

**CHAMPION'S RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JANUARY 26, 2022**

**CHAMPION'S RESERVE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
WEDNESDAY, JANUARY 26, 2022  
11:30 A.M.**

The My Offices & More  
Located at 122 E Main Street, Lakeland, FL 33801

<b>District Board of Supervisors</b>	Chairman	Kyle Davis
	Vice-Chairman	James "Chip" Rohrbach
	Supervisor	Richard Von Hatten
	Supervisor	Vacant
	Supervisor	Vacant
<b>District Manager</b>	Meritus	Rick Reidt
<b>District Attorney</b>	Straley & Robin	John Vericker
		Vivek Babbar
<b>District Engineer</b>	Hanson Walter & Assoc. Inc	Mark Vincutonis

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

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

The meeting will begin at **11:30 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 Champion's Reserve Community Development District will be held on **January 26, 2022 at 11:30 a.m. at the offices of MyOffice & More located at 122 E Main Street, Lakeland, FL 33801. Please let us know 24 hours before the meeting if you wish to call in for the meeting.** Following is the agenda for the meeting:

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

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDORS/STAFF REPORTS**
  - A. District Counsel.....Tab 01 Page 04
    - i. Acceptance of District Counsel Resignation
  - B. District Engineer .....Tab 02 Page 05
    - i. Certification of Completion of Champions Reserve Phase 2
  - C. District Manager .....Tab 03 Page 06
    - i. Action Item List
- 4. BUSINESS ITEMS**
  - A. Acceptance of Board of Supervisor Resignation- Zachary Green .....Tab 04 Page 08
  - B. Discussion on Resident Resume for Open Board Seats .....Tab 05 Page 09
  - B. Discussion on RFQ for District Counsel Proposals .....Tab 06 Page 14
  - C. Consideration of Resolution 2022-01; Re-Designation of Officers .....Tab 07 Page 32
  - D. Consideration of Resolution 2022-02; Amending FY 2021 Final Budget.....Tab 08 Page 33
  - E. Consideration of Resolution 2022-03; Adopting a Revised Fiscal Year  
2022 Meeting Schedule.....Tab 09 Page 35
- 5. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Public  
Hearing and Regular Meeting August 24, 2021 .....Tab 10 Page 37
  - B. Consideration of Minutes of the Board of Supervisors Continued Public Hearing  
& Regular Meeting September 1, 2021 .....Tab 11 Page 39
  - C. Consideration of Operations and Maintenance Expenditures August -December 2021.Tab 12 Page 46
  - D. Review of Financial Statements through December 31, 2021.....Tab 13 Page 77
- 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,  
Rick Reidt  
District Manager

# STRALEY ROBIN VERICKER

1510 W. Cleveland Street  
Tampa, Florida 33606  
Tel: (813) 223-9400

Attorneys At Law

Writer's Direct Dial: (813) 321-4107  
Writer's E-mail: [vbabbar@srvlegal.com](mailto:vbabbar@srvlegal.com)  
Website: [www.srvlegal.com](http://www.srvlegal.com)

December 1, 2021

## *Via Email*

Champion's Reserve Community Development District  
c/o Meritus  
Attn: Rick Reidt, District Manager  
[rick.reidt@merituscorp.com](mailto:rick.reidt@merituscorp.com)

**Re: Resignation Letter and Ending Representation as District Counsel  
of the Champion's Reserve Community Development District**

Dear Rick,

We have decided to resign and end our representation as District Counsel of the Champion's Reserve Community Development District (the "**District**"), effective December 31, 2021. We have confirmed with everyone in our office that we have wrapped up all outstanding items. Please relay our appreciation to the Board of Supervisors for allowing us to serve as District Counsel for all these years and that we wish them the best in the future.

Sincerely,



Vivek K. Babbar  
*Board Certified in City, County,  
and Local Government Law*

*cc. Dana Crosby Collier*



**HANSON, WALTER & ASSOCIATES, INC.**

**PROFESSIONAL ENGINEERING, SURVEYING & PLANNING**

November 1, 2021

Champions Reserve Community Development District  
Mr. Rick Reidt, District Manager  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**RE: Champions Reserve Phase 2**  
HWA Project #5231-02

Dear Mr. Reidt:

As part of the turnover process from the Developer to the District for Champions Reserve Phase 2, inspections by the District Engineer and by a Board Representative were performed and a list of deficiencies were identified and summarized in a punchlist provided to the Developer's Contractor. The punchlist items were completed and subsequently re-inspected and found to be completed and determined that no further action is required by the Developer or the Developer's Contractor.

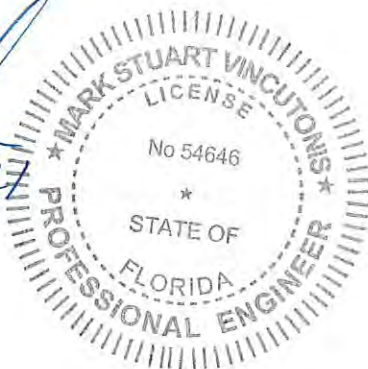
Please accept this letter as the District Engineer's Certification of Completion of Champions Reserve Phase 2 which has been completed in substantial compliance with the approved plans and can be turned over the District for future maintenance.

If you should have any questions or require additional information, please feel free to contact our office at (407) 847-9433.

Sincerely,

A handwritten signature in blue ink, reading 'Mark Vincutonis', is written over the word 'Sincerely,'. Below the signature, the date '11-1-21' is handwritten in blue ink.

Mark Vincutonis, P.E.



Action Item Template					

<b>Date</b>	January 19, 2022
<b>District</b>	Champions Reserve

[illegible]



**Rick Reidt**

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**From:** Zachary Green <championsreserveseat3@yahoo.com>  
**Sent:** Friday, November 19, 2021 3:35 PM  
**To:** Rick Reidt; Monica Alvarez  
**Subject:** Champions reserve Zach green resignation

To whom this may concern,

I, Zachary Green seat number 3 officially resign as board member of the champions reserve CDD. I in the process of selling my home currently.

Please call with any questions

4076941768

[Sent from Yahoo Mail for iPhone](#)





April 7, 2021

To:

Whom it may concern,

It would be my pleasure to recommend Calley Molina for the Operations Team Supervisor position. Calley has been a member of Team 5 since the very beginning when Team 5 was formed, she's been part the evolution of our team and has been a great contributor to its success. Calley as a CSA and quickly rose to the challenge by taking on dispatch responsibilities. Her experience over the last 6 months has helped Calley emerge as one of our top dispatchers. I've had the fortune of watching Calley grow her dispatch knowledge while striving for more, her ability to master any task at will is an impressive trait that distinguishes her from others.

Calley's ability and willingness to learn along with her strong communication skills, positive attitude, reliability, and quick learning skills are all qualities that make her a great candidate for the Operations Teams Supervisor position.

Sincerely,

*Gerry Sarmiento*

Gerry Sarmiento

# Calley Molina

**"We rise by uplifting others."**

Davenport, FL 33837

[calleyenglund19@gmail.com](mailto:calleyenglund19@gmail.com)

510 295 7788

Authorized to work in the US for any employer

## Work Experience

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### **Supervisor**

American Logistics Company

May 2021 to Present

Remote - Non-emergency medical transportation company. Oversee agents in the call center, ensure our dispatchers are covering open trips, and working with drivers to update trip statuses. De-escalate calls. Conduct training sessions for new hires and promotion placements. Hold 1-on-1 meetings over Teams with each of my agents on a weekly basis. Review calls daily for agents to ensure they are following our guidelines. Use of Twilio, Puzzle, VPN, and MS Office Suite.

### **Dispatcher/Customer Service Representative**

American Logistics Company - Remote

May 2020 to May 2021

Remote - Work with health care members and drivers for non emergency medical transportation. Re-route trips that can not be serviced, and close out trips. Take heavy calls from drivers and members. Work with agents to resolve issues. Use of Bolt, Uber / Rideshare, Twilio, Outlook, Slack, and Microsoft Teams.

### **Customer Service Representative - Contract Remote**

Alorica - Remote

February 2020 to April 2020

Contract for tax season coverage - Provide product support for clients tax customers. Handled tech issues, processed orders, screen shared with customers, etc. Uses Salesforce to create/edit cases for tracking purposes, and verify customers in database. Use of Salesforce, Slack, and VPN

### **Administrative Assistant**

OAKLAND HOUSING AUTHORITY - Oakland, CA

May 2018 to July 2019

Contract: Worked closely with Construction Project Manager handling multiple administrative tasks. Within the Capital Improvements Department - reviewed, organized and cataloged over 1,000 building plans for either scanning or storage. Heavy use of excel/data entry and coordinating with outside vendor for scanning building plans. Developed and implemented a more efficient way to title plans, removing any errors made by the third party scanning vendor. Created a training manual to locate building plans digitally, and provided plans to the police task force to assist in raids.

Technical Environment - MS Excel, MS Word, MS, Google Apps Suite

## **RECRUITER/ACCOUNT ASSOC. (REMOTE)**

CONSULTANT SPECIALISTS, INC - San Francisco Bay Area, CA

August 2014 to December 2017

Recruiting - Sourced candidates and placed them in contract/permanent/CTH positions for our clients. Involved in onboarding new contractors: creating contracts and making sure all required documents were completed before the candidates first day of work.

Marketing - Worked with outside marketing department to rebrand company. Managed/maintained company website through word press. Responsible for updating/managing social media sites and approving all blogs. Created/managed marketing reports.

AP/Administrative - Assisted with companies monthly invoices and excel reports. Tracked/verified contractor hours (reviewed coding entries & expenses). Recorded all sourcing website expenses making monthly adjustments to cut costs. Responsible for managing/posting jobs on websites. Updated our internal system with any address changes, phone numbers, etc. Uploaded qualified resumes into internal system. Converted resumes from adobe to word documents for all recruiters. Reviewed/Scheduled appointments for company luncheons.

Technical Environment - MS Office Suite, Google App Suites, WordPress, Dice.com, Indeed.com, Adobe Acrobat, Pro Unlimited, Bullhorn, Fieldglass, Social Media: LinkedIn, Facebook, Twitter

## **Bookkeeper (part-time)**

EAST BAY KARATE-DO - Pittsburg, CA

February 2014 to December 2016

Recorded/tracked, and coded all financial transactions for the business. Matched all withdrawals and deposits, balanced company checkbook. Ran payment reports and verified client payments had been approved. Verified contract extensions and created payment logs for new contracts. Extensive communication with Owners.

Technical Environment - MS Excel, MS Word, MINDBODY, Pay Simple, Google App Suites

**\*\*Took one year off to complete AA degree in 2013**

## **ADMINISTRATIVE ASSISTANT**

RINA ACCOUNTANCY CORPORATION - Walnut Creek, CA

May 2007 to February 2012

Administrative: responsible for setting up stockholder online conference meetings, worked with several shareholders in three offices, scheduled shareholder appointments, answered multiple phone lines, mailroom/shipping/receiving, and customer service. Assembled tax returns, edited/footed/assembled financial statements, filing, attended/scribed office meetings. Uploaded over 500 tax returns, financial statements, W2's, 1099's, etc. to the paperless office's cloud system Go File. Responsible for designing & implementing training material for the admin department.

\*Occasional travel to Oakland, San Francisco, & Roseville offices to assist with workloads & training.

Marketing: finalized firm proposals, scribed and recorded all information given to my assigned Food & Beverage Niche group, tracked firm sales/ETP Training Hours/Employee Lead Generator Bonuses, entered all new clients for multiple offices into the database along with assigning new client numbers for tracking purposes/coding.

Computer/IT: trained employees on firm software programs, provided computer technical support to over 100 staff members. Gave an annual presentation to five offices on new tax software program updates. Assisted CPA's with returns remotely on different LAN systems.

Office Manager: Assisted with office move of over 30 employees. This consisted of attending meetings, looking over possible office locations, making any necessary revisions to new office space. Reviewed blue prints to ensure all employees offices/cubicles, mailroom, conference room, and break room were set up properly. Responsible for completing all proper forms of vendors to the new office location for security measures. Responsible for assigning parking passes and entry cards to all employees. Also, after company merged and brought in new employees, I traveled to SF office to assist with transition of new admin department employees.

Technical Environment - MS Office Suite, Adobe Acrobat, Abby Fine Reader, ProSystem fx Tax, ProSystem fx Engagement, ProSystem fx Practice Management, e Blvd, (conference setup), and GOFILEROOM (cloud).

## Education

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### **Associates of Arts in Music**

Los Medanos College - Pittsburg, CA

May 2016

### **Associates of Arts in Liberal Arts**

Los Medanos College - Pittsburg, CA

August 2013

## Skills

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- Customer Service (10+ years)
- Word (10+ years)
- Data Entry (10+ years)
- Excel (7 years)
- Google Docs (4 years)
- Powerpoint (10+ years)
- Adobe (10+ years)
- Wordpress (3 years)
- MS Outlook (7 years)
- Social Media Management (2 years)
- Sourcing (2 years)
- Onboarding (2 years)
- Website Development (1 year)
- Financial Reporting (5 years)
- Administrative Assistant (10+ years)
- Administrative Support (10+ years)

- Appointment Scheduling (7 years)
- Budgeting (5 years)
- Billing (3 years)
- Bookkeeping (4 years)
- Brand Development (Less than 1 year)
- Digital Marketing (1 year)
- Document Control (5 years)
- Document Management (5 years)
- Dropbox (2 years)
- Training (4 years)
- Vendor Management (1 year)
- Outlook
- Filing
- Microsoft Office
- Receptionist
- Microsoft Excel
- Payroll
- MS Office
- Accounts Payable
- accounting
- Marketing
- MINDBODY
- Adobe Photoshop
- Project Management
- Microsoft Project
- Salesforce
- Slack
- Technical Support
- VPN (1 year)
- Salesforce (1 year)
- Slack (1 year)
- Microsoft Teams (1 year)

## Additional Information

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- 10+ years - Administrative Assistant.
- 3 years - Marketing
- Expert in: MS Office Suite, Adobe Acrobat, and google app suites.
- Works well in a fast paced work environment and has excellent communication skills
- Has the ability to work independently with minimal supervision
- Can type over 70 WPM

January 19, 2022

Champions Reserve Community Development District  
c/o Monica Alvarez

Re: Proposal for Legal Services

Dear Board of Supervisors,

Thank you for your interest in Appleton Reiss, PLLC and the opportunity to submit this proposal. We are pleased to present the Board of Supervisors with information about our Firm.

Our Firm

Appleton Reiss was formed in 2018 to specialize in providing legal services to community organizations of all kinds, including condominium associations, homeowner's associations, community development districts, special taxing districts, and other similar and related entities. Our attorneys and staff have worked together in this field for several years and are very familiar with the statutes, case law, and documents that govern these respective entities. Our goal is to provide our clients with effective solutions and legal strategies to resolve the many types of issues and problems that arise in planned, shared communities. We understand that the governing boards of the communities we represent consist of homeowners and neighbors, like yourselves, who volunteer their time to support their community and seek practical and cost-effective solutions and advice. We prioritize and promote such solutions and advice.

Our Lawyers

Enclosed you will find information about our firm and our lawyers. You'll see from our biographies that our attorneys have extensive experience in all aspects of community representation. In addition to our experience in community representation, our lawyers also specialize in other areas that help to support our practice including trial and appellate law, construction and other litigation, bankruptcy, pre and post-judgment collections, and other matters. We also have an excellent team of support staff who are very knowledgeable and dedicated. The following rates currently apply to the other attorneys in the firm who may provide assistance in representing the Committee on an as needed basis:

Eric N. Appleton - \$395/hr  
Michelle T. Reiss - \$375/hr  
Karen S. Cox - \$395/hr  
Keith D. Skorewicz - \$375/hr  
Kelly A. McKnight - \$350/hr  
Nicki F. Asmer - \$295/hr  
Bryant C. Camareno - \$240/hr

### Our Services

With respect to our representation, we prioritize cost-effective, results-oriented services. We do not charge for occasional short emails and calls with clients and their managers, to promote open communication with each board and its management team. We do not want a client to be deterred from contacting us with a quick question due to concern about being billed, especially where our answer may save the District considerable time or money. Periodically, we offer free client bulletins about legal issues, which include comments and advice about new legislation, government orders, and relevant cases. Additionally, where we have a potential client that works with an established and trusted management company, we do not require a retainer.

We look forward to the opportunity to meet with the Board and further discuss our Firm's credentials and how we can advise and assist the Board. If you have any questions, please do not hesitate to contact our office at 813-542-8888. We also encourage you to check out our website at [www.appletonreiss.com](http://www.appletonreiss.com).

Sincerely,



For the Firm  
Appleton Reiss, PLLC



APPLETON REISS

ATTORNEYS AT LAW

[APPLETONREISS.COM](http://APPLETONREISS.COM)



**Appleton Reiss, PLLC provides all aspects of community association legal services.**

**Our areas of experience include:**

- Arbitration and Mediation
- Association Disputes
- Association Lien Foreclosure and Mortgage Foreclosure
- Bankruptcy
- Board governance, corporate operations, and enforcement of bylaws and articles of incorporation
- Budgeting and Financial matters
- Collection of Maintenance and Special Assessments, Fines and Fees
- Community Association Administration
- Common area and common element maintenance, repair, alteration, and improvement
- Compliance with Marketable Record Title Act
- Construction and Defect Litigation
- Contract Drafting and Preparation, Review, and Litigation and Enforcement
- Coordination among master associations, sub-associations, and community development districts
- Election disputes and recalls
- Eminent domain, land use, and zoning matters and litigation
- Enforcement of Covenants and Rules
- Fair Housing Act complaints and compliance
- Governing Document Preparation, Interpretation and Amendment
- Insurance matters and litigation
- Labor and Employment Issues and Litigation
- Landlord/tenant
- Litigation and Appeals
- Meeting and election notice, preparation and advice
- Meeting and election administration and supervision
- Preparation of governing documents and restrictions for condominiums and homeowners associations
- Resolution of Title Issues
- Special assessments and loans
- Termination of Condominiums
- Turnover and transition from Developer

Associations That Make a Difference



Appleton Reiss, PLLC was founded in 2018 to provide innovative, effective, and affordable legal services to community associations and other entities. Our lawyers have decades of experience providing legal advice and practical solutions for community associations. We represent homeowners associations, condominium associations, community development districts, special taxing districts, developers, and individuals throughout Florida. Our lawyers have experience drafting, amending and interpreting governing documents, implementing strategies for collecting past due assessments, minimizing delinquencies, and avoiding and resolving non-monetary violations, addressing contract and vendor issues, resolving disputes with developers, and helping associations strategize, plan, and finance capital improvement projects and deferred maintenance expenditures. While we represent hundreds of associations of all sizes and needs throughout Florida, we strive to provide personal service and expedient advice to each and every client. Appleton Reiss, PLLC is one of few firms in Florida with experience representing community associations as well as community development districts and other special taxing districts which have begun to assume

more of the responsibilities formerly delegated to homeowners associations. In addition, Appleton Reiss, PLLC is a full service law firm with experience handling transactional matters, litigation, first party insurance disputes, bankruptcy, collection and replevin matters.

In order to provide the best advice to our clients, we stay up to date on industry trends, legislative changes, and evolutions in the law affecting our clients. We share this information with our clients and their community association managers through daily representation in their legal and corporate matters and through free seminars. In addition to publishing periodic updates regarding changes in Chapters 718 and 720 and other Florida Statutes affecting our clients, we are approved by the Florida Department of Business and Professional Regulation to provide a Board Certification Course for new and existing condominium and homeowners association board members. We host courses throughout the year at our office and other locations in the community for the benefit of existing and potential clients. Please contact us to find out when we will be hosting a course in your area. For all of your other legal needs and community association matters, please contact us today to find out how we can help you.

In addition to supporting the legal needs of community associations and other clients, we are also active in our community. We provide pro bono services, attend and participate in local bar associations, and support the community through donations and volunteer services.



# ERIC N. APPLETON



Mr. Appleton is a founding partner and member of Appleton Reiss.

Mr. Appleton has practiced association and real estate law in Florida, including litigation and transactional matters, since 1999. He has substantial experience representing real estate owners, developers, office parks, commercial associations and residential condominium and homeowners' associations throughout Florida.

Mr. Appleton's law practice focuses on assisting association officers, directors and community managers with corporate operations, including litigation, arbitration, mediation and transactions. Mr. Appleton has represented real property owners, commercial associations and residential community associations in complex disputes with residents, tenants, lenders, insurance carriers, neighboring property owners, vendors and developers at mediation, arbitration and trial.

Mr. Appleton also has considerable experience with condominium terminations, collection and foreclosure litigation, as well as property damage and construction defect claims in Florida.

In addition to having significant and well-known experience as a community association attorney in Florida, Mr. Appleton is certified by the Supreme Court of Florida as a Circuit Court and Appellate Court Mediator.

Mr. Appleton offers common interest community certification courses to board members and their management teams on a regular basis. Mr. Appleton also has appeared as a lecturer at various events sponsored by The Florida Bar, the Community Associations Institute, the Hillsborough County Bar Association and Lorman Education Services.

## Contact Mr. Appleton

**Direct Line:** 813.542.5028

**Email:** [eappleton@appletonreiss.com](mailto:eappleton@appletonreiss.com)



# ERIC N. APPLETON

## EDUCATION

- University of Florida, J.D., 1998
  - University of Florida Alumni Merit Scholarship Recipient
  - Certified Legal Intern, Office of the State Attorney for the Thirteenth Judicial Circuit
- University of Florida, B.S., with Honors, 1995
  - Anderson Scholar with Distinction. This award is the highest recognition for academic merit bestowed to undergraduate students enrolled in the College of Liberal Arts and Sciences at the University of Florida.
  - Presidential Service Award. This award recognizes undergraduate students who dedicate themselves to promoting social justice, community awareness and civic engagement at the University of Florida and in the community.

## BAR ADMISSIONS

- Florida Bar, Admitted 1999
- The United States District Court for the Middle District of Florida
- The United States Court of Appeals for the Eleventh Circuit
- Certified Circuit Court and Appellate Mediator by the Florida Supreme Court

## PROFESSIONAL & COMMUNITY AFFILIATIONS

- The Florida Bar Thirteenth Judicial Circuit Grievance Committee 13 "C", (2018-2020), Chairman 2020
- The Florida Bar Condominium and Planned Development Law Committee
- The Florida Bar Construction Law Committee
- American Bar Association
- Hillsborough County Bar Association
- Real Property Probate and Trust Law Section, Co-Chairman 2006-2009
- Hillsborough County Bar Association Leadership Institute
- Community Associations Institute, Suncoast Chapter

## HONORS & RECOGNITIONS

- Named to the Best Lawyers in America, 2016-2021
- Named to the "Florida Super Lawyers" list by Super Lawyers Magazine
- Named to Florida's "Legal Elite" by Florida Trend Magazine
- Recognized as a member of Florida's "Up & Coming Legal Elite" by Florida Trend Magazine
- Recognized as a "Rising Star" by Florida Super Lawyers Magazine



# MICHELLE REISS



Ms. Reiss is a founding partner and member of Appleton Reiss.

Ms. Reiss focuses her law practice on the representation of condominium associations, homeowners' associations, community development districts, special taxing districts, and other common interest entities. She advises clients about interpreting and enforcing governing documents and statutes, and she represents them in litigation and alternative dispute resolution processes. Ms. Reiss developed and presents a state-approved certification course for new condominium and homeowners' association board members.

Ms. Reiss also has significant experience in real estate disputes, landlord/tenant matters, covenant and deed restriction enforcement, contract disputes, collection matters, and foreclosure and bankruptcy proceedings. She has represented clients in significant commercial foreclosure matters and attorney malpractice cases, as well as condominium termination and property damage cases.

Ms. Reiss is a member of the Hillsborough Association of Women Lawyers and the Hillsborough County Bar Association. In addition, Ms. Reiss serves the community as a pro-bono attorney for Crossroads for Florida Kids. She previously served on the Board of Directors for the Children's Home Society of Florida's Gulf Coast Division.

## Contact Ms. Reiss

**Direct Line:** 813.542.5029

**Email:** [mreiss@appletonreiss.com](mailto:mreiss@appletonreiss.com)



# MICHELLE REISS

## EDUCATION

- University of Florida, JD, cum laude, 2006
- Florida International University, MSW, 2001
- Wake Forest University, B.A., magna cum laude, 1996

## BAR ADMISSIONS

- The Florida Bar, Admitted 2007
- The United States District Court for the Middle District of Florida

## PROFESSIONAL & COMMUNITY AFFILIATIONS

- The Florida Bar Condominium and Planned Development Law Committee
- Hillsborough Association of Women Lawyers
  - 2015 – 2017, Director
  - 2014 – 2015, FAWL Liaison
  - 2013 – 2016, Co-Chair, Judicial Relations Committee
  - 2012 – 2013 Chair, Legislative Committee
- Florida Association of Women Lawyers
  - 2014 – Member, Communications Committee
- Crossroads for Florida Kids
  - Pro bono attorney representing dependent and delinquent children
- Hillsborough County Bar Association, Member
- American Bar Association
- Tampa Connection, Class of 2013-2014

## HONORS & RECOGNITIONS

- Recognized as a “Rising Star” by Florida Super Lawyers Magazine
- Named as Florida’s “Legal Elite” by Florida Trend Magazine
- Constitutional Law: Fact or Factor: The Supreme Court Eliminates Sentencing Factors and the Federal Sentencing Guidelines, 57 Fla. L. Rev. 987 (2005)
- What is merit retention and why do I care?, HAWL Journal (Sept. 2012)



# KEITH SKOREWICZ



Mr. Skorewicz is a shareholder with Appleton Reiss.

Mr. Skorewicz has represented community associations throughout the State of Florida for over a decade. He advises community boards and managers about all aspects of community association law, including covenant enforcement, covenant amendments, contracts, collections and foreclosures. He also counsels associations about the statutory and documentary guidelines for the daily administration of their communities. Mr. Skorewicz also regularly represents landlords, and small businesses throughout the state of Florida.

As the former law clerk to the Honorable Christopher W. Altenbernd of the Second District Court of Appeal, Mr. Skorewicz has significant appellate court experience, as well. Mr. Skorewicz has successfully briefed and argued landmark cases before the appellate courts in Florida on behalf of community associations.

Mr. Skorewicz has additionally handled matters on behalf secured creditors and lessors including obtaining replevin of and negotiating the return of aircraft, flight simulators, construction and agriculture equipment, antique coins and artifacts, and rare motor vehicles. Mr. Skorewicz assisted the Kingdom of Spain during five years of litigation successfully obtaining the return of coins and artifacts to Spain. Mr. Skorewicz also prevailed in arbitration representing a large national lender regarding a complex secured transaction while avoiding multimillion dollar lender liability claims. Mr. Skorewicz regularly represented clients in the defense of warranty claims under state Lemon Laws and the Magnuson Moss Warranty Act.

## Contact Mr. Skorewicz

Direct Line: 813.542.5030

Email: [kskorewicz@appletonreiss.com](mailto:kskorewicz@appletonreiss.com)



# KEITH SKOREWICZ

## EDUCATION

- Suffolk University Law School, J.D., cum laude, 2002
- Eckerd College, B.S., with honors, 1996

## BAR ADMISSIONS

- The Florida Bar, Admitted 2002
- Middle District of Florida
- Northern District of Florida
- Southern District of Florida

## PROFESSIONAL & COMMUNITY AFFILIATIONS

- The Florida Bar, Business Law and Litigation Sections
- Hillsborough County Bar Association
- Law clerk for two years to the Honorable Chris W. Altenbernd, Chief Judge, Florida District Court of Appeal, Second District.
- Former law clerk for the Department of Justice in Washington, D.C.
- Eckerd College Alumni Association
- The Bridgton Academy Alumni Association
- Sigma Xi Scientific Research Society
- Graduate of the Leadership Tampa Class of 2013

## HONORS & RECOGNITIONS

- Recognized as a "Super Lawyer" by Florida Super Lawyers Magazine
- Recognized as a member of Florida's "Up & Coming Legal Elite" by Florida Trend Magazine
- Recognized as a "Rising Star" by Florida Super Lawyers Magazine





# NADINE APPLETON



Nadine Appleton is a shareholder with Appleton Reiss. She acts as a lawyer with the Firm and leads its administration.

As a former prosecutor, Ms. Appleton has extensive experience litigating non-jury and jury trials in Florida courts. She has successfully litigated hundreds of cases to verdict, including vehicular homicide trials, serious felonies and misdemeanors.

## EDUCATION

- Florida State University, J.D., 1998
  - Certified Legal Intern, Office of the State Attorney for the Thirteenth Judicial Circuit
- Samford University, B.S., 1996

## BAR ADMISSIONS

- The Florida Bar, Admitted 1999

## PROFESSIONAL & COMMUNITY AFFILIATIONS

- American Bar Association
- Hillsborough County Bar Association
- Hillsborough Association of Women Lawyers ("HAWL")
- New Suburb Beautiful Garden Club, Secretary

## Contact Ms. Appleton

Direct Line: 813.542.5031

Email: [nappleton@appletonreiss.com](mailto:nappleton@appletonreiss.com)



# KAREN COX



Karen Cox is a shareholder with Appleton Reiss. She began her career as a prosecutor, first with the State Attorney's Office for the 13th Judicial Circuit, followed by the United States Attorney's Office for the Middle District of Florida. While a state court prosecutor, she was promoted through a variety of divisions and was ultimately appointed to the head of the homicide department. While a federal prosecutor, Ms. Cox was recognized for having the most indictments returned in one year, and was honored for her work by the United States Secret Service and Federal Bureau of Investigation. She has represented the United States of America in more than 100 cases before the Eleventh Circuit Court of Appeal.

In 2001, Ms. Cox began the private practice of law. As a private practitioner, she has represented court-appointed fiduciaries in Federal and State courts in a number of complex matters stemming from fraudulent schemes, most recently in the Botfly case, a Ponzi scheme based on purported Forex trading.

Ms. Cox has extensive experience as a trial lawyer in Federal and State courts and has litigated hundreds of jury trials to verdict. She also has extensive experience as appellate lawyer in Federal and State courts.

For more than ten years, Ms. Cox's practice has included representation of community associations.

## Contact Ms. Cox

**Direct Line:** 813.542.503X

**Email:** [kcox@appletonreiss.com](mailto:kcox@appletonreiss.com)



# KAREN COX

## EDUCATION

- Georgetown University, J.D., 1984
- Arkansas State University, B.S., with High Honors, 1981

## BAR ADMISSIONS

- The Florida Bar, Admitted 1985
- United States District Courts for the Middle, Northern and Southern Districts of Florida
- United States Court of Appeals for the Eleventh Circuit

## PROFESSIONAL & COMMUNITY AFFILIATIONS

- The Florida Bar Condominium and Planned Development Law Committee
- Hillsborough County Bar Association
- William Reece Smith, Jr. Litigation American Inn of Court
- The Eleventh Circuit Historical Society

## HONORS & RECOGNITIONS

- AV Preeminent® Peer Review Rated, by Martindale-Hubbell®

## PUBLISHED APPELLATE DECISIONS

- Santa Lucia v. Levine, 198 So. 3d 803 (Fla. 2d DCA 2016)
- Smith v. Lakewood Ranch Gymnastics, LLC 254 So. 3d 339 (Fla. 2d DCA 2018)
- Saunders v. Cessna Aircraft, Co., 242 So. 3d 1088 (Fla. 2d DCA 2018)
- Villasol Cmty. Dev. Dist. v. TC 12, LLC, 226 So. 3d 854 (Fla. 5th 2017)
- Caldwell v. Klinker, 646 Fed. Appx. 842 (11th Cir. 2016)
- Ballantrae Homeowners Association v. Fannie Mae, 203 So. 3d 938 (Fla. 2d DCA 2016)
- Magwitch, LLC v. Pusser's W. Indies Ltd., 200 So. 3d 216 (Fla. 2d DCA 2016)
- Estate of Elain Purcell v. Arauzo, 624 Fed. Appx. 743 (11th Cir. 2015)
- Grande Oasis at Carrollwood Condo. Ass'n. v. Riaz, 2015 Fla. Cir. LEXIS 61342 (13th Cir. 2015)
- Phillips v. Republic Fin. Corp., 157 So. 3d 320 (Fla. 5th DCA 2015)
- May v. HCA Health Servs. of Fla., Inc., 166 So. 3d 850 (Fla. 2d DCA 2015)



# NICKI ASMER



Nicki Asmer joined Appleton Reiss on January 8, 2020 as an attorney.

After graduating from law school, Ms. Asmer accepted a position as the Director of Legal Affairs in New York City for a software development company. In 2002, she returned to Florida and began her litigation career, eventually opening the Fernandez Florida Law in 2004 primarily to represent homeowners in distressed properties. At the time, Ms. Asmer also represented clients in commercial litigation matters as well as transactional disputes, real estate closings and title defect issues.

Later, Ms. Asmer transitioned to representing community associations. For almost a decade, community association board members have turned to Ms. Asmer for legal advice relating to a variety of issues faced in their communities. With her vast knowledge and experience, she has assisted board members and managers in all aspects of community association law, including amendment of governing documents, covenant enforcement, contracts, collections and foreclosures and creditor representation in bankruptcy court.

Ms. Asmer is a frequent lecturer for board members and others interested in community association law. She lectures on a variety of topics and provides certification courses to community association managers and board members.

## Contact Ms. Asmer

**Direct Line:** 813.542.503X

**Email:** [nasmer@appletonreiss.com](mailto:nasmer@appletonreiss.com)



# NICKI ASMER

## EDUCATION

- Nova Southeastern University, J.D., 2000
- Nova Southeastern University, M.B.A., 2000
- University of Central Florida, B.A. and B.S., 1996

## BAR ADMISSIONS

- The Florida Bar, admitted 2000
- Middle District of Florida
- Southern District of Florida

## PROFESSIONAL & COMMUNITY AFFILIATIONS

- The Florida Bar, Real Estate and Probate Division
- The Florida Bar, Condo and Planned Development Chapter
- Hillsborough County Bar Association
- Hillsborough County Hispanic Bar Association
- Business Managers International ("BMI"), Board of Directors
- Hillsborough County Bankruptcy Bar Association
- Former Title Agent, Attorneys Title Fund
- The American Bar Association
- Certified by the Florida Department of Business and Professional Regulation to provide continuing education classes for Licensed Community Association Managers

## HONORS & RECOGNITIONS

- Diamond Level Winner for Legal Services in the Florida Community Association Journal Reader's Choice Awards (2015)
- Platinum Level Winner for Legal Services in the Florida Community Association Journal Reader's Choice Awards (2017)
- Voted #1 Community Association Attorney of the Year in Tampa Magazine 2017



# BRYANT CAMARENO



Bryant Camareno is an associate attorney with Appleton Reiss, focusing his practice on legal matters involving real property, condominium associations, homeowners' associations, collections, foreclosures, and deed restriction enforcement, including litigation and alternative dispute resolution. Mr. Camareno also assists landowners and small businesses with real estate and business transactions including acquisition and sale of real property, as well as contract negotiations and development.

While in law school, Mr. Camareno worked in the Antitrust Division of the Florida Attorney General's Office, assisting with cases at the local, state, and national level. Prior to joining Appleton Reiss, Mr. Camareno served as a judicial extern to the Honorable Virginia M. Hernandez Covington at the United States District Court, Middle District of Florida, Tampa Division, and was responsible for drafting legal memoranda and orders for Judge Covington. He also served as an intern with the Honorable Rex Barbas of the Thirteenth Judicial Circuit.

Mr. Camareno was born and raised in the Tampa Bay area and graduated from Jesuit High School. He attended Florida State University where he received dual bachelor's degrees in Finance and Marketing. Mr. Camareno attended law school at the Florida State University College of Law, where he graduated with a certificate in Business Law and received the book award in Consumer Protection.

## Contact Mr. Camareno

Direct Line: 813.542.503X

Email: [bcamareno@appletonreiss.com](mailto:bcamareno@appletonreiss.com)



# BRYANT CAMARENO

## EDUCATION

- Florida State University, J.D., 2020
  - Business Law Certificate, 2020
- Florida State University, B.S. Finance and Marketing, 2017

## BAR ADMISSIONS

- The Florida Bar, admitted 2020
- The United States District Court for the Middle District of Florida

## PROFESSIONAL & COMMUNITY AFFILIATIONS

- The Florida Bar, Young Lawyer's Division
- Hillsborough County Bar Association
- Jesuit High School Alumni Association



**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF CHAMPION'S  
RESERVE COMMUNITY DEVELOPMENT DISTRICT,  
AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

<u>Kyle Davis</u>	Chair
<u>James "Chip" Rohrbach</u>	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Rick Reidt</u>	Assistant Treasurer
<u>Richard Von Hatten</u>	Assistant Secretary
<u>Eric Davidson</u>	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 26th DAY OF JANUARY, 2022**

**ATTEST:**

**CHAMPION'S RESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Chair / Vice- Chair of the Board of Supervisors



## RESOLUTION 2022-02

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

**WHEREAS**, the Board of Supervisors (the “**Board**”) of the Champion’s Reserve Community Development District (the “**District**”) previously adopted its budget for fiscal year 2020-2021;

**WHEREAS**, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

**WHEREAS**, the District is empowered by section 189.016, Florida Statutes, to adjust the budget based on actual revenues and expenses; and

**WHEREAS**, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2020-2021 (the “**Amended Budget**”), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference.

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

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
  - a. That the Board has reviewed the Amended Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office.
  - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2020-2021.
  - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Champion’s Reserve Community Development District for the Fiscal Year Beginning October 1, 2020 and Ending September 30, 2021”.
  - d. The Amended Budget shall be posted by the District Manager on the District’s official website within 5 days after adoption and remain on the website for at least 2 years.
3. **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.

4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2020-2021, which remains in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

5. **Effective Date.** This Resolution shall become effective upon its adoption.

**Passed and adopted on January 26, 2022.**

**Attest:**

**Champions Reserve  
Community Development District**

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chair of the Board of Supervisors

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

## RESOLUTION 2022-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A REVISED MEETING SCHEDULE TO DESIGNATE DATES, TIMES, AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") previously adopted Resolution 2021-07 on September 1, 2021, designating the schedule (including the date, time, and location) of its regular meetings for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022 ("**FY 21-22 Meeting Schedule**");

**WHEREAS**, the Board has been informed of a change in availability of the dates for the designated location and therefore the Board desires to revise the FY 21-22 Meeting Schedule; and

**WHEREAS**, the Board is required by Section 189.015, Florida Statutes to file a schedule of its regular meetings with the local governing authority.

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

1. **Adoption of Revised Meeting Schedule.** The FY 21-22 Meeting Schedule attached hereto as **Exhibit A** and incorporated by reference herein is hereby approved.
2. **Publication and Filing of Revised Meeting Schedule.** The District Manager is hereby directed to publish and file the FY 21-22 Meeting Schedule in accordance with the requirements of Florida law.
3. **Conflicts.** This Resolution replaces and supersedes Resolution 2021-07.
4. **Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on January 26, 2022.**

**Attest:**

**Champion's Reserve Community Development District**

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/ Vice Chair of the Board of Supervisors

# **Exhibit A**

## **Champion's Reserve Community Development District Board of Supervisors Regular Meeting Schedule for Fiscal Year 2021-2022**

January	26, 2022	11:30 a.m.
May	18, 2022	11:30 a.m.
August	17, 2022	11:30 a.m.

All meetings will convene at the My Office & More, 122 E. Main Street,  
First Floor, Lakeland, Florida 33801.

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

August 24, 2021 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 24, 2021 at 10:00 a.m.** via My Offices & More located at 122 E. Main St., Lakeland, FL 33801.

### 1. CALL TO ORDER/ROLL CALL

Rick Reidt 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 24, 2021 at 10:00 a.m.**

Staff Members Present:

Rick Reidt District Manager, Meritus

Mr. Reidt announced that the meeting will be continued to Wednesday, September 1, 2021 at 11:00 a.m. at the same location.

### 2. AUDIENCE QUESTIONS AND COMMENTS

### 3. RECESS TO PUBLIC HEARING

### 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2022 Budget

B. Staff Presentations

C. Public Comments

D. Consideration of Resolution 2021-05; Adopting Fiscal Year 2022 Budget

E. Close Public Hearing on Proposed Fiscal Year 2022 Budget

### 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open Public Hearing on Levying O&M Assessments

B. Staff Presentations

C. Public Comments

D. Consideration of Resolution 2021-06; Levying O&M Assessments

E. Close Public Hearing on Levying O&M Assessments

### 6. RETURN TO REGULAR MEETING

### 7. VENDOR/STAFF REPORTS

A. District Counsel

i. Acceptance of First Amendment to Facility Maintenance Agreement with HOA

B. District Engineer

C. District Manager

i. Action Item List

ii. CDD Turnover Walk-Through – Phase 2A-2B

### 8. BUSINESS ITEMS

A. Discussion on Resident Resume for Open Board Seats

**B. Consideration of Resolution 2021-07; Setting FY 2022 Meeting Schedule**

**C. Discussion on Bridge Loan**

**9. CONSENT AGENDA**

**A. Consideration of Minutes of Board of Supervisors Regular Meeting May 18, 2021**

**B. Consideration of Operations and Maintenance Expenditures May 2021**

**C. Consideration of Operations and Maintenance Expenditures June 2021**

**D. Consideration of Operations and Maintenance Expenditures July 2021**

**E. Review of Financial Statements Month Ending July 31, 2021**

**10. SUPERVISOR REQUESTS**

**11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

**12. ADJOURNMENT/CONTINUATION**

The meeting was continued to Wednesday, September 1, 2021 at 11:00 a.m. at the same location.

*\*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

\_\_\_\_\_  
Signature

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

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

Title:

☐ Chair

☐ Vice Chair

Title:

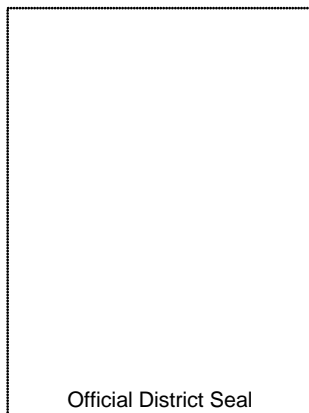
☐ Secretary

☐ Assistant Secretary

*Recorded by Records Administrator*

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

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



Official District Seal

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

September 1, 2021 Minutes of the Continued Regular Meeting and Public Hearing

## Minutes of the Continued Regular Meeting and Public Hearing

The Continued Regular Meeting and Public Hearing of the Champion's Reserve Community Development District was held on **Tuesday, September 1, 2021 at 11:00 a.m.** via My Offices & More located at 122 E. Main St., Lakeland, FL 33801.

### 1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Continued Regular Meeting and Public Hearing of the Board of Supervisors of the Champion's Reserve Community Development District to order on **Tuesday, September 1, 2021 at 11:00 a.m.**

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

Kyle Davis	Chair
Chip Rohrbach	Vice-Chair
Richard Von Hatten	Supervisor

Staff Members Present:

Rick Reidt	District Manager, Meritus	
Dana Crosby-Collier	District Counsel, Straley Robin Vericker	<i>via conference call</i>

There were no audience members present in person, and there was one audience member, Sarah from the HOA, present via conference call.

### 2. AUDIENCE QUESTIONS AND COMMENTS

Sarah notified the Board of HOA management change.

### 3. RECESS TO PUBLIC HEARING

Mr. Reidt directed the Board to recess to the public hearing.

**4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**

**A. Open Public Hearing on Proposed Fiscal Year 2022 Budget**

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

**B. Staff Presentations**

Mr. Reidt went over the budget and line items with the Board.

**C. Public Comments**

Sarah asked several questions on budget line items.

**D. Consideration of Resolution 2021-05; Adopting Fiscal Year 2022 Budget**

The Board discussed the budget and decided to reduce two line items, which reduced the increase total to \$13,306. The website administration line item was reduced from \$1,500 to \$500, resulting in \$1,000 of savings. The District Counsel line item was also reduced from \$3,000 to \$2,000, resulting in another \$1,000 of savings.

MOTION TO:	Approve Resolution 2021-05 with the O&M budget figured adjusted to a total increase of \$13,306.00.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**E. Close Public Hearing on Proposed Fiscal Year 2022 Budget**

The public hearing on the proposed FY 2022 budget was closed.



**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 Von Hatten
SECONDED BY:	Supervisor Rohrbach
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**B. Staff Presentations**

Mr. Reidt reviewed the assessment amounts and the changes in the prior resolution with the Board.

**C. Public Comments**

There were no public comments.

**D. Consideration of Resolution 2021-06; Levying O&M Assessments**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-06 as revised.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**E. Close Public Hearing on Levying O&M Assessments**

The public hearing on levying the O&M assessments was closed.

**6. RETURN TO REGULAR MEETING**

Mr. Reidt directed the Board to return to the regular meeting.

**7. VENDOR/STAFF REPORTS**

**A. District Counsel**

**i. Acceptance of First Amendment to Facility Maintenance Agreement with HOA**

Ms. Crosby-Collier presented the amendment to the Board for review.

MOTION TO:	Approve the First Amendment to the Facility Maintenance Agreement with HOA.
MADE BY:	Supervisor Von Hatten
SECONDED BY:	Supervisor Rohrbach
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**B. District Engineer**

There were no updates from the Engineer.

**C. District Manager**

**i. Action Item List**

**ii. CDD Turnover Walk-Through – Phase 2A-2B**

Mr. Reidt updated the Board to expect completion and a walk-through with the District Engineer in about two weeks. At that time, the paperwork for the final turnover to the District will be processed for approval at the next meeting.

**8. BUSINESS ITEMS**

**A. Discussion on Resident Resume for Open Board Seats**

The Board considered the resume of Zachary Green for Vacant Board Seat 3.

MOTION TO:	Appoint Zachary Green to Seat 3.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Davis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

District Counsel and Meritus staff will complete the paperwork with Supervisor Green as he was not in attendance.

**B. Consideration of Resolution 2021-07; Setting FY 2022 Meeting Schedule**

Mr. Reidt went over the resolution with the Board. The Board discussed the meeting dates and times and decided to move the dates to November 30, 2021; May 24, 2021; and August 23, 2022. Meetings will start at 7:00 p.m. The Chair will look for a venue closer to the community, though if needed, the current location has availability.

MOTION TO:	Approve Resolution 2021-07 allowing for the changes and the location at the Chair's discretion.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Davis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**C. Discussion on Bridge Loan**

The Board discussed the need to do a bridge loan.

MOTION TO:	Approve for Meritus to arrange a Bridge Loan for Quarter 1 funding not to exceed \$30K with the expectation that the best possible interest rate be obtained; the loan should be paid back by January 31, 2022, and the Chair will be approved to sign.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**9. CONSENT AGENDA**

- A. Consideration of Minutes of Board of Supervisors Regular Meeting May 18, 2021**
- B. Consideration of Operations and Maintenance Expenditures May 2021**
- C. Consideration of Operations and Maintenance Expenditures June 2021**
- D. Consideration of Operations and Maintenance Expenditures July 2021**
- E. Review of Financial Statements Month Ending July 31, 2021**

The Board reviewed the Consent Agenda items. The Board noted a correction to Supervisor Rohrbach's name in minutes.

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

## 10. SUPERVISOR REQUESTS

Supervisor Davis requested for Mr. Reidt to have the Engineer contact the County or County Fire Department for repair of the concrete pads at the base of the fire hydrants as discussed during the walk-through for repairs.

Supervisor Rohrbach asked about the poles left by Ryan Homes. He will take photos and send to them to Mr. Reidt so he can ask Ryan Homes to remove them.

Supervisor Rohrbach also requested to verify liability coverage with the District's insurance on the Cabana and pool, as the District is the owner and maintenance is the HOA's responsibility.

## 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

## 12. ADJOURNMENT

MOTION TO:	Adjourn at 12:46 p.m.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

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

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

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

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

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

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

**Title:**

☐ **Chair**

☐ **Vice Chair**

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

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

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

*Recorded by Records Administrator*

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

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



Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
IPFS Corporation	GAA A74779 090121	\$ 819.45		Insurance Payments August 2021
Meritus Districts	10755	2,337.35		Management Services - August
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,156.80</b>		
<b>Variable Contract</b>				
LocaliQ	0003985535	\$ 1,152.40		FY 2022 Budget Ad 7/28/2021
Polk County Property Appraiser	4651807	2,650.63		Professional Services -8/04/2021
<b>Variable Contract Sub-Total</b>		<b>\$3,803.03</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 6,959.83</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

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

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

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

INSURED

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

CHAMPION'S RESERVE COMMUNITY  
DEVELOPMENT DISTRICT C/O MERITUS  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008

## PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
11	GAA-A74779	09/01/21

For overnight or priority delivery,  
please mail to:  
1055 BROADWAY  
11TH FLOOR  
KANSAS CITY, MO 64105

Make payments, view account information or  
register for electronic forms at [ipfs.com](http://ipfs.com).  
First time users please use access code  
L99J4GKE to register.

For questions, please call (800)584-9969

PAYMENT DUE:

\$819.45

IF RECEIVED AFTER 09/06/21  
A LATE FEE WILL APPLY  
PLEASE PAY THIS AMOUNT

\$40.97

\$860.42

MAKE CHECK PAYABLE AND REMIT TO:

IPFS CORPORATION

P.O. Box 730223

Dallas, TX 75373-0223

GAA0A747794 00000819457



## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

INVOICE NO.: 10755

DATE: 08/01/2021

DUE DATE: 08/01/2021

### BILLING ADDRESS

Champions Reserve CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services August		2,291.67
	Website Administration		41.66
	Postage June		1.02
20	Copies BW June	0.15	3.00
SUBTOTAL			2,337.35
NEW CHARGES			
TOTAL			2,337.35

M



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

<b>ACCOUNT NAME</b> Champion Reserve CDD		<b>ACCOUNT #</b> 584786	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0003985535	<b>BILLING PERIOD</b> Jul 1- Jul 31, 2021	<b>PAYMENT DUE DATE</b> August 20, 2021	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (included in amt due)</b> \$0.00	<b>TOTAL AMOUNT DUE</b> <b>\$1,152.40</b>	
<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7608 or local@ccc.gannett.com		<b>FEDERAL ID</b> 47-2390983	
<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. <b>All funds payable in US dollars.</b>			

**BILLING ACCOUNT NAME AND ADDRESS**

CHAMPION RESERVE CDD  
2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008



000058478600000000000000039855350011524067173

Contact abgspecial@gannett.com to sign-up for the convenience of having your invoice e-mailed to you. Once signed up you can also enjoy the convenience of making online payments. Previous account number reference if needed: .

Date	Description	Amount
7/1/21	Balance Forward	\$0.00

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/28/21	LKL The Ledger - News Chief	6100503	FY 2022 Budget Ad		1	2 x 10 in	\$1,152.40

Received

AUG 16 2021

51300  
4801

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

<b>ACCOUNT NAME</b> Champion Reserve CDD		<b>PAYMENT DUE DATE</b> August 20, 2021		<b>AMOUNT PAID</b>		
<b>ACCOUNT NUMBER</b> 584786		<b>INVOICE NUMBER</b> 0003985535				
<b>CURRENT DUE</b> \$1,152.40	<b>30 DAYS PAST DUE</b> \$0.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL AMOUNT DUE</b> <b>\$1,152.40</b>

**REMITTANCE ADDRESS** (include Account# & Invoice# on check)

CA Florida Holdings, LLC  
PO Box 631244  
Cincinnati, OH 45263-1244

**TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:**

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number

Exp Date

Signature

CVV Code

Date

000058478600000000000000039855350011524067173

Received

AUG 08 2021

## LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

**PROOF OF PUBLICATION**

Champion Reserve CDD Champion Reserve CDD  
Champion Reserve CDD  
2005 Pan Am CIR # 300  
Tampa FL 33607-6008

STATE OF FLORIDA, COUNTY OF POLK

The Ledger-News Chief, a newspaper printed and published in the city of Lakeland, and of general circulation in the County of Polk, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

08/04/2021

and that the fees charged are legal.

Sworn to and subscribed before on 08/04/2021

*Linda Turt*  
Legal Clerk

*Sarah Bertelsen*  
Notary, State of WI, County of Brown

7/27/25

My commission expires

Publication Cost: \$364.04

Order No: 6087850

# of Copies:

Customer No: 584786

1

PO #:

**THIS IS NOT AN INVOICE!***Please do not use this form for payment remittance.*

Notice of Public Hearing and  
Board of Supervisors Meeting of  
the Champion's Reserve

Community Development District  
The Board of Supervisors (the  
"Board") of the Champion's  
Reserve Community Development  
District (the "District") will hold a  
public hearing and a meeting on  
Tuesday August 24, 2021, at 10:00  
a.m. at the My Office & More, 122 E.  
Main Street, First Floor, Lakeland,  
Florida 33801.

The purpose of the public hearing is  
to receive public comments on the  
proposed adoption of the District's  
fiscal year 2021-2022 proposed  
budget. A meeting of the Board will  
also be held where the Board may  
consider any other business that  
may properly come before it. A copy  
of the proposed budget and the  
agenda may be viewed on the  
District's website at least 2 days  
before the meeting  
<https://championsreservecdd.org/>, or  
may be obtained by contacting the  
District Manager's office via email  
at [rick.reidt@merituscorp.com](mailto:rick.reidt@merituscorp.com) or  
via phone at (813) 873-7300.

The public hearing and meeting are  
open to the public and will be  
conducted in accordance with the  
provisions of Florida law for  
community development districts.  
They may be continued to a date,  
time, and place to be specified on  
the record at the hearing or meet-  
ing. There may be occasions when  
staff or Board members may partic-  
ipate by speaker telephone. The  
public may attend the meeting at  
the My Office and More or by  
conference line. Please check the  
District's website at  
<https://championsreservecdd.org/>,  
prior to the public hearing/meeting  
date for the call in number in order  
to attend via the conference line.

In accordance with the provisions of  
the Americans with Disabilities Act,  
any person requiring special accom-  
modations because of a disability or  
physical impairment should contact  
the District Manager's office at  
least 48 hours prior to the meeting.  
If you are hearing or speech  
impaired, please contact the Florida  
Relay Service at 711 or 1-800-955-8771  
(TTY), or 1-800-955-8770 (voice) for  
aid in contacting the District  
Manager's office.

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

Rick Reidt

District Manager

Aug 4, 2021

#6087850

SARAH BERTELSEN  
Notary Public  
State of Wisconsin

# Polk County Property Appraiser

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

## INVOICE: 4651807

Page: 1 of 1

\*\*\*\*\* CUSTOMER \*\*\*\*\*

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

Invoice Date	Due Date	Ship Via	FOB	Terms	Reference	
08/04/2021	08/04/2021			Net Upon Rpt	1% ADM FEE	
Contact		Customer No	Phone	Fax	For	
Alex Wolfe		468			1% ADMIN FEE	
Quantity	UOM	Description			Unit Price	Extended
1.00	EACH	Champions Reserve CDD			2,650.6300	2,650.63
					SUBTOTAL:	2,650.63
					TOTAL DUE:	2,650.63

Detach and Return With Payment

Send Payment To:

Invoice: 4651807  
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: \$2,650.63  
AMOUNT PAID: \_\_\_\_\_

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	10929	\$ 2,340.59		Management Services October 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,340.59</b>		
<b>Variable Contract</b>				
CA Florida Holding, LLC	0004039802	\$ 364.04		Balance Forward, PH and BOS Mtg -Thru 8/31/2021
Hanson Walter & Associates, Inc.	5280049	181.25		Professional Services Thru 8/31/2021
Meritus Districts	10885	2,335.25		Management Services - September 2021
<b>Variable Contract Sub-Total</b>		<b>\$ 2,880.54</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Supervisor: James Rohrbach	JR090121	200.00		Supervisor Fee - 9/1/2021
Supervisor: Kyle Davis	KD090121	200.00		Supervisor Fee - 9/1/2021
Supervisor: Richard Von Hatten	RV090121	200.00	<b>\$ 600.00</b>	Supervisor Fee - 9/1/2021
<b>Regular Services Sub-Total</b>		<b>\$ 600.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 5,821.13</b>		

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
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Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10929  
DATE: 10/01/2021  
DUE DATE: 10/01/2021

**BILLING ADDRESS**  
Champions Reserve CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		2,291.67
	Website Administration		41.66
	Postage August		0.51
45	Copies BW August	0.15	6.75
SUBTOTAL			2,340.59
NEW CHARGES			
TOTAL			2,340.59



# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

ACCOUNT NAME		ACCOUNT #	PAGE #
Champion Reserve CDD		584786	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0004039802	Aug 1- Aug 31, 2021	September 20, 2021	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL AMOUNT DUE	
\$0.00	\$0.00	\$1,516.44	
BILLING ACCOUNT NAME AND ADDRESS		BILLING INQUIRIES/ADDRESS CHANGES	FEDERAL ID
Champion Reserve CDD 2005 Pan Am CIR # 300 Tampa, FL 33607-6008		1-877-736-7608 or local@ccc.gannett.com	47-2390983
		<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. <b>All funds payable in US dollars.</b>	

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Contact abgspecial@gannett.com to sign-up for the convenience of having your invoice e-mailed to you. Once signed up you can also enjoy the convenience of making online payments. Previous account number reference if needed: .

Date	Description	Amount
8/1/21	Balance Forward	\$1,152.40

#### Package Advertising:

Start-End Date	Description	Products	Run Dates	PO Number	Package Cost
8/4/21	PH and BOS Mtg 8/24	6087850		6087850	\$364.04

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

## LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

ACCOUNT NAME		PAYMENT DUE DATE	AMOUNT PAID			
Champion Reserve CDD		September 20, 2021	\$364.04			
ACCOUNT NUMBER		INVOICE NUMBER				
584786		0004039802				
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$364.04	\$1,152.40	\$0.00	\$0.00	\$0.00	\$0.00	\$1,516.44
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		
				Card Number _____		
				Exp Date ____/____/____ CVV Code _____		
				Signature _____ Date _____		

00005847860000000000000040398020015164467171





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

Page: 1 of 1  
5231-02  
5280049

## INVOICE

CHAMPIONS RESERVE COMMUNITY  
DEVELOPMENT DISTRICT  
C/O JEB BITTNER, CHAIRMAN  
2005 PAM AN CIRCLE  
SUITE 120  
TAMPA, FLORIDA 338607

CLIENT ID: 8076  
INVOICE #: 5280049  
INVOICE DATE: 9/14/2021  
DUE DATE: 9/24/2021  
BILLED THROUGH: 8/31/2021

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

PO:

PERIOD: August 2021  
For Services Rendered Through August 31, 2021

Review and track Phase 2 turnover repairs, and site visit. Provide Concrete Sepc. and research min. curb repair spec.

TIME & MATERIALS  
CIVIL ENGINEERING SERVICES  
REIMBURSABLES

Total Billed To Date	Amount Previously Billed	Amount This Billing
3,467.00	3,285.75	181.25
0.00	0.00	0.00
3,467.00	3,285.75	181.25

51300  
3103  
RLO

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

**Total Invoice \$181.25**

Received

SEP 17 2021

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

INVOICE NO.: 10885

DATE: 09/01/2021

DUE DATE: 09/01/2021

### BILLING ADDRESS

Champions Reserve CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		2,291.67
5103	Website Administration		41.66
4101	Postage July		1.02
6 4101	Copies BW July	0.15	0.90
SUBTOTAL			2,335.25
NEW CHARGES			
TOTAL			2,335.25

**CHAMPIONS RESERVE CDD**

MEETING DATE September 01, 2021

DMS Staff Signature *[Signature]*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	✓	Salary Accepted	\$200
James "Chip" Rohrbach	✓	Salary Accepted	\$200
Richard Von Hatten	✓	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

JR 090121

**CHAMPIONS RESERVE CDD**MEETING DATE September 01, 2021DMS Staff Signature *Don L. G. [Signature]*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	✓	Salary Accepted	\$200
James "Chip" Rohrbach	✓	Salary Accepted	\$200
Richard Von Hatten	✓	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

KD 090121

**CHAMPIONS RESERVE CDD**

**MEETING DATE** September 01, 2021

**DMS Staff Signature** *Paul L. B. [Signature]*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	✓	Salary Accepted	\$200
James "Chip" Rohrbach	✓	Salary Accepted	\$200
Richard Von Hatten	✓	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

RV 090121

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	11044	\$ 2,343.38		Management Services - November
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,343.38</b>		
<b>Variable Contract</b>				
Local IQ	584786 102021	\$ 17.29		Balance Forward/Financial Charge - Thru 9/30/2021
<b>Variable Contract Sub-Total</b>		<b>\$ 17.29</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
ADA Site Compliance	1923	\$ 1,500.00		Technological Auditing Compliance - 9/27/2021
DEO	85377	175.00		FY22 Special District Fee - 10/01/21
Hanson Walter & Associates	HWA 092921	181.25		Professional Service - Thru 9/14/2021
Hanson Walter & associates, Inc	5280475	981.25		Civil Engineering Services Thru 9/30/2021
Joe G. Tedder	JT081821	31.72		Mailing Of Tax Bills - 08/18/2021
<b>Regular Services Sub-Total</b>		<b>\$ 2,869.22</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 5,229.89</b>		

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

## Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

# INVOICE

INVOICE NO.: 11044

DATE: 11/01/2021

DUE DATE: 11/01/2021

### BILLING ADDRESS


Champions Reserve CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		2,291.67
	Website Administration		41.66
67	Copies BW September	0.15	10.05
SUBTOTAL			2,343.38
NEW CHARGES			
TOTAL			2,343.38





The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

<b>ACCOUNT NAME</b> Champion Reserve CDD		<b>ACCOUNT #</b> 584786	<b>PAGE #</b> 1 of 1
<b>STATEMENT #</b> 0004098150	<b>BILLING PERIOD</b> Sep 1- Sep 30, 2021	<b>PAYMENT DUE DATE</b> October 20, 2021	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (included in amt due)</b> \$0.00	<b>TOTAL AMOUNT DUE</b> <b>\$1,533.73</b>	
<b>BILLING ACCOUNT NAME AND ADDRESS</b>  CHAMPION RESERVE CDD 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008 		<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7608 or local@ccc.gannett.com	<b>FEDERAL ID</b> 47-2390983
<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. <b>All funds payable in US dollars.</b>			

00005847860000000000000040981500015337367178

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

Date	Description	Amount
9/1/21	Balance Forward	\$1,516.44
9/30/21	Finance Charge	\$17.29

Received  
OCT 18 2021

51300  
4801  
R200

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

<b>ACCOUNT NAME</b> Champion Reserve CDD		<b>PAYMENT DUE DATE</b> October 20, 2021	<b>AMOUNT PAID</b>  \$17.29			
<b>ACCOUNT NUMBER</b> 584786		<b>STATEMENT NUMBER</b> 0004098150				
<b>CURRENT DUE</b> \$17.29	<b>30 DAYS PAST DUE</b> \$364.04	<b>60 DAYS PAST DUE</b> \$1,152.40	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL AMOUNT DUE</b> <b>\$1,533.73</b>

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

CA Florida Holdings, LLC  
PO Box 631244  
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number \_\_\_\_\_

Exp Date \_\_\_\_/\_\_\_\_/\_\_\_\_ CVV Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

00005847860000000000000040981500015337367178

**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
1923	09/27/2021	\$1,500.00	10/11/2021	14	

DESCRIPTION	QTY	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

**\$1,500.00**

51360  
5103  
ORLOR

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 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.: 85377			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$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 300**

**Tampa, FL 33607**

**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:** 10/06/2020

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

Registered Agent's Signature: \_\_\_\_\_

Date 10/5/2021

**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](http://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 2019/2020 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.

# Statement

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

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT  
C/O JEB BITTNER, CHAIRMAN  
2005 PAM AN CIRCLE  
SUITE 120  
TAMPA, FLORIDA 338607

Statement date: 9/29/2021

	Invoice Number	Invoice Date	Amount
--	----------------	--------------	--------

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT  
5231-02 CHAMPIONS RESERVE CDD/ POLK COUNTY

5280049	9/14/2021	181.25
Client Outstanding		181.25

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT						
Outstanding	Current	31-60 Days	61-90 Days	91-120 Days	121+ Days	Prepayment
181.25	181.25	0.00	0.00	0.00	0.00	0.00

RA

51300  
3103



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

Page: 1 of 1

5231-02

5280475

## INVOICE

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT C/O JEB BITTNER, CHAIRMAN 2005 PAM AN CIRCLE SUITE 120 TAMPA, FLORIDA 338607	CLIENT ID: 8076 INVOICE #: 5280475 INVOICE DATE: 10/14/2021 DUE DATE: 10/24/2021 BILLED THROUGH: 9/30/2021
--	--

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

PO:

PERIOD: September 2021

For Services Rendered Through September 30, 2021

Phase 2 turnover puchlist inspection, research concrete stains update punchlist w/ site vist notes, research and provide trumcated domes, research and corr w. paving contractor for concrete over spill removal/ covering.

TIME & MATERIALS  
CIVIL ENGINEERING SERVICES  
REIMBURSABLES

Total Billed To Date	Amount Previously Billed	Amount This Billing
4,448.25	3,467.00	981.25
0.00	0.00	0.00
4,448.25	3,467.00	981.25

Received

OCT 18 2021

51300  
3103  
RWA

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

**Total Invoice \$981.25**



**JOE G. TEDDER, CFC**  
Tax Collector for Polk County, Florida

*Champions Reserve CDD*

**POSTAGE INVOICE**

Make Payable to: JOE G TEDDER, Tax Collector  
Attn: FINANCE DEPARTMENT  
P.O. Box 1189  
Bartow, FL 33831

Date: August 18, 2021  
Taxing Authority: \_\_\_\_\_  
Fund: \_\_\_\_\_

Item				Amount Due
Mailing of 2020 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 2020 Tax Bill mailings.				
2020 Total Tax Roll 795,060,531.79				
<u>Taxing Authority</u>	<u>Total Taxes</u>	<u>% of Total</u>	<u>Total Postage</u>	
Champions Reserve CDD	248,625.00	0.03130%	120,508.04	\$37.72
<b>Total</b>				<b>\$37.72</b>

*51300  
4101*

Online Access:  
Email: [email@PolkTaxes.com](mailto:email@PolkTaxes.com)  
Web: [www.PolkTaxes.com](http://www.PolkTaxes.com)

430 E Main Street  
PO Box 1189  
Bartow, FL 33831-1189

Phone Contact:  
Local: (863) 534-4700  
Fax: (863) 534-4717

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	11178	\$ 3,085.46		Management Service - December
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,085.46</b>		
<b>Variable Contract</b>				
DEO	85377	\$ 200.00		FY22 Special District Fee - 12/9/21
<b>Variable Contract Sub-Total</b>		<b>\$ 200.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Egis	14656	\$ 9,970.00		Policy Renewal Thru 10/01/2022
Local IQ	584786 120121	22.75		Legal Advertising - November
<b>Regular Services Sub-Total</b>		<b>\$ 9,992.75</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 13,278.21</b>		

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 NO.: 11180

DATE: 12/14/2021

DUE DATE: 12/14/2021

### BILLING ADDRESS

Champions Reserve CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	District Management Services December	2,291.67	2,291.67
3	Dissemination Services October, November, December	250.00	750.00
1	Website Administration December	41.67	41.67
1	Postage October	2.12	2.12
SUBTOTAL			3,085.46
NEW CHARGES			
TOTAL			3,085.46



**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 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.: 85377	Fees Date: 12/09/2021		Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$25.00	Received: \$0.00	Total Due, Postmarked by 01/10/2022: \$200.00

**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 300  
 Tampa, FL 33607

- |                                       |                               |
|---------------------------------------|-------------------------------|
| <b>2. Telephone:</b>                  | (813) 397-5121                |
| <b>3. Fax:</b>                        | (813) 873-7070                |
| <b>4. Email:</b>                      | brian.lamb@merituscorp.com    |
| <b>5. Status:</b>                     | Independent                   |
| <b>6. Governing Body:</b>             | Elected                       |
| <b>7. Website Address:</b>            | championsreservecdd.org       |
| <b>8. County(ies):</b>                | Polk                          |
| <b>9. Function(s):</b>                | Community Development         |
| <b>10. Boundary Map on File:</b>      | 05/15/2017                    |
| <b>11. Creation Document on File:</b> | 05/15/2017                    |
| <b>12. Date Established:</b>          | 11/20/2015                    |
| <b>13. Creation Method:</b>           | Local Ordinance               |
| <b>14. Local Governing Authority:</b> | Polk County                   |
| <b>15. Creation Document(s):</b>      | County Ordinance 15-077       |
| <b>16. Statutory Authority:</b>       | Chapter 190, Florida Statutes |
| <b>17. Authority to Issue Bonds:</b>  | Yes                           |
| <b>18. Revenue Source(s):</b>         | Assessments                   |
| <b>19. Most Recent Update:</b>        | 10/06/2020                    |

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

Registered Agent's Signature: \_\_\_\_\_ Date \_\_\_\_\_

**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](http://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 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

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**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.



# INVOICE

<b>Customer</b>	Champion's Reserve Community Development District
<b>Acct #</b>	777
<b>Date</b>	09/21/2021
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 9,970.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#14656
100121713	

Thank You

Please detach and return with payment



Customer: Champion's Reserve Community Development District

Invoice	Effective	Transaction	Description	Amount
14656	10/01/2021	Renew policy	Policy #100121713 10/01/2021-10/01/2022 Florida Insurance Alliance  Package - Renew policy Due Date: 9/21/2021  \$5514- property \$2228- gen. liab \$2228- pub. off	9,970.00
				<b>Total</b>
				\$ 9,970.00


Thank You

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

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)233-9939	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/21/2021



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

<b>ACCOUNT NAME</b> Champion Reserve CDD		<b>ACCOUNT #</b> 584786	<b>PAGE #</b> 1 of 1
<b>STATEMENT #</b> 0004221353	<b>BILLING PERIOD</b> Nov 1- Nov 30, 2021	<b>PAYMENT DUE DATE</b> December 20, 2021	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (included in amt due)</b> \$0.00	<b>TOTAL AMOUNT DUE</b> <b>\$1,579.23</b>	
<b>BILLING ACCOUNT NAME AND ADDRESS</b>  Champion Reserve Cdd 2005 Pan Am Cir. Ste. 300 Tampa, FL 33607-6008 		<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7608 or local@ccc.gannett.com	
		<b>FEDERAL ID</b> 47-2390983	
<p><b>Legal Entity:</b> Gannett Media Corp.</p> <p><b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p><b>All funds payable in US dollars.</b></p>			

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

Date	Description	Amount
11/1/21	Balance Forward	\$1,556.48
11/30/21	Finance Charge	\$22.75

Received

DEC 13 2021

51300  
4801  
Q201

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune | News Herald  
Northwest Florida Daily News

<b>ACCOUNT NAME</b> Champion Reserve CDD		<b>PAYMENT DUE DATE</b> December 20, 2021		<b>AMOUNT PAID</b>		
<b>ACCOUNT NUMBER</b> 584786		<b>STATEMENT NUMBER</b> 0004221353				
<b>CURRENT DUE</b> \$22.75	<b>30 DAYS PAST DUE</b> \$22.75	<b>60 DAYS PAST DUE</b> \$17.29	<b>90 DAYS PAST DUE</b> \$364.04	<b>120+ DAYS PAST DUE</b> \$1,152.40	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL AMOUNT DUE</b> <del>\$1,579.23</del> 22.75

**REMITTANCE ADDRESS** (Include Account# & Invoice# on check)

CA Florida Holdings, LLC  
PO Box 631244  
Cincinnati, OH 45263-1244

**TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:**

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number \_\_\_\_\_

Exp Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Signature \_\_\_\_\_

CVV Code \_\_\_\_\_

Date \_\_\_\_\_

0000584786000000000000000042213530015792367177

# Champions Reserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2021



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 12/31/2021  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>					
Cash--Operating Account	57,766	0	0	0	57,766
Due From Developer	0	0	0	0	0
Due From General Fund	0	0	0	0	0
Due From Debt Service	1,963	0	0	0	1,963
Investments - Revenue 2016 (5000)	0	184,513	0	0	184,513
Investments - Interest 2016 (5001)	0	0	0	0	0
Investments - Sinking 2016 (5002)	0	0	0	0	0
Investments - Reserve 2016 (5003)	0	87,625	0	0	87,625
Investments - Prepayment 2016 (5004)	0	0	0	0	0
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	1,684	0	0	0	1,684
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	301,750	301,750
Amount To Be Provided--Debt Service	0	0	0	2,139,250	2,139,250
Other	0	0	0	0	0
<b>Total Assets</b>	<b>61,413</b>	<b>272,138</b>	<b>2,330,568</b>	<b>2,441,000</b>	<b>5,105,119</b>
<b>Liabilities</b>					
Accounts Payable	19,146	0	0	0	19,146
Accounts Payable-Other	0	0	0	0	0
Unearned Revenues	5,273	0	0	0	5,273
Due To General Fund	0	1,963	0	0	1,963
Due To Debt Service Fund	4,685	0	0	0	4,685
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	2,441,000	2,441,000
Unearned Revenues	0	0	0	0	0
<b>Total Liabilities</b>	<b>29,104</b>	<b>1,963</b>	<b>0</b>	<b>2,441,000</b>	<b>2,472,067</b>
<b>Fund Equity &amp; Other Credits</b>					
Fund Balance-All Other Reserves	0	214,529	0	0	214,529
Fund Balance-Unreserved	(8,934)	0	0	0	(8,934)
Investment in General Fixed Assets	0	0	2,330,568	0	2,330,568
Other	41,243	55,646	0	0	96,889
<b>Total Fund Equity &amp; Other Credits</b>	<b>32,309</b>	<b>270,175</b>	<b>2,330,568</b>	<b>0</b>	<b>2,633,052</b>

# Champions Reserve CDD

## Fund Report

As of 12/31/2021  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Total Liabilities & Fund Equity	<u><u>61,413</u></u>	<u><u>272,138</u></u>	<u><u>2,330,568</u></u>	<u><u>2,441,000</u></u>	<u><u>5,105,119</u></u>

# Champions Reserve CDD

## Statement of R&E

001 - General Fund

From 10/1/2021 Through 12/31/2021

(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	63,506	62,358	(1,148)	(2)%
Total Revenues	63,506	62,358	(1,148)	(2)%
Expenditures				
Legislative				
Supervisor Fees	3,000	0	3,000	100 %
Financial & Administrative				
District Manager	27,500	6,875	20,625	76 %
District Engineer	2,000	2,044	(44)	(2)%
Disclosure Report	3,000	750	2,250	75 %
Trustee Fees	4,300	1,010	3,290	77 %
Auditing Services	4,200	29	4,171	99 %
Postage, Phone, Faxes, Copies	1,500	19	1,481	99 %
Public Officials Insurance	2,368	2,228	140	6 %
Legal Advertising	2,200	63	2,137	97 %
Bank Fees	200	30	170	85 %
Dues, Licenses, & Fees	500	200	300	60 %
Office Supplies	250	0	250	100 %
Web Administration	500	125	375	75 %
ADA Website Compliance	1,900	0	1,900	100 %
Legal Counsel				
District Counsel	2,000	0	2,000	100 %
Other Physical Environment				
Property & Casualty Insurance	8,088	7,742	346	4 %
Total Expenditures	63,506	21,115	42,391	67 %
Excess of Revenues Over (Under) Expenditures	0	41,243	41,243	0 %
Fund Balance, Beginning of Period	0	(8,934)	(8,934)	0 %
Fund Balance, End of Period	0	32,309	32,309	0 %



# Champions Reserve CDD

## Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2021 Through 12/31/2021

(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	174,563	170,519	(4,044)	(2)%
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	174,563	170,521	(4,042)	(2)%
Expenditures				
Debt Service Payments				
Interest	119,562	60,875	58,687	49 %
Principal	55,000	50,000	5,000	9 %
Prepayments	0	4,000	(4,000)	0 %
Total Expenditures	174,562	114,875	59,687	34 %
Excess of Revenues Over (Under) Expenditures	1	55,646	55,645	5,564,521 %
Fund Balance, Beginning of Period	0	214,529	214,529	0 %
Fund Balance, End of Period	1	270,175	270,174	27,017,391 %

# Champions Reserve CDD

## Statement of R&E

900 - General Fixed Assets  
From 10/1/2021 Through 12/31/2021  
(In Whole Numbers)

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

# Champions Reserve CDD

## Statement of R&E

950 - General Long-Term Debt  
From 10/1/2021 Through 12/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	2,441,000	2,441,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,441,000</u>	<u>2,495,000</u>	<u>0 %</u>

Champions Reserve CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 12.31.2021  
Reconciliation Date: 12/31/2021  
Status: Locked

Bank Balance	209,008.92
Less Outstanding Checks/Vouchers	151,242.83
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	57,766.09
Balance Per Books	<u>57,766.09</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: 12.31.2021  
Reconciliation Date: 12/31/2021  
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
0251	11/4/2021	Series 2016 FY21 Tax Dist ID Excess Fees 21	364.64	Champions Reserve CDD
0253	12/17/2021	Series 2016 FY22 Tax Dist ID 11/24-11/30	140,908.19	Champions Reserve CDD
0252	12/29/2021	System Generated Check/Voucher	9,970.00	Egis Insurance Advisors, LLC
Outstanding Checks/Vouchers			151,242.83	

Champions Reserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 12.31.2021  
Reconciliation Date: 12/31/2021  
Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
0249	11/7/2021	Series 2016 FY22 Tax Dist ID	4,144.36	Champions Reserve CDD
0250	12/14/2021	Series 2016 FY22 Tax Dist ID	22,379.54	Champions Reserve CDD
Cleared Checks/Vouchers			26,523.90	

Champions Reserve CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 12.31.2021  
Reconciliation Date: 12/31/2021  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR184	12/14/2021	Tax Distribution 12.14.2021	30,219.23	
CR187	12/17/2021	Tax Distribution 12.17.2021	190,269.16	
CR190	12/31/2021	Tax Distribution 01/10/2022	<u>8,977.14</u>	
Cleared Deposits			<u><u>229,465.53</u></u>	