

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 18, 2022**

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, MAY 18, 2022
11:30 A.M.**

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

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

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

The District Agenda is comprised of four different sections:

The meeting will begin at **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 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. Everyone 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 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 **May 18, 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
 - B. District Engineer
 - C. District Manager
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-04; FY 2023 Proposed Budget & Setting Public Hearing Tab 01
 - B. Consideration of Resolution 2022-05; Announcing General Elections..... Tab 02
 - C. Consideration of Resolution 2022-06; Spending Resolution Tab 03
 - D. Announcement of Qualified Electors Tab 04
 - E. 2022 Election Process..... Tab 05
 - F. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting January 26, 2022 .. Tab 06
 - B. Consideration of Operations and Maintenance Expenditures January-March 2022 Tab 07
 - C. Review of Financial Statements through March 31, 2022..... Tab 08
- 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

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPION’S RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Champion’s Reserve Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

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

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

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

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

DATE: August 17, 2022
HOUR: 11:30 a.m.
LOCATION: MyOffice & More
122 E Main Street
Lakeland, Florida 33801

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

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

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

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

PASSED AND ADOPTED ON MAY 18, 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: Proposed Budget for Fiscal Year 2022/2023

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE POLK COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Polk County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. GENERAL ELECTION SEATS. Seat 3, currently held by Calley Molina, Seat 4 is currently vacant and Seat 5, currently held by Richard Von Hatten, are scheduled for the General Election beginning in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. COMPENSATION. Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests the Supervisor to conduct the District's General Election in November 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 18th day of May 2022.

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

DISTRICT MANAGER

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Champion's Reserve Community Development District (the "**District**") will commence at **noon on Monday June 13, 2022, and close at noon on Friday June 17, 2022.** Candidates may qualify* for the office of board member of the District with the Polk County Supervisor of Elections by mail to the Honorable Lori Edwards, Supervisor of Elections, Post Office Box 1460, Bartow, Florida 33831 or in person at the following office locations:

Supervisor of Elections Operations Center
70 Florida Citrus Blvd.
Winter Haven, FL 33880

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three (3) seats up for election, specifically **seats 3, 4 and 5.** Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

*Please note that information in this notice is subject to change due to the COVID-19 public health emergency. For the latest information and additional information, please contact the office of the Polk County Supervisor of Elections or visit their website at <https://www.polkelections.com/>

Publish May 25, 2022

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS the Board of Supervisors of the District (hereinafter the "Board") determines that for purposes of administrative and accounting necessity, the following resolution is in the best interest of the District and is necessary for the conduct of District business.

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

Section 1. The Board hereby authorizes the District Manager to disburse District funds for payment of invoices which meet all the following requirements:

- a. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
- b. The invoice must be for continuing goods or services pursuant to a contract or agreement authorized by the Board of Supervisors.
- c. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
- d. The invoice amount will not cause payments to exceed the adopted budget of the District.

Section 2. The Board hereby authorizes the District Manager to approve the disbursement of funds for non-continuing expenses which are required for the repair, control, or maintenance of a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets up to \$2,500, and up to \$5,000 with approval from the Chair of the Board of Supervisors.

Section 3. Any payment made pursuant to this Resolution shall be submitted to the Board of Supervisors at the next scheduled meeting and approved and ratified.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF MAY 2022.

ATTEST

**CHAMPION'S RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Name: Rick Reidt
District Manager

Name: Kyle Davis
Chair/Vice Chair, Board of Supervisors



April 21, 2022

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

RE: Champion's Reserve Community Development District Registered Voters

Dear Mr. Reidt,

In response to your request, there are currently **407** voters within the Champion's Reserve Community Development District. This number of registered voters in said District is as of **April 15, 2022**.

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

Sincerely,

A handwritten signature in cursive script that reads "Lori Edwards".

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831
PHONE: (863) 534-5888 Fax: (863) 845-2718
PolkElections.com

Para asistencia en Español, por favor de llamar al (863) 534-5888

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

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Supervisor of Elections Operations Center
70 Florida Citrus Blvd.
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All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three (3) seats up for election, specifically **seats 3, 4 and 5**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

*Please note that information in this notice is subject to change due to the COVID-19 public health emergency. For the latest information and additional information, please contact the office of the Polk County Supervisor of Elections or visit their website at <https://www.polkelections.com/>

Publish May 25, 2022

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

January 26, 2022, 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, January 26, 2022, at 11:30 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, January 26, 2022, at 11:30 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	
Calley Molina	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Rick Reidt	District Manager, Meritus	
Michelle Reiss	District Counsel, Appleton Reiss	<i>appointed during the meeting</i>

There were no audience members in attendance in person.

Calley Molina and Michelle Reiss were attending via conference call.

2. AUDIENCE QUESTIONS AND COMMENTS

There were no audience questions or comments.

3. VENDOR/STAFF REPORTS

A. District Counsel

i. Acceptance of District Counsel Resignation

The Board reviewed the resignation letter from District Counsel.

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MOTION TO:	Approve the resignation letter of Straley Robin Vericker.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. District Engineer
i. Certification of Completion of Champions Reserve Phase 2

Mr. Reidt reviewed the Certification of Completion of Champions Reserve Phase 2 with the Board.

MOTION TO:	Accept the District Engineer's Certification of Completion for Champions Reserve Phase 2.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. District Manager
i. Action Item List

Mr. Reidt reviewed the action item list with the Board. The Board requested for the District Manager to check with Egis on liability protection on Policy 10012173.

4. BUSINESS ITEMS
A. Acceptance of Board of Supervisor Resignation – Zachary Green

The Board reviewed Zachary Green's Board resignation.

MOTION TO:	Accept the resignation of Zachary Green.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

84 **B. Discussion on Resident Resume for Open Board Seats**

85
86 The Board discussed appointing Calley Molina to the Board. The Board also interviewed Calley
87 Molina via conference call.

88	MOTION TO:	Appoint Calley Molina to Seat 3 to serve out the remainder of the term.
89	MADE BY:	Supervisor Rohrbach
90	SECONDED BY:	Supervisor Von Hatten
91	DISCUSSION:	None further
92	RESULT:	Called to Vote: Motion PASSED
93		3/0 - Motion passed unanimously

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97 District management will send the paperwork and Oath of Office to Supervisor Molina.

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99 **C. Discussion on RFQ for District Counsel Proposals**

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101 The Board discussed the District Counsel proposals. Michelle Reiss with Appleton Reiss presented
102 via conference call.

103	MOTION TO:	Appoint Appleton Reiss as the District's new legal representation with Michelle Reiss as the lead attorney.
104	MADE BY:	Supervisor Von Hatten
105	SECONDED BY:	Supervisor Rohrbach
106	DISCUSSION:	None further
107	RESULT:	Called to Vote: Motion PASSED
108		3/0 - Motion passed unanimously

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111 **D. Consideration of Resolution 2022-01; Re-Designation of Officers**

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114 The Board discussed re-designating officers and decided to keep the officer positions the same and
115 add Supervisor Molina as an Assistant Secretary.

116	MOTION TO:	Approve Resolution 2022-01.
117	MADE BY:	Supervisor Rohrbach
118	SECONDED BY:	Supervisor Davis
119	DISCUSSION:	None further
120	RESULT:	Called to Vote: Motion PASSED
121		3/0 - Motion passed unanimously

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126 **E. Consideration of Resolution 2022-02; Amending FY 2021 Final Budget**

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128 The Board reviewed amending the FY 2021 final budget.
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130	MOTION TO:	Approve Resolution 2022-02.
131	MADE BY:	Supervisor David
132	SECONDED BY:	Supervisor Rohrbach
133	DISCUSSION:	None further
134	RESULT:	Called to Vote: Motion PASSED
135		3/0 - Motion passed unanimously

136
137 **F. Consideration of Resolution 2022-03; Adopting a Revised Fiscal Year 2022 Meeting**
138 **Schedule**

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140 The Board discussed the meeting location and would like to continue to meet at the current location
141 this year due to advertising costs but will look at the Sheriff's office for next year's meetings.
142

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144 **5. CONSENT AGENDA**

145 **A. Consideration of Minutes of Board of Supervisors Public Hearing & Regular**
146 **Meeting August 24, 2021**

147 **B. Consideration of Minutes of the Board of Supervisors Continued Public Hearing**
148 **and Regular Meeting September 1, 2021**

149
150 The Board reviewed the minutes.
151

152	MOTION TO:	Approve the August 24, 2021, and September 1, 2021, 153 meeting minutes.
154	MADE BY:	Supervisor Rohrbach
155	SECONDED BY:	Supervisor Von Hatten
156	DISCUSSION:	None Further
157	RESULT:	Called to Vote: Motion PASSED
158		3/0 – Motion Passed Unaminously

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160 **C. Consideration of Operations and Maintenance Expenditures August - December**
161 **2021**

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163 The Board reviewed the August 2021 – December 2021 O&Ms.
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MOTION TO:	Approve the August 2021 – December 2021 O&Ms.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Davis
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

D. Review of Financial Statements Month Ending July 31, 2021

The Board reviewed the financials and had questions on tax collections and how collections differed due to the O&M and bond accounts. The Board also discussed if it would be viable to refinance at a lower rate without a term extension on the bonds. Mr. Reidt will investigate these two items and get back to the Board.

6. SUPERVISOR REQUESTS

Supervisor Davis commented on damage to common areas and sidewalks due to the installation of pools by homeowners. That damage would be homeowner, and the HOA should get it corrected by the homeowners. Mr. Reidt will communicate with the HOA regarding the matter. Supervisor Rohrbach also reminded Mr. Reidt to check into the Sheriff location for the 2022–2023-year meetings and have it ready to present for the May budget meeting.

Supervisor Rohrbach inquired about the County water violation. Mr. Reidt explained it is an HOA violation and is in the HOA’s hands.

Supervisor Von Hatten asked to get a rough draft of the minutes after each meeting. Mr. Reidt agreed to provide a recap for the Board.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Ms. Reiss thanked the Board for approving Appleton Reiss as District Counsel.

202 **8. ADJOURNMENT**

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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

Signature

Printed Name

Printed Name

Title:

- Chair**
- Vice Chair**

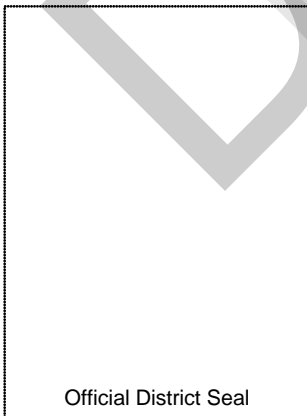
Title:

- Secretary**
- Assistant Secretary**

Recorded by Records Administrator

Signature

Date



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

January 2022 Meeting

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	72351	\$ 2,583.34		District Management - 1/25/2022.
Monthly Contract Sub-Total		\$ 2,583.34		
Variable Contract				
Supervisor: James Rohrbach	JR 012622	\$ 200.00		Supervisor Fee - 1.26.2022
Supervisor: Kyle Davis	KD 012622	200.00		Supervisor Fee - 1.26.2022
Supervisor: Richard Von Hatten	RV 012622	200.00		Supervisor Fee - 1.26.2022
Variable Contract Sub-Total		\$ 600.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total				
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 3,183.34		

Approved (with any necessary revisions noted):

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

January 2022 Meeting

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

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#72351

DATE

1/25/2022

BILL TO

Champions Reserve CDD
2005 Pan Am Circle
Suite 700
Tampa FL 33607
United States

CUSTOMER ID

C2280

NET TERMS

Net 30

PO#**DUE DATE**

2/24/2022

Services provided for the Month of: January 2022

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

Subtotal \$2,583.34

Tax \$0.00

Total Due \$2,583.34



Voice: 813-397-5122 | Fax: 813-873-7070

CHAMPIONS RESERVE CDD

MEETING DATE January 26, 2022

DMS Staff Signature *Chris L. Bell*

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 012622

CHAMPIONS RESERVE CDD

MEETING DATE January 26, 2022

DMS Staff Signature *David L. Bell*

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 012622

CHAMPIONS RESERVE CDD

MEETING DATE January 26, 2022

DMS Staff Signature *Chris L. Bull*

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 012622

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	74002	\$ 2,586.25		District Management Services - 2.18 2022
Monthly Contract Sub-Total		\$ 2,586.25		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
CA Florida Holdings, LLC	4346100	\$ 536.48		Package Advertising Thru 1.31.2022
Grau & Associates	21940	1,000.00		Audit Service - 2.01.2022
Meritus Districts	74000	3,265.96		District Management Services -February 2022.
Regular Services Sub-Total		\$ 4,802.44		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 7,388.69		

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
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Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#74002

DATE

2/18/2022

BILL TO

Champions Reserve CDD
2005 Pan Am Circle
Suite 700
Tampa FL 33607
United States

CUSTOMER ID

C2280

NET TERMS

Net 30

PO#**DUE DATE**

3/20/2022

Services provided for the Month of: February 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Postage - \$0.73 Postage-November 2021 & \$0.53 Postage-December 2021	1	Ea	1.26	1.26
Copies - 7 Copies B/W-November 2021 & 4 Copies B/W-December 2021	11	Ea	0.15	1.65
Website Maintenance - Website Maintenance / Admin	1	Ea	41.67	41.67
Dissemination Services - Dissemination Services	1	Ea	250.00	250.00
District Management Services - District Management	1	Ea	2,291.67	2,291.67
Subtotal				2,586.25

Subtotal \$2,586.25

Tax \$0.00

Total Due \$2,586.25

Remit To :

Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment. Phone: 813-397-5122 | Fax: 813-873-7070

LOCALIQ

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

Champions Reserve

ACCOUNT NAME		ACCOUNT #	PAGE #
Meritus		529649	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0004346100	Jan 1- Jan 31, 2022	February 20, 2022	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL AMOUNT DUE	
\$0.00	\$0.00	\$536.48	
BILLING ACCOUNT NAME AND ADDRESS		BILLING INQUIRIES/ADDRESS CHANGES	FEDERAL ID
Meritus 2005 Pan Am Cir. Ste. 800 Tampa, FL 33607-2376		1-877-736-7612 or smb@ccc.gannett.com	47-2390983
<p>Legal Entity: Gannett Media Corp.</p> <p>Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p>All funds payable in US dollars.</p>			

0000529649000000000000000043461000005364867175

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: **CFL_743238**

Date	Description	Amount
1/1/22	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
1/5/22	6717189	REQUEST FOR QUALIFICATIONS		\$239.50
1/21/22	6792130	Reg Board Meeting Schedule		\$296.98

*513.00
4801
RLR*

*Received
FEB 14 2022*

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		
Meritus		February 20, 2022				
ACCOUNT NUMBER		INVOICE NUMBER				
529649		0004346100				
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$536.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$536.48

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 _____

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 21940
Date 02/01/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>1,000.00</u>
Current Amount Due	\$ <u>1,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#74000

DATE
2/18/2022

CUSTOMER ID
C2279

NET TERMS
Net 30

PO#

DUE DATE
3/20/2022

BILL TO

Bullfrog Creek Community
Development District
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

Services provided for the Month of: **February 2022**

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - Color Copies-November 2021	15	Ea	0.50	7.50
Postage - \$6.36 Postage-November 2021 & \$2.65 Postage-December 2021	1	Ea	9.01	9.01
Copies - 121 Copies B/W-November 2021 & 42 Copies B/W-December 2021	163	Ea	0.15	24.45
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00	100.00
Dissemination Services - Dissemination Services	1	Ea	208.33	208.33
District Management Services - District Management	1	Ea	2,916.67	2,916.67
Subtotal				3,265.96

Subtotal	\$3,265.96
Tax	\$0.00
Total Due	\$3,265.96

Remit To :

Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment. Phone: 813-397-5122 | Fax: 813-873-7070

Champions Reserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	75267	\$ 2,661.38		District Management Services - 3.23.2022.
Monthly Contract Sub-Total		\$ 2,661.38		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,661.38		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#75267

DATE

3/23/2022

BILL TO

Champions Reserve CDD
2005 Pan Am Circle
Suite 700
Tampa FL 33607
United States

CUSTOMER ID

C2280

NET TERMS

Net 30

PO#**DUE DATE**

4/22/2022

Services provided for the Month of: **March 2022**

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- January	492	Ea	0.15	73.80
Dissemination Services - Dissemination Services	1	Ea	250.00	250.00
District Management Services - District Management	1	Ea	2,291.67	2,291.67
Postage - Postage- January	1	Ea	4.24	4.24
Website Maintenance - Website Maintenance / Admin	1	Ea	41.67	41.67
Subtotal				2,661.38

Subtotal	\$2,661.38
Tax	\$0.00
Total Due	\$2,661.38

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.

Phone: 813-397-5122 | Fax: 813-873-7070

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2022



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 3/31/2022
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets					
Cash--Operating Account	27,408	0	0	0	27,408
Due From Developer	0	0	0	0	0
Due From General Fund	0	0	0	0	0
Due From Debt Service	0	0	0	0	0
Investments - Revenue 2016 (5000)	0	189,557	0	0	189,557
Investments - Interest 2016 (5001)	0	0	0	0	0
Investments - Sinking 2016 (5002)	0	0	0	0	0
Investments - Reserve 2016 (5003)	0	87,200	0	0	87,200
Investments - Prepayment 2016 (5004)	0	425	0	0	425
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	673	0	0	0	673
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
Total Assets	28,082	277,182	2,330,568	2,441,000	5,076,832
Liabilities					
Accounts Payable	0	0	0	0	0
Accounts Payble-Other	0	0	0	0	0
Unearned Revenues	5,273	0	0	0	5,273
Due To General Fund	0	0	0	0	0
Due To Debt Service Fund	855	0	0	0	855
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
Total Liabilities	6,128	0	0	2,441,000	2,447,128
Fund Equity & Other Credits					
Fund Balance-All Other Reserves	0	214,529	0	0	214,529
Fund Balance-Unreserved	(8,934)	0	0	0	(8,934)
Investmeent in General Fixed Assets	0	0	2,330,568	0	2,330,568
Other	30,888	62,653	0	0	93,541
Total Fund Equity & Other Credits	21,954	277,182	2,330,568	0	2,629,704

Champions Reserve CDD

Fund Report

As of 3/31/2022
(In Whole Numbers)

	<u>General Fund</u>	<u>Debt Service Fund - Series 2016</u>	<u>General Fixed Assets</u>	<u>General Long-Term Debt</u>	<u>Total</u>
Total Liabilities & Fund Equity	<u>28,082</u>	<u>277,182</u>	<u>2,330,568</u>	<u>2,441,000</u>	<u>5,076,832</u>

Champions Reserve CDD

Statement of R&E

001 - General Fund
From 10/1/2021 Through 3/31/2022
(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	62,161	(1,345)	(2)%
Total Revenues	63,506	62,161	(1,345)	(2)%
Expenditures				
Legislative				
Supervisor Fees	3,000	600	2,400	80 %
Financial & Administrative				
District Manager	27,500	13,750	13,750	51 %
District Engineer	2,000	2,044	(44)	(2)%
Disclosure Report	3,000	1,500	1,500	50 %
Trustee Fees	4,300	2,020	2,280	53 %
Auditing Services	4,200	1,029	3,171	76 %
Postage, Phone, Faxes, Copies	1,500	100	1,400	93 %
Public Officials Insurance	2,368	1,409	959	41 %
Legal Advertising	2,200	599	1,601	73 %
Bank Fees	200	30	170	85 %
Dues, Licenses, & Fees	500	200	300	60 %
Office Supplies	250	0	250	100 %
Web Administration	500	250	250	50 %
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	31,273	32,233	51 %
Excess of Revenues Over (Under) Expenditures	0	30,888	30,888	0 %
Fund Balance, Beginning of Period	0	(8,934)	(8,934)	0 %
Fund Balance, End of Period	0	21,954	21,954	0 %

Champions Reserve CDD

Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2021 Through 3/31/2022

(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	177,524	2,961	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>4</u>	<u>4</u>	<u>0 %</u>
Total Revenues	<u>174,563</u>	<u>177,528</u>	<u>2,965</u>	<u>2 %</u>
Expenditures				
Debt Service Payments				
Interest	119,562	60,875	58,687	49 %
Principal	55,000	50,000	5,000	9 %
Prepayments	<u>0</u>	<u>4,000</u>	<u>(4,000)</u>	<u>0 %</u>
Total Expenditures	<u>174,562</u>	<u>114,875</u>	<u>59,687</u>	<u>34 %</u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>62,653</u>	<u>62,652</u>	<u>6,265,217 %</u>
Fund Balance, Beginning of Period	0	214,529	214,529	0 %
Fund Balance, End of Period	<u>1</u>	<u>277,182</u>	<u>277,181</u>	<u>27,718,087 %</u>

Champions Reserve CDD

Statement of R&E

900 - General Fixed Assets
From 10/1/2021 Through 3/31/2022
(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 3/31/2022
(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: 3.31.2022
Reconciliation Date: 3/31/2022
Status: Locked

Bank Balance	30,069.62
Less Outstanding Checks/Vouchers	2,661.38
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	27,408.24
Balance Per Books	<u>27,408.24</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: 3.31.2022
Reconciliation Date: 3/31/2022
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0273	3/31/2022	System Generated Check/Voucher	2,661.38	Meritus Districts
Outstanding Checks/Vouchers			2,661.38	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 3.31.2022
Reconciliation Date: 3/31/2022
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0270	2/18/2022	Series 2016 FY22 Tax Dist ID 1/1/22 - 1/31/22	846.14	Champions Reserve CDD
0271	2/24/2022	System Generated Check/Voucher	536.48	CA Florida Holdings, LLC
0272	2/24/2022	System Generated Check/Voucher	2,586.25	Meritus Districts
Cleared Checks/Vouchers			<u>3,968.87</u>	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 3.31.2022
Reconciliation Date: 3/31/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR197	3/15/2022	Tax Distribution 03/15/2022	<u>1,154.20</u>	
Cleared Deposits			<u>1,154.20</u>	