price:	\$ 341.84
Name:	N/A,	Stop Date:	08/09/2019	Payments:	\$ 0.00
Caller:	BRITTANY	Insertions:	2	Balance:	\$ 341.84
Taken By:	L060	Columns:	1	Lines:	71
Schedule:	8/9 1x, 8/9 1x, , ,			Taken On:	07/25/2019

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2019/2020 BUDGET;
AND NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.

The Board of Supervisors for the
Champion's Reserve Community De-
velopment District (the "District") will
hold a public hearing and a regular
meeting on August 28, 2019 at 10:00
a.m. at the Jackson Branch of the
Lakeland Public Library, located at
1700 North Florida Avenue, Lakeland,
Florida 33805, for the purpose of
hearing comments and objections on
the adoption of the budget of the Dis-
trict for Fiscal Year 2019/2020.

A regular board meeting of the Dis-
trict will also be held at that time
where the Board may consider any
other business that may properly
come before it. A copy of the agenda
and budgets may be obtained at the
offices of the District Manager, Meri-
tus, located at 2005 Pan Am Circle,
Suite 300, Tampa, Florida 33607, dur-
ing normal business hours.

The public hearing and meeting are
open to the public and will be con-
ducted in accordance with the provi-
sions of Florida law for community
development districts. The public
hearing and meeting may be contin-
ued to a date, time, and place to be
specified on the record at the meet-
ing.

There may be occasions when staff or
other individuals may participate by
speaker telephone.

Any person requiring special accom-
modations at this meeting because of
a disability or physical impairment
should contact the District Office at
(813) 397-5120 at least forty-eight
(48) hours prior to the meeting. If you
are hearing or speech impaired,
please contact the Florida Relay Ser-
vice at 711, for aid in contacting the
District Office.

Each person who decides to appeal
any decision made by the Board with
respect to any matter considered at
the public hearing or meeting is ad-
vised that person will need a record of
proceedings and that accordingly, the
person may need to ensure that a
verbatim record of the proceedings is

made, including the testimony and
evidence upon which such appeal is
to be based.

L2132 8-9; 2019 IYLD

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.

Polk County Property Appraiser

MARSHA FAUX PROPERTY APPRAISER
255 N WILSON AVE
BARTOW FL 33830-3951
Phone: (863)534-4775

INVOICE: 4651668

Page: 1 of 1

***** CUSTOMER *****
CHAMPIONS RESERVE CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA FL 33607

***** DELIVER TO *****

Invoice Date	Due Date	Ship Via	FOB	Terms	Reference
08/07/2019	08/07/2019			DUE	ADMIN FEE
Contact	Customer No	Phone	Fax	For	
ANNA LYALINA	468	(813)873-7300 x 301		1% Admin Fee	
Quantity	UOM	Description	Unit Price	Extended	
1.00		Champions Reserve CDD Maint 1% Administrative Fee	2,486.2500	2,486.25	
			SUBTOTAL:	2,486.25	
			TOTAL DUE:	2,486.25	

\$539¹⁷ - 15500 (prepaid)
\$1947⁰⁸ - 13102 (due from DS)

Detach and Return With Payment

Send Payment To:

Invoice: 4651668
Customer: 468
CHAMPIONS RESERVE
2005 PAN AM CIRCLE, SUITE 120
TAMPA FL 33607

Polk County Property Appraiser
MARSHA FAUX PROPERTY APPRAISER
255 N WILSON AVE
BARTOW FL 33830-3951

TOTAL DUE: \$2,486.25
AMOUNT PAID: _____

REVIEWED dthomas 8/20/2019

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9265	\$ 2,291.67		Management Services - September
Monthly Contract Sub-Total		\$ 2,291.67		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
The Ledger	L060G0J0QG	\$ 290.50		Notice of Regular Board Meeting - 10/04/19
Regular Services Sub-Total		\$ 290.50		
Additional Services				
ADA Site Compliance	862	\$ 1,900.00		Website Accessibility - 09/27/19
Additional Services Sub-Total		\$ 1,900.00		
TOTAL:		\$ 4,482.17		

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
--------	---------------------------	--------	-----------------	----------------------

[] 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: 9265
Invoice Date: Sep 1, 2019
Page: 1

Bill To:

Champion's Reserve CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:**Customer ID**

Champion's Res CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

9/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - September		2,291.67

Subtotal	2,291.67
Sales Tax	
Total Invoice Amount	2,291.67
Payment/Credit Applied	
TOTAL	2,291.67

REVIEWEDthomas 8/20/2019

DN

THE LEDGER

LEGAL ADVERTISING

FEDERAL ID # 47 2464860

INVOICE NUMBER

L060G0J0QG

BILLED ACCOUNT NUMBER

743238

BILLED ACCOUNT NAME AND ADDRESS

CHAMPIONS RESERVE CDD
MERITUS
2005 PAN AM CIRCLE STE 120
TAMPA, FL 33607

REMITTANCE ADDRESS

LAKELAND LEDGER PUBLISHING
PO BOX 913004
ORLANDO, FL 32891

PLEASE RETURN THIS INVOICE ALONG WITH YOUR REMITTANCE

DATE	NEWSPAPER REFERENCE	Description	Size	PAID	NET AMOUNT
10/4/2019	L060G0J0WG	NOTICE OF REGULAR BOARD MEETING CHAMPION'S RESERVE CDD	1 X 60		\$ 290.50
BILLED ACCOUNT NUMBER: 743238				TOTAL AMOUNT DUE	
				\$290.50	

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

REVIEWEDdtomas 9/24/2019

ADA Site Compliance

6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com

**Invoice****BILL TO**

Champions Reserve CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
862	09/27/2019	\$1,900.00	10/11/2019	Net 14	

DESCRIPTION	AMOUNT
Website Accessibility & Compliance, Compliance Shield, Accessibility Policy, Technological Auditing	1,900.00

BALANCE DUE

\$1,900.00

REVIEWED dthomas 10/1/2019

513.00
5103
DN

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9311	\$ 2,297.17		Management Services - October
Monthly Contract Sub-Total		\$ 2,297.17		
Variable Contract				
Egis	9952	\$ 7,234.00		Insurance - 10/01/19-10/01/20
Grau and Associates	18679	500.00		FY19 Audit - 09/30/19
Meritus	9354	3,000.00		FY19 Series 2016 Dissemination Services - 10/01/19
Variable Contract Sub-Total		\$ 10,734.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
DEO	74687	\$ 175.00		Special District Fee - 10/01/19
US Bank	5406030	4,040.63		Trust Fee - 06/01/19-05/31/20
Regular Services Sub-Total		\$ 4,215.63		
Additional Services				
Meritus Districts	9435	\$ 8.55		Express Shipping - 09/30/19
Additional Services Sub-Total		\$ 8.55		
TOTAL:		\$ 17,255.35		

Approved (with any necessary revisions noted):

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

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

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9311
Invoice Date: Oct 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		10/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - October		2,291.67
		Postage - August		5.50

Subtotal	2,297.17
Sales Tax	
Total Invoice Amount	2,297.17
Payment/Credit Applied	
TOTAL	2,297.17

REVIEWED by dthomas 9/23/2019



Champion's Reserve Community Development District
c/o Meritus Corp
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

INVOICE

Customer	Champion's Reserve Community Development District
Acct #	777
Date	10/03/2019
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 7,234.00
Payment Amount	
Payment for:	Invoice#9952
100119713	

Thank You

Please detach and return with payment



Customer: Champion's Reserve Community Development District

Invoice	Effective	Transaction	Description	Amount
9952	10/01/2019	Renew policy	Policy #100119713 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 10/3/2019 <i>Property - \$3134</i> <i>Genhab - \$2050</i> <i>Pub off - \$2050</i>	7,234.00
				Total
				\$ 7,234.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	10/03/2019

REVIEWEDdthomas 10/28/2019

Handwritten notes and signatures:
~~71378.00~~
~~513.00~~
~~4561~~
~~53910~~
~~4562~~
 71
 DN

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Champion's Reserve Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. 18679
Date 09/30/2019

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

REVIEWEDthomas 10/29/2019

Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 9354

Invoice Date: Oct 1, 2019

Page: 1

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

Champion's Res CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

10/1/19

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2019 Bond Series 2016		3,000.00
		51300 3104		

Subtotal	3,000.00
Sales Tax	
Total Invoice Amount	3,000.00
Payment/Credit Applied	
TOTAL	3,000.00

REVIEWEDthomas 10/23/2019

AM

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2019/2020 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74687			Date Invoiced: 10/01/2019
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2019: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Champion's Reserve Community Development District
 Mr. Brian Lamb
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607



FLORIDA DEPARTMENT OF
 ECONOMIC OPPORTUNITY

Received

OCT 04 2019

- | | |
|---------------------------------------|-------------------------------|
| 2. Telephone: | (813) 397-5121 |
| 3. Fax: | (813) 873-7070 |
| 4. Email: | brian.lamb@merituscorp.com |
| 5. Status: | Independent |
| 6. Governing Body: | Elected |
| 7. Website Address: | championsreservecdd.org |
| 8. County(ies): | Polk |
| 9. Function(s): | Community Development |
| 10. Boundary Map on File: | 05/15/2017 |
| 11. Creation Document on File: | 05/15/2017 |
| 12. Date Established: | 11/20/2015 |
| 13. Creation Method: | Local Ordinance |
| 14. Local Governing Authority: | Polk County |
| 15. Creation Document(s): | County Ordinance 15-077 |
| 16. Statutory Authority: | Chapter 190, Florida Statutes |
| 17. Authority to Issue Bonds: | Yes |
| 18. Revenue Source(s): | Assessments |
| 19. Most Recent Update: | 10/05/2018 |

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: [Signature] Date 10/4/19

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1.____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2.____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3.____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved:____ Denied:____ Reason:_____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



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

Copy of Previously Printed Invoice
Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

5406030
272625000
06/25/2019
STACEY JOHNSON
407-835-3805

CHAMPIONS RESERVE CDD
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE SUITE 120
TAMPA FL 33607

CHAMPIONS RESERVE CDD 2016

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

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

CHAMPIONS RESERVE CDD 2016

Invoice Number:	5406030
Account Number:	272625000
Current Due:	\$4,040.63
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 272625000
Invoice # 5406030
Attn: Fee Dept St. Paul

Please mail payments to:

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

REVIEWEDdthomas 10/28/2019



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
Copy of Previously Printed Invoice

Invoice Number: 5406030
Invoice Date: 06/25/2019
Account Number: 272625000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

CHAMPIONS RESERVE CDD 2016

Accounts Included 272625000 272625001 272625002 272625003 272625004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 06/01/2019 - 05/31/2020				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9435
Invoice Date: Oct 9, 2019
Page: 1

Bill To:

Champion's Reserve CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

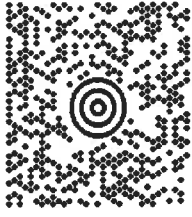

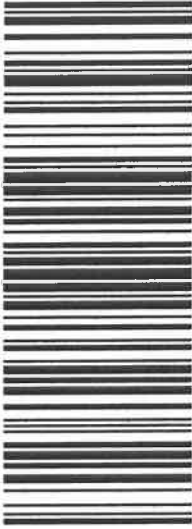

Ship to:

Customer ID	Customer PO	Payment Terms	
Champion's Res CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/9/19

Quantity	Item	Description	Unit Price	Amount
		Express shipping - 9/30/19		8.55

Subtotal	8.55
Sales Tax	
Total Invoice Amount	8.55
Payment/Credit Applied	
TOTAL	8.55

REVIEWEDthomas 10/29/2019

ANNA LYALINA 8133975120 MERITUS CORPORATION 2005 PAN AM CIRCLE TAMPA FL 33607	0.5 LBS LTR	1 OF 1
SHIP TO: LOCKBOX SERVICES-12-2657 8138737300 US BANK, NA - CDD 1200 ENERGY PARK DRIVE EP-MN-01LB SAINT PAUL MN 55108		
	MN 554 9-02 	
UPS NEXT DAY AIR SAVER 1P TRACKING #: 1Z A7E 454 13 9936 6682		
		
BILLING: P/P		
Reference No.1: UPS 9.30.19	XOL 19.09.23	NV45 15.04.07/2019
		

8.55

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9397	\$ 2,291.67		Management Services - November
Monthly Contract Sub-Total		\$ 2,291.67		
Variable Contract				
Grau and Associates	GA093019	\$ 23.00		Audit Confirmation - 09/30/19
Variable Contract Sub-Total		\$ 23.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Meritus Districts	9443	\$ 850.00		Advance - 10/29/19
Additional Services Sub-Total		\$ 850.00		
TOTAL:		\$ 3,164.67		

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
---------------	-----------------------------------	---------------	-------------------------	-----------------------------

[] 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: 9397
Invoice Date: Nov 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		11/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - November		2,291.67

Subtotal	2,291.67
Sales Tax	
Total Invoice Amount	2,291.67
Payment/Credit Applied	
TOTAL	2,291.67

REVIEWEDthomas 10/28/2019

Invoice Month	Date	Request Date	Client Name	Engagement Number	PR#	Qty	Price	Amount
October	10/23/2019	09/30/2019	Avelar Creek CDD	Merit	Q34668421141	1	23.00	23.00
October	11:42 AM							
October	10/23/2019	09/30/2019	Bull Frog Creek	Merit	T34668476V20	2	23.00	46.00
October	11:43 AM							
October	10/23/2019	09/30/2019	Carlton Lakes	Merit	W34668495S93	3	23.00	69.00
October	11:44 AM							
October	10/23/2019	09/30/2019	Champions Reserve	Merit	B3466850G353	1	23.00	23.00
October	11:44 AM							
October	10/23/2019	09/30/2019	Corkscrew Farms	Merit	F34668517X16	2	23.00	46.00
October	11:45 AM							
October	10/23/2019	09/30/2019	Creek Preserve	Merit	Z34668521189	1	23.00	23.00
October	11:45 AM							
October	10/23/2019	09/30/2019	Cypress Preserve CDD	Merit	Z3466860G386	1	23.00	23.00
October	11:48 AM							
October	10/23/2019	09/30/2019	Cypress Shadows	Merit	P3466874A262	2	23.00	46.00
October	11:53 AM							
October	10/23/2019	09/30/2019	Grand Oaks	Merit	R34668758K44	1	23.00	23.00
October	11:54 AM							
October	10/23/2019	09/30/2019	La Collina	Merit	U3466876P431	1	23.00	23.00
October	11:54 AM							
October	10/23/2019	09/30/2019	Longleaf	Merit	H34668795S43	2	23.00	46.00
October	11:55 AM							
October	10/23/2019	09/30/2019	North Park Isle	Merit	F34668817X14	1	23.00	23.00
October	11:55 AM							
October	10/23/2019	09/30/2019	Parkway Center	Merit	V3466886P411	5	23.00	115.00
October	11:56 AM							
October	10/23/2019	09/30/2019	Riverbend CDD	Merit	L3466890G349	2	23.00	46.00
October	11:57 AM							
October	10/23/2019	09/30/2019	Rivercrest	Merit	Z34668917X90	2	23.00	46.00
October	11:57 AM							
October	10/23/2019	09/30/2019	Shell Point	Merit	Q34668939R31	1	23.00	23.00
October	11:57 AM							
October	10/23/2019	09/30/2019	Sherwood Manor CDD	Merit	U34668976V39	1	23.00	23.00
October	11:59 AM							
October	10/23/2019	09/30/2019	South Fork III	Merit	V34668995S17	3	23.00	69.00
October	11:59 AM							
October	10/23/2019	09/30/2019	Summit at Fern Hill	Merit	V34669021178	2	23.00	46.00
October	12:00 PM							
October	10/23/2019	09/30/2019	The Heights CDD	Merit	W34669058K45	2	23.00	46.00
October	12:01 PM							
October	10/23/2019	09/30/2019	Timber Creek CDD	Merit	F34669095S39	1	23.00	23.00
October	12:02 PM							
October	10/23/2019	09/30/2019	Touchstone CDD	Merit	T3466910G341	1	23.00	23.00
October	12:02 PM							
October	10/23/2019	09/30/2019	Ventana CDD	Merit	N34669117X68	1	23.00	23.00
October	12:02 PM							
TOTAL								897.00

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9443
Invoice Date: Oct 29, 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		10/29/19

Quantity	Item	Description	Unit Price	Amount
		10/29/19 advance		850.00

Subtotal	850.00
Sales Tax	
Total Invoice Amount	850.00
Payment/Credit Applied	
TOTAL	850.00

Vendor Champion's Reserve CDD
Remittor Meritus Districts

Check Number 61207
Check Date Oct 29, 2019
Check Amount \$850.00

Item to be Paid - Description	Discount Take	Amount Paid
Advance		850.00

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607
PH. (813) 397-5121

Bank OZK

61207
Oct 29, 2019

PAY Eight Hundred Fifty and 00/100 Dollars

\$ 850.00

TO THE ORDER OF
Champion's Reserve CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

SECURITY FEATURES INCLUDED. DETAILS ON BACK

61207

⑈06314137⑈101853052⑈

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9500	\$ 2,294.17		Management Services - December
Monthly Contract Sub-Total		\$ 2,294.17		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,294.17		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

Invoice Number: 9500
Invoice Date: Dec 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		12/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - December		2,291.67
		Postage - October		2.50

Subtotal	2,294.17
Sales Tax	
Total Invoice Amount	2,294.17
Payment/Credit Applied	
TOTAL	2,294.17

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9460	\$ 2,292.17		Management Services - January
Monthly Contract Sub-Total		\$ 2,292.17		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Joe G.Tedder, Tax Collector	JT011020	\$ 40.05		Mailing of 2019 Tax Bills - 01/10/20
Regular Services Sub-Total		\$ 40.05		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,332.22		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9460
Invoice Date: Jan 1, 2020
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		1/1/20

[illegible]

Subtotal	2,292.17
Sales Tax	
Total Invoice Amount	2,292.17
Payment/Credit Applied	
TOTAL	2,292.17





Office of **JOE G. TEDDER, CFC**

Tax Collector *for* Imperial Polk County & The State of Florida

POSTAGE INVOICE

Make Payable to:

Joe G. Tedder, Tax Collector
P.O. Box 1189
Bartow, FL 33831

Date: January 10, 2020
Taxing Authority: _____
Fund: _____

Item				Amount Due
Mailing of 2019 Tax Bills as per Section 197.322, F.S. - "The postage shall be paid out of the general fund of each governing board, upon statement thereof by the Tax Collector."				
Percent of total is applied to total postage for 2019 Tax Bill mailings.				
2019 Total Tax Roll				740,182,574.14
Taxing Authority				
	Total Taxes	% of Total	Total Postage	
Champions Reserve CDD	248,625.00	0.03360%	119,199.87	\$40.05
Total				\$40.05

Online Access:
Email: mail@PolkTaxes.com
Website: www.PolkTaxes.com
Facebook: @PolkTaxes

Main Service Center Location:
430 E. Main Street
P.O. Box 1189
Bartow, Florida 33831-1189

Phone Contact:
Local: (863) 534-4700
Facsimile: (863) 534-4717
Toll Free: (855) 765-5829

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9552	\$ 2,291.67		Management Services - February
Meritus Districts	9600	208.30	\$ 2,499.97	Website Maintenance - October-February
Monthly Contract Sub-Total		\$ 2,499.97		
Variable Contract				
Grau and Associates	19034	\$ 3,400.00		FY19 Audit - 02/04/20
Variable Contract Sub-Total		\$ 3,400.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 5,899.97		

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

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9552
Invoice Date: Feb 1, 2020
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		2/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February		2,291.67

Subtotal	2,291.67
Sales Tax	
Total Invoice Amount	2,291.67
Payment/Credit Applied	
TOTAL	2,291.67

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9600
Invoice Date: Feb 11, 2020
Page: 1

Bill To:

Champion's Reserve CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:**Customer ID**

Champion's Res CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

2/11/20

Quantity	Item	Description	Unit Price	Amount
		Difference between charges for services that should have been billed and actual billing for period 10/1/19 - 2/29/20:		
		Website Maintenance		208.30

Subtotal	208.30
Sales Tax	
Total Invoice Amount	208.30
Payment/Credit Applied	
TOTAL	208.30

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Champion's Reserve Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. 19034
Date 02/04/2020

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>3,400.00</u>
Current Amount Due	\$ <u>3,400.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,400.00	0.00	0.00	0.00	0.00	3,400.00

Payment due upon receipt.

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9635	\$ 2,333.33		Management Services - March
Monthly Contract Sub-Total		\$ 2,333.33		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,333.33		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9635
Invoice Date: Mar 1, 2020
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		3/1/20

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

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

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9676	\$ 2,333.33		Management Services - April
Monthly Contract Sub-Total		\$ 2,333.33		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,333.33		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9676
Invoice Date: Apr 1, 2020
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		4/1/20

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

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

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2020



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

Champions Reserve CDD

Fund Report

As of 4/30/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets					
Cash--Operating Account	29,161	0	0	0	29,161
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	177,140	0	0	177,140
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	342	0	0	0	342
Prepaid Property Insurance	0	0	0	0	0
Construction Work in Progress	0	0	2,330,568	0	2,330,568
Amount Available-Debt Service	0	0	0	259,497	259,497
Amount To Be Provided--Debt Service	0	0	0	2,375,503	2,375,503
Other	0	0	0	0	0
Total Assets	29,503	358,452	2,330,568	2,635,000	5,353,524
Liabilities					
Accounts Payable	0	0	0	0	0
Accounts Payable-Other	0	0	0	0	0
Due To General Fund	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0
Deposits	0	0	0	0	0
Due to Developer	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0
Revenue Bond--Long Term--Series 2016	0	0	0	2,635,000	2,635,000
Unearned Revenues	0	0	0	0	0
Total Liabilities	0	0	0	2,635,000	2,635,000
Fund Equity & Other Credits					
Fund Balance-All Other Reserves	0	257,771	0	0	257,771
Fund Balance-Unreserved	523	0	0	0	523
Investmeent in General Fixed Assets	0	0	2,330,568	0	2,330,568
Other	28,980	100,682	0	0	129,662
Total Fund Equity & Other Credits	29,503	358,452	2,330,568	0	2,718,524
Total Liabilities & Fund Equity	29,503	358,452	2,330,568	2,635,000	5,353,524

Champions Reserve CDD

Fund Report

As of 4/30/2020
(In Whole Numbers)

<u>General Fund</u>	<u>Debt Service Fund - Series 2016</u>	<u>General Fixed Assets</u>	<u>General Long-Term Debt</u>	<u>Total</u>
---------------------	--	-----------------------------	-----------------------------------	--------------

Champions Reserve CDD

Statement of R&E

001 - General Fund
From 10/1/2019 Through 4/30/2020
(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	50,200	48,944	(1,256)	(3)%
Interest Earnings				
Interest Earnings	0	9	9	0 %
Contribution & Donations From Private Sources				
Developer Contribution	0	10,481	10,481	0 %
Total Revenues	50,200	59,435	9,235	18 %
Expenditures				
Financial & Administrative				
District Manager	27,500	16,042	11,458	42 %
District Engineer	500	0	500	100 %
Disclosure Report	3,000	0	3,000	100 %
Trustee Fees	4,500	2,352	2,148	48 %
Auditing Services	5,500	3,923	1,577	29 %
Postage, Phone, Faxes, Copies	250	3	247	99 %
Public Officials Insurance	1,378	2,050	(672)	(49)%
Legal Advertising	700	291	410	59 %
Bank Fees	200	104	96	48 %
Dues, Licenses, & Fees	175	215	(40)	(23)%
Web Administration	500	292	208	42 %
Legal Counsel				
District Counsel	1,600	0	1,600	100 %
Other Physical Environment				
Property & Casualty Insurance	4,397	5,184	(787)	(18)%
Total Expenditures	50,200	30,454	19,746	39 %
Excess of Revenues Over (Under) Expenditures	0	28,980	28,980	0 %
Fund Balance, Beginning of Period	0	523	523	0 %
Fund Balance, End of Period	0	29,503	29,503	0 %

Champions Reserve CDD

Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2019 Through 4/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	177,938	176,748	(1,190)	(1)%
Debt Service Assessments-Developer	0	38,601	38,601	0 %
Interest Earnings				
Interest Earnings	0	208	208	0 %
Total Revenues	177,938	215,557	37,619	21 %
Expenditures				
Debt Service Payments				
Interest	127,938	64,875	63,063	49 %
Principal	50,000	50,000	0	0 %
Total Expenditures	177,938	114,875	63,063	35 %
Excess of Revenues Over (Under) Expenditures	0	100,682	100,682	0 %
Fund Balance, Beginning of Period	0	257,771	257,771	0 %
Fund Balance, End of Period	0	358,452	358,452	0 %

Champions Reserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 04/30/20
Reconciliation Date: 4/30/2020
Status: Locked

Bank Balance	29,161.05
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>0.00</u>
Reconciled Bank Balance	29,161.05
Balance Per Books	<u>29,161.05</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: 04/30/20

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0171	4/1/2020	System Generated Check/Voucher	2,333.33	Meritus Districts
0172	4/14/2020	Series 2016 FY20 Tax Dist ID 9	3,453.64	Champions Reserve CDD
Cleared Checks/Vouchers			5,786.97	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 04/30/20
Reconciliation Date: 4/30/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR134	4/15/2020	Tax Distribution - 04.15.20	4,410.00
	CR136	4/30/2020	Interest Distribution - 04.30.20	9.49
Cleared Deposits				4,419.49