

**CHAMPION'S RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
LANDOWNER'S ELECTION &  
REGULAR MEETING  
NOVEMBER 30, 2022**

**CHAMPION’S RESERVE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
WEDNESDAY, NOVEMBER 30, 2022  
6:00 P.M.**

The Polk County Sheriff’s Northeast Substation Office  
Located at 1100 Dunson Road, Davenport, FL 33896

<b>District Board of Supervisors</b>	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Kyle Davis James “Chip” Rohrbach Richard Von Hatten Calley Molina Vacant
<b>District Manager</b>	Inframark	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 meeting will begin at **6:00 p.m.** 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 Landowner's Election and Regular Meetings for Champion's Reserve Community Development District will be held on **November 30, 2022, at 6:00 a.m. at the Polk County Sheriff's Northeast Substation Office located at 1100 Dunson Road, Davenport, FL 33896.** 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#**

**LANDOWNER'S MEETING/ELECTION**

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISOR**
- 5. OWNER'S REQUEST**
- 6. ADJOURNMENT**

**REGULAR MEETING OF THE BOARD OF SUPERVISORS**

- 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 2023-01; Declaring Vacancies of Seats..... Tab 01
  - B. Consideration of Resolution 2023-02; Designating Officers ..... Tab 02
- 5. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Public Hearing & Regular Meeting August 17, 2022,..... Tab 03
  - B. Consideration of Minutes of the Board of Supervisors Continued Public Hearing Regular Meeting August 23, 2022..... Tab 04
  - C. Consideration of Operations and Maintenance Expenditures August 2022 ..... Tab 05
  - D. Consideration of Operations and Maintenance Expenditures September 2022 ..... Tab 06
  - E. Consideration of Operations and Maintenance Expenditures October 2022 ..... Tab 07
  - F. Review of Financial Statements through September 30, 2022 ..... Tab 08
  - G. Review of Financial Statements through October 31, 2022 ..... Tab 09
- 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 2023-01**

**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:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Rick Reidt</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

**PASSED AND ADOPTED THIS 30<sup>th</sup> DAY OF NOVEMBER 2022.**

**ATTEST:**

**CHAMPION'S RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

## RESOLUTION 2023-02

### RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEAT \_\_, SEAT \_\_ AND SEAT \_\_ ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING 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*; and

**WHEREAS**, on November 8, 2022, three (3) members of the Board of Supervisors ("**Board**") are to be elected by "**Qualified Electors**," as that term is defined in Section 190.003, *Florida Statutes*; and

**WHEREAS**, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

**WHEREAS**, at the close of the qualifying period, no one qualified to run for Seat \_\_, Seat \_\_; or Seat \_\_; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat \_\_, Seat \_\_ and Seat \_\_, effective the second Tuesday following the general election; and

**WHEREAS**, a Qualified Elector is to be appointed to each vacant seat within 90 days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring that Seat \_\_, Seat \_\_ and Seat \_\_ will become vacant and open for appointment.

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

**SECTION 1.** The following seats are hereby declared vacant effective as of November 22, 2022:

Seat #3 (currently held by **Calley Molina**)

Seat #4 (currently Vacant)

Seat # 5(currently held by **Richard Von Hatten**)

**SECTION 2.** Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of the respective seat shall remain in office.

**SECTION 3.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 30th day of November 2022.

ATTEST:

**CHAMPION’S RESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair of the Board of Supervisors

CHAMPION'S RESERVE  
COMMUNITY DEVELOPMENT DISTRICT

August 17, 2022, Minutes of the Public Hearing and Regular Meetings

MINUTES OF THE PUBLIC HEARING AND REGULAR MEETINGS

The Public Hearing and Regular Meetings of the Champion's Reserve Community Development District was held on **Thursday, August 17, 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 Public Hearing and Regular Meetings of the Board of Supervisors of the Champion's Reserve Community Development District to order on **Thursday, August 17, 2022, at 11:30 a.m.**

2. ADJOURNMENT/CONTINUATION

Rick Reidt announced that the meeting will be continued to **Wednesday, August 23, 2022, at 7:00 p.m.** at My Offices & More located at 122 E. Main St., Lakeland, FL 33801.

*\*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:

Title:

- ☐ Chair  
☐ Vice Chair

- ☐ Secretary  
☐ Assistant Secretary

Recorded by Records Administrator

Signature

Date

Official District Seal

# CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

August 23, 2022, Minutes of the Continued Public Hearing and Regular Meetings

## MINUTES OF THE CONTINUED PUBLIC HEARING AND REGULAR MEETINGS

The Continued Public Hearing and Regular Meetings of the Champion's Reserve Community Development District was held on **Wednesday, August 23, 2022, at 7:00 p.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 Public Hearing and Regular Meetings of the Board of Supervisors of the Champion's Reserve Community Development District to order on **Wednesday, August 23, 2022, at 7:13 p.m.**

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

Kyle Davis	Chairman	<i>(via telephone conference)</i>
James Chip Rohrbach	Vice-Chair	
Richard Von Hatten	Supervisor	
Calley Molina	Supervisor	

Staff Members Present:

Rick Reidt	District Manager, Inframark
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There was one audience member in attendance.

### 2. AUDIENCE QUESTIONS AND COMMENTS

There were no audience questions or comments.

### 3. RECESS TO PUBLIC HEARING

Rick Reidt directed the Board to recess to Public Hearing.

### 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

#### A. Open the Public Hearing on Final Fiscal Year 2023 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
	4/0 - Motion Passed Unanimously



**B. Staff Presentation**

Mr. Reidt made a presentation to the Board.

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2022-07; Adopting Final Fiscal Year 2023 Budget**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-07.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Molina
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Molina
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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

**A. Open the 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 4/0 - Motion Passed Unanimously

**B. Staff Presentation**

Mr. Reidt made a presentation to the Board.

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2022-08; Levying O&M Assessments**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-08.
MADE BY:	Supervisor Von Hatten
SECONDED BY:	Supervisor Rohrbach
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Von Hatten
SECONDED BY:	Supervisor Rohrbach
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**6. RETURN AND PROCEED TO THE REGULAR MEETING**

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

**7. VENDOR/STAFF REPORTS**

**A. District Counsel**

There was no District Counsel report at this time.

**B. District Engineer**

District Engineer Mark informed Mr. Reidt prior to the meeting that all state reports have been filed for the long-term maintenance of water tables.

**C. District Manager**

Mr. Reidy was informed by the Board by consensus that they want electronic version of agenda sent to them, however they want a printed book also for each meeting as the internet at the new meeting location is poor.

**8. BUSINESS ITEMS**

**A. Consideration of Resolution 2022-09; Setting FY 2023 Meeting Schedule**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-09 with verification of date and time to coordinate with meeting schedule.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**B. Consideration of Resolution 2022-10; Announcing Landowner Elections**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-10 with revision as needed to coordinate with the resolution.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Molina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**9. CONSENT AGENDA**

**A. Consideration of Minutes of the Board of Supervisors Regular Meeting May 18, 2022**

The Board reviewed the meeting minutes.

MOTION TO:	Approve Meeting Minutes from May 18, 2022.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Molina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**B. Consideration of Operations and Maintenance Expenditures May-July 2022**

The Board reviewed the O&Ms.

MOTION TO:	Approve the O&Ms for May-July 2022.
MADE BY:	Supervisor Rohrbach
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**C. Review of Financial Statements through July 31, 2022**

Mr. Reidt reviewed the Financial Statements through July 31<sup>st</sup> with the Board.

**10. SUPERVISOR REQUESTS**

Supervisor Molina requested to check with Engineer and distribute the study to all and let them know if there were any issues.

Supervisor Davis questioned the loose street drains and Frontier damage from install directed to HOA and legal team there. Legal will help if needed.

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

A resident had a question on assessments and was responded by Mr. Reidt.

**12. ADJOURNMENT**

MOTION TO:	Adjourned at 7:49 P.M.
MADE BY:	Supervisor Molina
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unaminously

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

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

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

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

\_\_\_\_\_  
Signature

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

Title:

☐ Chair

☐ Vice Chair

\_\_\_\_\_  
Signature

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

Title:

☐ Secretary

☐ Assistant Secretary

Recorded by Records Administrator

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Inframark	80849	\$ 2,671.74		District Invoices - July
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,671.74</b>		
<b>Variable Contract</b>				
Supervisor: Calley Molina	CM 081722	\$ 200.00		Supervisor Fee - 08/17/22
Supervisor: James Rohrbach	JR 081722	200.00		Supervisor Fee - 08/17/22
Supervisor: Kyle Davis	KD 081722	200.00		Supervisor Fee - 08/17/22
Supervisor: Richard Von Hatten	RV 081722	200.00		Supervisor Fee - 08/17/22
<b>Variable Contract Sub-Total</b>		<b>\$ 800.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Appleton Reiss, PLLC	17598	\$ 395.00		Professional Service - Thru 07/09/22
CA Florida Holdings, LLC	4771153	1,640.98		Budget Ad - FY 2022-23
Polk County Property Appraiser	4651904	2,629.15		Admin Fee - 08/08/22
US Bank	6570502	4,040.63		Admin Fee - 06/01-22-05/31/23
<b>Regular Services Sub-Total</b>		<b>\$ 8,705.76</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 12,177.50</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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#80849

**DATE**

7/31/2022

**CUSTOMER ID**

C2280

**NET TERMS**

Net 30

**PO#****DUE DATE**

8/30/2022

**BILL TO**

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

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- June	6	Ea	0.15		0.90
Postage- June	4	Ea	0.53		2.12
Color Copies- June	11	Ea	0.50		5.50
Website Maintenance / Admin	1	Ea	41.67		41.67
Meeting Room	1	Ea	79.88		79.88
Dissemination Services	1	Ea	250.00		250.00
District Management	1	Ea	2,291.67		2,291.67
<b>Subtotal</b>					2,671.74

**Subtotal**

\$2,671.74

**Tax**

\$0.00

**Total Due**

\$2,671.74

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

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

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

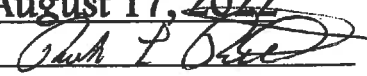
Account Name: INFRAMARK, LLC

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

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


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



**CHAMPIONS RESERVE CDD**MEETING DATE August 17, 2022DMS Staff Signature 

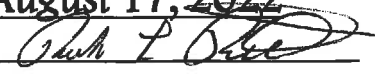
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	<i>Phone yes</i>	Salary Accepted	\$200
James "Chip" Rohrbach	<i>yes</i>	Salary Accepted	\$200
Richard Von Hatten	<i>yes</i>	Salary Accepted	\$200
Calley Molina	<i>yes</i>	Salary Accepted	\$200
Vacant		Salary Accepted	\$200

*CM081722*

**CHAMPIONS RESERVE CDD**MEETING DATE August 17, 2022DMS Staff Signature 

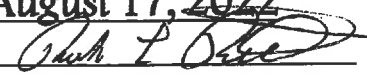
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	<i>Phone</i> <i>yes</i>	Salary Accepted	\$200
James "Chip" Rohrbach	<i>yes</i>	Salary Accepted	\$200
Richard Von Hatten	<i>yes</i>	Salary Accepted	\$200
Calley Molina	<i>yes</i>	Salary Accepted	\$200
Vacant		Salary Accepted	\$200

JR 081722

**CHAMPIONS RESERVE CDD**MEETING DATE August 17, 2022DMS Staff Signature 

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

KD081722

**CHAMPIONS RESERVE CDD**MEETING DATE August 17, 2022DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	<i>Phone yes</i>	Salary Accepted	\$200
James "Chip" Rohrbach	<i>yes</i>	Salary Accepted	\$200
Richard Von Hatten	<i>yes</i>	Salary Accepted	\$200
Calley Molina	<i>yes</i>	Salary Accepted	\$200
Vacant		Salary Accepted	\$200

*RV 081722*

# Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

Champions Reserve Community Development District

Attn: Rick Reidt

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

July 31, 2022

**Invoice # 17598**

CLIENT: 000597 - Champions Reserve Community Development District

Re: 00000 General

Date		Services	Hours	Amount
07/08/22	MTR	Review and revise notice of hearing on budget and assessments.	0.50	197.50
07/09/22	MTR	Continue revising and complete public notices for hearing on budget and assessments. Email to client.	0.50	197.50


## Recapitulation

Name	Hours	Amount
MTR Michelle T. Reiss	1.00	395.00
<b>For Current Services Rendered</b>	<b>1.00</b>	<b>\$395.00</b>
<b>Total Current Work</b>		<b>\$395.00</b>

51400  
3107  
RLA

# LOCALiQ

## FLORIDA

ACCOUNT NAME		ACCOUNT #	PAGE #
Champion Reserve CDD		584786	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0004771153	Jul 1- Jul 31, 2022	August 20, 2022	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL AMOUNT DUE	
\$0.00	\$0.00	<b>\$1,640.98</b>	
BILLING ACCOUNT NAME AND ADDRESS		BILLING INQUIRIES/ADDRESS CHANGES	FEDERAL ID
Champion Reserve Cdd 2005 Pan Am Cir. Ste. 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>	

00005847860000000000000047711530016409867178

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
7/1/22	Balance Forward	\$282.61
7/6/22	PAYMENT - THANK YOU	-\$282.61

### Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/17/22	LKL The Ledger - News Chief	7529825	Budget Ad FY 2022-23	Budget Ad FY 2022-23	1	2.0000 x 10 in	\$1,152.40

### Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
7/24/22	7522894	Budget Ad 2 FY 2022-23	Budget Ad 2 FY 22-23	\$488.58

51300  
4801  
R107

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# LOCALiQ

## FLORIDA

ACCOUNT NAME Champion Reserve CDD		PAYMENT DUE DATE August 20, 2022		AMOUNT PAID		
ACCOUNT NUMBER 584786		INVOICE NUMBER 0004771153				
CURRENT DUE \$1,640.98	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE <b>\$1,640.98</b>
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			<b>TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:</b> <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____    CVV Code _____ Signature _____    Date _____			

00005847860000000000000047711530016409867178

# Polk County Property Appraiser

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

## INVOICE: 4651904

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	
08/08/2022	08/08/2022			Net Upon Rpt	1% ADM FEE	
Contact		Customer No	Phone	Fax	For	
Brian Lamb		468			1% ADMIN FEE	
Quantity	UOM	Description			Unit Price	Extended
1.00	EA	CHAMPIONS RESERVE CDD 1% ADMIN FEE			2,629.1500	2,629.15
					SUBTOTAL:	2,629.15
					TOTAL DUE:	2,629.15

51300  
3105  
BRL

Detach and Return With Payment

Send Payment To:

Invoice: 4651904  
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: \$2,629.15  
AMOUNT PAID: \_\_\_\_\_



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

"Copy of Previously Printed Invoice"

Invoice Number: 6570502  
Account Number: 272625000  
Invoice Date: 06/24/2022  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

CHAMPIONS RESERVE CDD  
ATTN DISTRICT MANAGER  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

CHAMPIONS RESERVE CDD 2016

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

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

CHAMPIONS RESERVE CDD 2016

Invoice Number: 6570502  
Account Number: 272625000  
Current Due: \$4,040.63  
  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 272625000  
Invoice # 6570502  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





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

Invoice Number: 6570502  
Invoice Date: 06/24/2022  
Account Number: 272625000  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

CHAMPIONS RESERVE CDD 2016

Accounts Included 272625000 272625001 272625002 272625003 272625004  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 06/01/2022 - 05/31/2023</b>				<b>\$3,750.00</b>
Incidental Expenses 06/01/2022 to 05/31/2023	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
<b>Monthly Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Appleton Reiss, PLLC	18392	\$ 355.50		Professional Service - Thru 08/16/22
<b>Regular Services Sub-Total</b>		<b>\$ 355.50</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 355.50</b>		

**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

# Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

Champions Reserve Community Development District

Attn: Rick Reidt

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

August 31, 2022

**Invoice # 18392**

CLIENT: 000597 - Champions Reserve Community Development District

Re: 00000 General

Date		Services	Hours	Amount
08/16/22	MTR	Review recent legal opinions regarding quorum requirements. Phone and email correspondence with client regarding quorum requirement.	0.40	158.00
08/16/22	MTR	Research legal opinions regarding rescheduling and re-noticing public meeting and hearing. Email to client.	0.50	197.50

## Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	0.90	355.50
For Current Services Rendered		0.90	\$355.50

**Total Current Work**

**\$355.50**

51400  
3107  
ALD

# Champions Reserve CDD

## Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$0.00		
Variable Contract				
Variable Contract Sub-Total		\$0.00		
Utilities				
Utilities Sub-Total		\$0.00		
Regular Services				
ADA Site Compliance	2399	\$1,500.00		Website Compliance - 09/27/22
Appleton Reiss PLLC	18392	\$355.50		Professional Services - 08/16/22
EGIS Insurance	16902	\$10,842.00		Policy Renewal - 10/01/22
Florida Department of Economic Opp	87272	\$175.00		District Fees - FY22/FY23
Regular Services Sub-Total		\$12,872.50		
Additional Services				
Additional Services Sub-Total		\$0.00		
TOTAL:		\$12,872.50		

Approved (with any necessary revisions noted):

**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
2399	09/27/2022	\$1,500.00	10/11/2022	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**

# Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

Champions Reserve Community Development District

Attn: Rick Reidt

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

August 31, 2022

**Invoice # 18392**

CLIENT: 000597 - Champions Reserve Community Development District

Re: 00000 General

Date		Services	Hours	Amount
08/16/22	MTR	Review recent legal opinions regarding quorum requirements. Phone and email correspondence with client regarding quorum requirement.	0.40	158.00
08/16/22	MTR	Research legal opinions regarding rescheduling and re-noticing public meeting and hearing. Email to client.	0.50	197.50

## Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	0.90	355.50
<b>For Current Services Rendered</b>		<b>0.90</b>	<b>\$355.50</b>

<b>Total Current Work</b>	<b>\$355.50</b>
---------------------------	-----------------

51400  
3107  
ALD



# INVOICE

<b>Customer</b>	Champion's Reserve Community Development District
<b>Acct #</b>	777
<b>Date</b>	09/13/2022
<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>	\$ 10,842.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#16902
100122713	

Thank You

Please detach and return with payment



Customer: Champion's Reserve Community Development District

Invoice	Effective	Transaction	Description	Amount
16902	10/01/2022	Renew policy	Policy #100122713 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - Renew policy Due Date: 9/13/2022  <i>Prop: 6052<sup>00</sup></i> <i>Gen: 2395<sup>00</sup></i> <i>Pub: 2395<sup>00</sup></i>	10,842.00

**Total**

\$ 10,842.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	09/13/2022

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2022/2023 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.: 87272			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$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:**



**FLORIDA DEPARTMENT of  
ECONOMIC OPPORTUNITY**

**Champion's Reserve Community Development District**

Mr. Brian Lamb

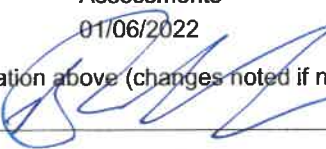
Meritus

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 *inframark.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:** 01/06/2022

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 10/16/22

**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 2020/2021 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.



# Champions Reserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2022



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

# Champions Reserve CDD

## Fund Report

As of 9/30/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>					
Cash--Operating Account	261.00	0.00	0.00	0.00	261.00
Due From Developer	0.00	0.00	0.00	0.00	0.00
Due From General Fund	0.00	0.00	0.00	0.00	0.00
Due From Debt Service	0.00	0.00	0.00	0.00	0.00
Investments - Revenue 2016 (5000)	0.00	133,642.00	0.00	0.00	133,642.00
Investments - Interest 2016 (5001)	0.00	0.00	0.00	0.00	0.00
Investments - Sinking 2016 (5002)	0.00	0.00	0.00	0.00	0.00
Investments - Reserve 2016 (5003)	0.00	87,175.00	0.00	0.00	87,175.00
Investments - Prepayment 2016 (5004)	0.00	25.00	0.00	0.00	25.00
Prepaid Items	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00
Prepaid Professional Liability Insurance	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	2,694.00	0.00	0.00	0.00	2,694.00
Prepaid Property Insurance	0.00	0.00	0.00	0.00	0.00
Construction Work in Progress	0.00	0.00	2,330,568.00	0.00	2,330,568.00
Amount Available-Debt Service	0.00	0.00	0.00	301,750.00	301,750.00
Amount To Be Provided--Debt Service	0.00	0.00	0.00	2,138,250.00	2,138,250.00
Other	0.00	0.00	0.00	0.00	0.00
<b>Total Assets</b>	<b>2,954.00</b>	<b>220,842.00</b>	<b>2,330,568.00</b>	<b>2,440,000.00</b>	<b>4,994,365.00</b>
<b>Liabilities</b>					
Accounts Payable	356.00	0.00	0.00	0.00	356.00
Accounts Payable-Other	0.00	0.00	0.00	0.00	0.00
Unearned Revenues	0.00	0.00	0.00	0.00	0.00
Due To General Fund	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00
Deposits	0.00	0.00	0.00	0.00	0.00
Due to Developer	0.00	0.00	0.00	0.00	0.00
Other Current Liabilities	0.00	0.00	0.00	0.00	0.00
Revenue Bond--Long Term--Series 2016	0.00	0.00	0.00	2,440,000.00	2,440,000.00
Unearned Revenues	0.00	0.00	0.00	0.00	0.00
<b>Total Liabilities</b>	<b>356.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,440,000.00</b>	<b>2,440,356.00</b>
<b>Fund Equity &amp; Other Credits</b>					
Fund Balance-All Other Reserves	0.00	214,528.00	0.00	0.00	214,528.00
Fund Balance-Unreserved	(3,641.00)	0.00	0.00	0.00	(3,641.00)
Investment in General Fixed Assets	0.00	0.00	2,330,568.00	0.00	2,330,568.00
Other	6,240.00	6,315.00	0.00	0.00	12,555.00
<b>Total Fund Equity &amp; Other Credits</b>	<b>2,599.00</b>	<b>220,842.00</b>	<b>2,330,568.00</b>	<b>0.00</b>	<b>2,554,009.00</b>

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
<b>Total Liabilities &amp; Fund Equity</b>	<b>2,954.00</b>	<b>220,842.00</b>	<b>2,330,568.00</b>	<b>2,440,000.00</b>	<b>4,994,365.00</b>

# Champions Reserve CDD

## Statement of R

From 10/1/2021 Through 9/30/2022

001 - General Fund  
(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	<u>63,506.00</u>	<u>63,682.00</u>	<u>176.00</u>	<u>0 %</u>
Total Revenues	<u>63,506.00</u>	<u>63,682.00</u>	<u>176.00</u>	<u>0 %</u>
Expenditures				
Legislative				
Supervisor Fees	3,000.00	2,200.00	800.00	27 %
Financial & Administrative				
District Manager	27,500.00	22,917.00	4,583.00	17 %
District Engineer	2,000.00	3,686.00	(1,686.00)	(84)%
Disclosure Report	3,000.00	2,500.00	500.00	17 %
Trustee Fees	4,300.00	5,660.00	(1,360.00)	(32)%
Auditing Services	4,200.00	4,229.00	(29.00)	(1)%
Postage, Phone, Faxes, Copies	1,500.00	122.00	1,378.00	92 %
Public Officials Insurance	2,368.00	1,594.00	774.00	33 %
Legal Advertising	2,200.00	2,523.00	(323.00)	(15)%
Bank Fees	200.00	30.00	170.00	85 %
Dues, Licenses, & Fees	500.00	200.00	300.00	60 %
Office Supplies	250.00	0.00	250.00	100 %
Web Administration	500.00	417.00	83.00	17 %
ADA Website Compliance	1,900.00	0.00	1,900.00	100 %
Legal Counsel				
District Counsel	2,000.00	1,978.00	22.00	1 %
Other Physical Environment				
Property & Casualty Insurance	<u>8,088.00</u>	<u>8,376.00</u>	<u>(288.00)</u>	<u>(4)%</u>
Total Expenditures	<u>63,506.00</u>	<u>56,432.00</u>	<u>7,074.00</u>	<u>11 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>7,250.00</u>	<u>7,250.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	(3,641.00)	(3,641.00)	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>3,609.00</u>	<u>3,609.00</u>	<u>0 %</u>

# Champions Reserve CDD

## Statement of R

From 10/1/2021 Through 9/30/2022

200 - Debt Service Fund - Series 2016  
(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	174,563.00	181,867.00	7,304.00	4 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>10.00</u>	<u>10.00</u>	<u>0 %</u>
Total Revenues	<u>174,563.00</u>	<u>181,877.00</u>	<u>7,314.00</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest	119,562.00	120,563.00	(1,001.00)	(1)%
Principal	55,000.00	51,000.00	4,000.00	7 %
Prepayments	<u>0.00</u>	<u>4,000.00</u>	<u>(4,000.00)</u>	<u>0 %</u>
Total Expenditures	<u>174,562.00</u>	<u>175,563.00</u>	<u>(1,001.00)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>1.00</u>	<u>6,315.00</u>	<u>6,314.00</u>	<u>631,364 %</u>
Fund Balance, Beginning of Period	0.00	214,528.00	214,528.00	0 %
Fund Balance, End of Period	<u>1.00</u>	<u>220,842.00</u>	<u>220,841.00</u>	<u>22,084,144 %</u>

# Champions Reserve CDD

## Statement of R

From 10/1/2021 Through 9/30/2022

900 - General Fixed Assets  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	2,330,568.00	2,330,568.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>2,330,568.00</u>	<u>2,330,568.00</u>	<u>0 %</u>

# Champions Reserve CDD

## Statement of R

From 10/1/2021 Through 9/30/2022

950 - General Long-Term Debt  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	2,440,000.00	2,440,000.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>2,440,000.00</u>	<u>2,495,000.00</u>	<u>0 %</u>

*Summary*  
*Cash Account: 10101 Cash--Operating Account*  
*Reconciliation ID: 09/30/2022*  
*Reconciliation Date: 9/30/2022*  
*Status: Locked*

Bank Balance	1,115.44
Less Outstanding Checks/Vouchers	854.77
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	260.67
Balance Per Books	<u>260.67</u>
Unreconciled Difference	<u>0.00</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: 09/30/2022*  
*Reconciliation Date: 9/30/2022*  
*Status: Locked*  
*Outstanding Checks/Vouchers*

Document Number	Document Date	Document Description	Document Amount	Payee
0274	3/15/2022	Series 2016 FY22 Tax Dist ID 2/1-2/28	<u>854.77</u>	Champions Reserve CDD
Outstanding Checks/Vouchers			<u>854.77</u>	



Champions Reserve CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
0295	8/28/2022	System Generated Check/Voucher	200.00	Calley L Molina
0296	8/28/2022	System Generated Check/Voucher	200.00	James M.F. Rohrbach
0297	8/28/2022	System Generated Check/Voucher	200.00	Kyle Eric Davis
0298	8/28/2022	System Generated Check/Voucher	200.00	Richard L. Von Hatten
0299	8/28/2022	System Generated Check/Voucher	<u>4,040.63</u>	US Bank
Cleared Checks/Vouchers			<u>4,840.63</u>	

# **Champions Reserve Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2022

Prepared by:



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

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2022

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL		SERIES 2016		GENERAL		GENERAL		TOTAL
	FUND		DEBT SERVICE		ACCOUNT		FIXED ASSETS	LONG-TERM DEBT	
			FUND		GROUP FUND		GROUP FUND	ACCOUNT	
<b>ASSETS</b>									
Cash - Operating Account	\$	261	\$	-	\$	-	\$	-	\$ 261
Investments:									
Escrow Fund		-		25		-		-	25
Interest Account		-		59,663		-		-	59,663
Prepayment Account		-		975		-		-	975
Reserve Fund		-		87,175		-		-	87,175
Revenue Fund		-		19,006		-		-	19,006
Sinking fund		-		54,000		-		-	54,000
Fixed Assets									
Construction Work In Process		-		-		2,330,568		-	2,330,568
Amount Avail In Debt Services		-		-		-		301,750	301,750
Amount To Be Provided		-		-		-		2,138,250	2,138,250
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>261</b>	<b>\$</b>	<b>220,844</b>	<b>\$</b>	<b>2,330,568</b>	<b>\$</b>	<b>2,440,000</b>	<b>\$ 4,991,673</b>
<b>LIABILITIES</b>									
Accounts Payable	\$	18,549	\$	-	\$	-	\$	-	\$ 18,549
Bonds Payable		-		-		-		2,440,000	2,440,000
<b>TOTAL LIABILITIES</b>		<b>18,549</b>		<b>-</b>		<b>-</b>		<b>2,440,000</b>	<b>2,458,549</b>
<b>FUND BALANCES</b>									
Restricted for:									
Debt Service		-		220,844		-		-	220,844
Unassigned:		(18,288)		-		2,330,568		-	2,312,280
<b>TOTAL FUND BALANCES</b>		<b>(18,288)</b>		<b>220,844</b>		<b>2,330,568</b>		<b>-</b>	<b>2,533,124</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$</b>	<b>261</b>	<b>\$</b>	<b>220,844</b>	<b>\$</b>	<b>2,330,568</b>	<b>\$</b>	<b>2,440,000</b>	<b>\$ 4,991,673</b>

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 63,506	\$ -	\$ (63,506)	0.00%
<b>TOTAL REVENUES</b>	<b>63,506</b>	<b>-</b>	<b>(63,506)</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	-	3,000	0.00%
ProfServ-Trustee Fees	4,300	2,694	1,606	62.65%
Disclosure Report	3,000	250	2,750	8.33%
District Counsel	2,690	-	2,690	0.00%
District Engineer	3,000	-	3,000	0.00%
District Manager	27,500	2,292	25,208	8.33%
Auditing Services	4,400	-	4,400	0.00%
Website Compliance	1,900	-	1,900	0.00%
Postage, Phone, Faxes, Copies	125	-	125	0.00%
Public Officials Insurance	1,500	-	1,500	0.00%
Legal Advertising	2,000	-	2,000	0.00%
Bank Fees	100	-	100	0.00%
Website Administration	500	42	458	8.40%
Dues, Licenses, Subscriptions	200	175	25	87.50%
<b>Total Administration</b>	<b>54,215</b>	<b>5,453</b>	<b>48,762</b>	<b>10.06%</b>
<b><u>Other Physical Environment</u></b>				
Insurance -Property & Casualty	9,291	-	9,291	0.00%
<b>Total Other Physical Environment</b>	<b>9,291</b>	<b>-</b>	<b>9,291</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>63,506</b>	<b>5,453</b>	<b>58,053</b>	<b>8.59%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(5,453)	(5,453)	0.00%
Net change in fund balance	\$ -	\$ (5,453)	\$ (5,453)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>(12,835)</b>	<b>(12,835)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ (12,835)</b>	<b>\$ (18,288)</b>		

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
Series 2016 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
Special Assmnts- Tax Collector	172,013	-	(172,013)	0.00%
<b>TOTAL REVENUES</b>	<b>172,013</b>	<b>2</b>	<b>(172,011)</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	55,000	-	55,000	0.00%
Interest Expense	117,013	-	117,013	0.00%
<b>Total Debt Service</b>	<b>172,013</b>	<b>-</b>	<b>172,013</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>172,013</b>	<b>-</b>	<b>172,013</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	2	2	0.00%
Net change in fund balance	\$ -	\$ 2	\$ 2	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>220,842</b>	<b>220,842</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 220,842</b>	<b>\$ 220,844</b>		

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
General Fixed Assets Account Group Fund (900)  
*(In Whole Numbers)*

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

## CHAMPIONS RESERVE CDD

### Bank Reconciliation

Bank Account No. 7969 TRUIST - GF Operating  
 Statement No. 10-22  
 Statement Date 10/31/2022

G/L Balance (LCY)	260.67	Statement Balance	1,115.44
G/L Balance	260.67	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,115.44
Subtotal	260.67	Outstanding Checks	854.77
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	260.67	Ending Balance	260.67
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
<b>Deposits</b>							
9/30/2022		JE000013	Reclass beg bal to bank card	G/L	1,115.44	1,115.44	0.00
Total Deposits					1,115.44	1,115.44	0.00
<b>Outstanding Checks</b>							
10/1/2022		JE000014	Outstanding check# 0274; Champions		854.77	0.00	854.77
<b>Total Outstanding Checks.....</b>					<b>854.77</b>		<b>854.77</b>