

***Champions Reserve
Community Development District***

November 09, 2023

Agenda Package



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Champion's Reserve Community Development District

Board of Supervisors

Kyle Davis, Chairman
Calley Molina, Vice Chairman
Terry Alfrey, Assistant Secretary
Michelle Von Hatten, Assistant Secretary
Vacant, Assistant Secretary

Rick Reidt, District Manager
Michelle T. Reiss, District Counsel
Mark Vincutonis, District Engineer

Regular Meeting Agenda

Thursday, November 09, 2023, at 6:00 p.m.

Join Zoom: <https://us06web.zoom.us/j/87907003978?pwd=IR0RVXb92Hv5xgmuRhufd8WQZ4EAzT.1>
Dial by your location +1 305 224 1968 US **Meeting ID:** 879 0700 3978 **Passcode:** 398001

All cellular phones and pagers must be turned off during the meeting.

1. Call to Order/Roll Call

2. Audience Comments Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. Business Items

A. General Matters of the District

4. Consent Agenda Items

A. Consideration of Board of Supervisors' Public Hearing & Regular Meeting Minutes for August 16, 2023

B. Consideration of Operation and Maintenance Expenditures July – September 2023

C. Review of Financial Statements Month Ending September 30, 2023

5. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

6. Supervisors' Requests

7. Adjournment

We look forward to speaking with 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

District Office

Inframark Community Development Services
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

Polk County Sheriff's
Northeast Substation Office
1100 Dunson Rd.
Davenport, Florida 33896
(813) 608 - 8232

Fourth Order of Business

4A

**MINUTES OF MEETING
CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The public hearing and regular meeting of the Board of Supervisors of Champion's Reserve Community Development District was held on Wednesday, August 16, 2023, and called to order at 6:09 p.m. at the Polk County Sheriff's Northeast Substation Office located at 1100 Dunson Rd, Davenport, Florida 33896.

Present and constituting a quorum were:

Kyle Davis	Chairperson
Calley Molina	Vice Chairperson
Terry Alfrey	Assistant Secretary

Also present were:

Rick Reidt	District Manager
Michelle Reiss	District Counsel <i>(via phone)</i>

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Reidt called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**

- Ms. Davis commentated on items the HOA has been working on with the District involving District Council, District Engineer, and Mr. Reidt.

THIRD ORDER OF BUSINESS **Recess to Public Hearings**

Mr. Reidt requested the Board recess to public hearing.

FOURTH ORDER OF BUSINESS **Public Hearing on Adopting Fiscal Year 2024 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. Davis seconded by Ms. Molina with all in favor, Public Hearing on Adopting Fiscal Year 2024 Final Budget, was opened. 3-0
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B. Staff Presentations

- Staff presented the 2024 Budget and Resolution 2023-05

C. Public Comments

There being none, the next item followed.

D. Consideration of Resolution 2023-05, Adopting Final Fiscal Year 2024 Budget

Unapproved

On MOTION by Ms. Molina seconded by Mr. Alfrey with all in favor, Resolution 2023-05, Adopting Final Fiscal Year 2024 Budget, was adopted. 3-0

E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
Mr. Reidt closed the public hearing.

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Mr. Alfrey seconded by Mr. David with all in favor, Public Hearing on Levying O&M Assessments, was opened. 3-0

B. Staff Presentations

Mr. Reidt presented the Resolution to the Board.

C. Public Comment

There being none, the next item followed.

D. Consideration of Resolution 2023-06, Levying O&M Assessment

On MOTION by Mr. Alfrey seconded by Ms. Molina with all in favor, Resolution 2023-06, Levying O&M Assessments, was adopted. 3-0

E. Close Public Hearing on Levying O&M Assessments
Mr. Reidt closed the public hearing.

SIXTH ORDER OF BUSINESS

Return to Regular Meeting

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

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2023-07, Setting Fiscal Year 2024 Meeting Schedule

On MOTION by Ms. Molina seconded by Mr. Alfrey with all in favor, Resolution 2023-07, Setting Fiscal Year 2024 Meeting Schedule, was adopted, as amended to move the next meeting to November 9, 2023, and the May 18, 2024 meeting was corrected to reflect the appropriate year. 3-0

B. General Matters of the District

- Mr. Reidt reviewed the insurance coverage and will assist the HOA as needed to ensure coverage of assets per agreement.

EIGHTH ORDER OF BUSINESS

Consent Agenda

**A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting
June 07, 2023**

B. Consideration of Operation and Maintenance Expenditures May-June 2023

C. Review of Financial Statements Month Ending June 30 2023,

On MOTION by Mr. Davis seconded by Ms. Molina with all in
favor, the Consent Agenda, was approved. 3-0

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- The Board was updated on HOA issues.

B. District Engineer

There being no report, the next item followed.

C. District Manager

- Mr. Reidt reviewed financials and expressed the need for a strong
candidate for vacant seat and attendance at all meetings.

TENTH ORDER OF BUSINESS

Supervisor Comments

- Mr. Alfrey requested the HOA agreement which will be resent.
- Mr. Davis asked who maintains the roadways to which Mr. Reidt responded that the
HOA would, under the agreement, and encouraged the HOA to develop a reserve
study and account.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned at 6:33 p.m.

Rick Reidt
District Manager

Kyle Davis
Chairperson

4B

CHAMPIONS RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	98291	\$2,585.89		DISTRICT INVOICE JULY 2023
Monthly Contract Subtotal		\$2,585.89		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
APPLETON REISS PLLC	22163	\$2,851.00		GENERAL CONSULTING - PROFESSIONAL SERVICES
CHAMPIONS RESERVE CDD	05242023-1	\$312.20		SERIES 2016 FY23 TAX DIST ID
CHAMPIONS RESERVE CDD	06162023-1	\$1,778.63	\$2,090.83	SERIES 2016 FY23 TAX DIST ID
HANSON WALTER & ASSOCIATES	5287607	\$406.25		DISTRICT ENGINEER
Regular Services Subtotal		\$5,348.08		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$7,933.97		

Approved (with any necessary revisions noted):

Signature: _____

CHAMPIONS RESERVE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#98291

DATE

7/19/2023

CUSTOMER ID

C2280

NET TERMS

Net 30

PO#**DUE DATE**

8/18/2023

BILL TO

Champions Reserve CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,291.67		2,291.67
Website Maintenance / Admin	1	Ea	41.67		41.67
B/W Copies	1	Ea	0.15		0.15
Postage	4	Ea	0.60		2.40
Dissemination Services	1	Ea	250.00		250.00
Subtotal					2,585.89

Subtotal	\$2,585.89
Tax	\$0.00
Total Due	\$2,585.89

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.

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

June 30, 2023

Invoice # 22163

CLIENT: 000597 - Champions Reserve Community Development District

Re: 00000 General

Date		Services	Hours	Amount
06/07/23	MTR	Review meeting materials. Phone call with District Manger in preparation for Board meeting.	1.10	434.50
06/07/23	MTR	Attend meeting of the Board of Supervisors.	3.00	1,185.00
06/08/23	MTR	Research issues related to ownership, maintenance and use of District roads and common areas and HOA lots and common areas related to development and access and maintenance issues raised at Board meeting. Email correspondence with District manager.	1.50	592.50
06/20/23	MTR	Receive and review email with stipulation and settlement agreement. Correspondence with client.	0.20	79.00
06/21/23	NRJ	Draft audit response letter to Grau & Associates.	1.00	165.00
06/25/23	MTR	Revise and complete audit response letter.	0.20	79.00
06/29/23	MTR	Review and analyze memorandum regarding Section 11 land. Review Declaration. Email to HOA attorney regarding issues related to memorandum and proposed use of land.	0.70	276.50
06/29/23	MTR	Review response from Association lawyer regarding Section 11 property.	0.10	39.50

Recapitulation

	Name	Hours	Amount
NRJ	Nicole R. Jaromin	1.00	165.00
MTR	Michelle T. Reiss	6.80	2,686.00
For Current Services Rendered		7.80	\$2,851.00

Client Ref: 000597 - 00000
Invoice # 22163

June 30, 2023
Page 2

Total Current Work

\$2,851.00

Please return this page with remittance

to
Appleton Reiss, PLLC
215 N. Howard Ave.
Suite 200
Tampa, FL 33606

Invoice # 22163
Bill Date: June 30, 2023
Client Code: 000597
Client Name: Champions Reserve Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work

\$2,851.00

Amount enclosed: _____

CHECK REQUEST FORM
Champions Reserve

Date: 7/27/2023

Invoice#: 05242023-1

Vendor#: V00016

Vendor Name: Champions Reserve

Pay From: Truist Acct# 7969

Description: Series 2016 - FY 23 Tax Dist. ID

Code to: 200.103200.1000

Amount: \$312.20

Requested By: 7/27/2023
TERESA FARLOW

CHAMPION'S RESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 5/24/2023
Distribution Amount \$312.20
Payable To Champion's Reserve CDD
Check Description Series 2016 - FY 22 Tax Dist. ID
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

CHAMPION'S RESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages
Net O&M	64,114.80	25.943%
Net DS 2016	183,025.17	74.057%
Net Total	247,139.97	100.00000%

Date Received	Amount Received	25.94%		74.06%		Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Rounded 2016 Debt Service Revenue			
11/18/2022	1,119.23	290.36	290.36	828.87	828.87	-	10-1/10-31	302
11/21/2022	4,476.93	1,161.44	1,161.44	3,315.49	3,315.49	-	11-1/11-6	
11/25/2022	17.78	4.61	4.61	13.17	13.17	-	interest	
11/25/2022	3,357.69	871.08	871.08	2,486.61	2,486.61	-	11-1/11-13	
12/12/2022	24,623.03	6,387.88	6,387.88	18,235.15	18,235.15	-	2133	311
12/21/2022	199,222.97	51,683.83	51,683.83	147,539.14	147,539.14	-	2149	311
12/23/2022	\$1,119.23	290.36	290.36	828.87	828.87	-	2163	311
2/16/2023	\$2,285.10	592.82	592.82	1,692.28	1,692.28	-	2242	315
1/13/2023	\$4,511.90	1,170.51	1,170.51	3,341.39	3,341.39	-		
3/17/2023	1,154.20	299.43	299.43	854.77	854.77	-	2303	
4/11/2023	2,331.73	604.91	604.91	1,726.82	1,726.82	-	2437	324
5/24/2023	421.56	109.36	109.36	312.20	312.20	-		
6/29/2023	1,218.33	316.07	316.07	902.26	902.26	-	2727	334
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	245,859.68	63,782.65	63,782.66	182,077.03	182,077.02	-		
Net Total on Roll	247,139.97		64,114.80		183,025.17	-		
Collection Surplus / (Deficit)	(1,280.29)		(332.14)		(948.15)			

132.76 378.97

CHECK REQUEST FORM
Champions Reserve

Date: 7/27/2023

Invoice#: 06162023-1

Vendor#: V00016

Vendor Name: Champions Reserve

Pay From: Truist Acct# 7969

Description: Series 2016 - FY 23 Tax Dist. ID

Code to: 200.103200.1000

Amount: \$1,778.63

Requested By: 7/27/2023
TERESA FARLOW

CHAMPION'S RESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 6/16/2023
Distribution Amount \$1,778.63
Payable To Champion's Reserve CDD
Check Description Series 2016 - FY 22 Tax Dist. ID
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date



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

Page: 1 of 1
5231-02
5287607

INVOICE

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

CLIENT ID: 8076
INVOICE #: 5287607
INVOICE DATE: 7/13/2023
DUE DATE: 7/23/2023
BILLED THROUGH: 6/30/2023

CHAMPIONS RESERVE CDD/ POLK COUNTY

PO:

JOB ID: 5231-02

PERIOD: June 2023

For Services Rendered Through June 30, 2023

Research and review access across lot 18&19 street trees, driveway aprons, plats, corresp. with developer and CDD manager.

TIME & MATERIALS

CIVIL ENGINEERING SERVICES

REIMBURSABLES

	Total Billed To Date	Amount Previously Billed	Amount This Billing
	6,042.00	5,635.75	406.25
	0.00	0.00	0.00
	6,042.00	5,635.75	406.25

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

Invoice Total	\$406.25
Prepayment Applied	\$87.50
Total Invoice	\$318.75

CHAMPIONS RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	100107	\$2,585.50		DISTRICT INVOICE AUGUST 2023
Monthly Contract Subtotal		\$2,585.50		
Variable Contract				
CALLEY L MOLINA	CM 081623	\$200.00		SUPERVISOR FEE 08/16/23
KYLE ERIC DAVIS	KD 081623	\$200.00		SUPERVISOR FEE 08/16/23
TERRY L. ALFREY	TA 081623	\$200.00		SUPERVISOR FEE 08/16/23
Variable Contract Subtotal		\$600.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
APPLETON REISS PLLC	22566	\$197.50		GENERAL CONSULTING - PROFESSIONAL SERVICES
CHAMPIONS RESERVE CDD	03152022-1	\$854.77		SERIES 2016 FY22 TAX DIST ID 02/01/22 - 02/28/2022
SUN NEWSPAPERS	3899298 080123	\$130.13		PUBLIC HEARING AD
Regular Services Subtotal		\$1,182.40		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$4,367.90		

Approved (with any necessary revisions noted):

CHAMPIONS RESERVE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#100107

DATE

8/28/2023

CUSTOMER ID

C2280

NET TERMS

Net 30

PO#**DUE DATE**

9/27/2023

BILL TO

Champions Reserve CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: August 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,291.67		2,291.67
Website Maintenance / Admin	1	Ea	41.67		41.67
B/W Copies	6	Ea	0.15		0.90
Postage	2	Ea	0.63		1.26
Dissemination Services	1	Ea	250.00		250.00
Subtotal					2,585.50

Subtotal	\$2,585.50
Tax	\$0.00
Total Due	\$2,585.50

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


CM 081623

MEETING DATE August 16th, 2023DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	<i>yes</i>	Salary Accepted	\$200
Calley Molina	<i>yes</i>	Salary Accepted	\$200
Terry Alfrey	<i>yes</i>	Salary Accepted	\$200
Michelle Von Hatten		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

CHAMPIONS RESERVE CDD


KD 081623

MEETING DATE August 16th, 2023DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	yes	Salary Accepted	\$200
Calley Molina	yes	Salary Accepted	\$200
Terry Alfrey	yes	Salary Accepted	\$200
Michelle Von Hatten		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

CHAMPIONS RESERVE CDD

TA 081623

MEETING DATE August 16th, 2023DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kyle Davis	<i>yes</i>	Salary Accepted	\$200
Calley Molina	<i>yes</i>	Salary Accepted	\$200
Terry Alfrey	<i>yes</i>	Salary Accepted	\$200
Michelle Von Hatten		Salary Accepted	\$200
Vacant		Salary Accepted	\$200

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, 2023

Invoice # 22566

CLIENT: 000597 - Champions Reserve Community Development District

Re: 00000 General

Date		Services	Hours	Amount
07/13/23	MTR	Attend conference call with Association to discuss Section 11.	0.50	197.50

Recapitulation

	Name	Hours	Amount
MTR	Michelle T. Reiss	0.50	197.50
For Current Services Rendered		0.50	\$197.50

Total Current Work	\$197.50
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Please return this page with remittance

to
Appleton Reiss, PLLC
215 N. Howard Ave.
Suite 200
Tampa, FL 33606

Invoice # 22566
Bill Date: July 31, 2023
Client Code: 000597
Client Name: Champions Reserve Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work	\$197.50
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Amount enclosed: _____

CHECK REQUEST FORM
Champions Reserve

Date: 8/4/2023

Invoice#: 03152022-1

Vendor#: V00016

Vendor Name: Champions Reserve

Pay From: Truist Acct# 7969

Description: 02/28/22

Code to: 200.103200.1000

Amount: \$854.77

Requested By: 8/4/2023
TERESA FARLOW

CHAMPION'S RESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 3/15/2022
Distribution Amount **\$854.77**
Payable To Champion's Reserve CDD
Check Description Series 2016 - FY 22 Tax Dist. ID 2/1-2/28
Special Instructions Do not mail. Please give to Alex Wolfe

(Please attach all supporting documentation: invoices, receipts, etc.)

Alex

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

CHAMPION'S RESERVE CDD

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2022, TAX YEAR 2021**

Dollar Amounts	Fiscal Year 2022 Percentages
64,114.80	25.943%
183,025.17	74.057%
247,139.97	100.00000%

Date Received	Amount Received	25.94%		74.06%		Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Rounded 2016 Debt Service Revenue			
11/7/2021	5,596.15	1,451.79	1,451.79	4,144.36	4,144.36	-	11/1-11/7	249
12/14/2021	30,219.23	7,839.69	7,839.69	22,379.54	22,379.54	-	1/15-11/23	250
12/17/2021	190,269.16	49,360.97	49,360.97	140,908.19	140,908.19	-	11/24-11/30	253
1/10/2022	8,977.14	4,291.89	4,291.89	4,685.25	4,685.25	-	12/1-12/15	263
1/18/2022	4,511.88	1,170.50	1,170.50	3,341.38	3,341.38	-	12/16-12/31	264
2/18/2022	1,142.55	296.41	296.41	846.14	846.14	-	1/1-1/31	270
3/15/2022	\$1,154.20	299.43	299.43	854.77	854.77	-	2/1-2/28	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	241,870.31	64,710.68	64,710.68	177,159.63	177,159.63	-		
Net Total on Roll	247,139.97		64,114.80		183,025.17	-		
Collection Surplus / Deficit)	(5,269.66)		595.88		(5,865.54)			

Total Plus Excess Fees

64,710.68

177,159.63



CHAMPIONS RESERVE CDD
POLK COUNTY
JOE G. TEDDER



TAX AUTHORITY COLLECTION PERIOD: 02/01/2022 TO 02/28/2022

CD009 - CHAMPIONS RESERVE CDD

ALL	CURRENT	PRIOR	INSTALLMENT	HOMESTEAD	BALANCE
TAXES	\$1,189.66	\$0.00	\$0.00	\$0.00	\$1,189.66
FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DISCOUNT	(\$11.90)	\$0.00	\$0.00	\$0.00	(\$11.90)
ADJUSTMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ROLLOVER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$1,177.76	\$0.00	\$0.00	\$0.00	\$1,177.76
COMMISSION	(\$23.56)	\$0.00	\$0.00	\$0.00	(\$23.56)
INCLUDED	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL	\$1,154.20	\$0.00	\$0.00	\$0.00	\$1,154.20

TOTALS FOR CHAMPIONS RESERVE CDD

Total Taxes Collected	\$1,189.66
Total Fees Collected	\$0.00
Total Discounts	-\$11.90
Total Adjustments	\$0.00
Total Rollover	\$0.00
Total Commission	-\$23.56
Total Included	\$0.00
Total	\$1,154.20

Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980

Phone:(941) 206-1025 Email:legals@yoursun.com

Received 08/01/23
AUG 7 2023

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

Acct#: 435266	Date: 08/01/23
MONICA ALVAREZ	Ad Date: 08/03/23
INFRAMARK	Class: 3126
2005 PAN AM CIRCLE STE 300	Ad ID: 3899298
TAMPA, FL 33607	Ad Taker: MPRESCOTT
Telephone: (813) 873-7300	Sales Person: 200
	Words: 390
	Lines: 91
	Agate Lines: 102
	Depth: 10.75
	Inserts: 1
	Description: Supervisors

Other Charges:	\$0.00	Gross:	\$130.13
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	10.75	Amount Due:	\$130.13

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	08/03/23	08/03/23	1	\$130.13

Ad Note:

Customer Note:

The Board of Supervisors (the "Board") of the Champion's Reserve Community Development District (the "District") will hold a public hearing and a meeting on Wednesday August 16, 2023, at 6:00 p.m. at the Polk County Sheriff' Northeast Substation Office located at 1100 Dunson Rd, Davenport, Florida 33896.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://championsreservecdd.org/>, or may be obtained by contacting the District Manager's office via email at rick.reidt@inframark.com or via phone at (813) 873-7300.

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

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

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

We Appreciate Your Business!
Thank You MONICA ALVAREZ!

CHAMPIONS RESERVE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	101096	\$2,583.34		DISTRICT INVOICE SEPTEMBER 2023
INFRAMARK LLC	101648	\$1.26	\$2,584.60	DISTRICT SERVICES SEPTEMBER 2023
Monthly Contract Subtotal		\$2,584.60		
Variable Contract				
GRAU AND ASSOCIATES	24650	\$3,300.00		AUDIT FYE 09/30/22
Variable Contract Subtotal		\$3,300.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
ADA SITE COMPLIANCE	2933	\$1,522.50		COMPLIANCE
APPLETON REISS PLLC	23171	\$395.00		GENERAL CONSULTING
SUN NEWSPAPERS	3898232 092023	\$774.40		LEGAL AD SERVICES
Regular Services Subtotal		\$2,691.90		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$8,576.50		

Approved (with any necessary revisions noted):

<p style="text-align: center;">CHAMPIONS RESERVE CDD Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#101096

DATE

9/5/2023

CUSTOMER ID

C2280

NET TERMS

Net 30

PO#**DUE DATE**

10/5/2023

BILL TO

Champions Reserve CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: September 2023

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

Subtotal	\$2,583.34
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$2,583.34
------------------	------------

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#101648

DATE

9/21/2023

CUSTOMER ID

C2280

NET TERMS

Net 30

PO#**DUE DATE**

10/21/2023

BILL TO

Champions Reserve CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.63		1.26
Subtotal					1.26

Subtotal	\$1.26
-----------------	--------

Tax	\$0.00
------------	--------

Total Due	\$1.26
------------------	--------

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

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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.

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. 24650
Date 08/31/2023

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>3,300.00</u>
Current Amount Due	\$ <u><u>3,300.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,300.00	0.00	0.00	0.00	0.00	3,300.00

Payment due upon receipt.

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
2933	09/27/2023	\$1,522.50	10/11/2023	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00
1.5% - Applied on Nov 11, 2022			22.50

BALANCE DUE

\$1,522.50

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, 2023

Invoice # 23171

CLIENT: 000597 - Champions Reserve Community Development District

Re: 00000 General

Date		Services	Hours	Amount
08/10/23	MTR	Prepare annual budget resolution. Prepare annual assessment resolution. Correspondence regarding same.	0.70	276.50
08/16/23	MTR	Review agenda materials and attend public hearing and meeting of the Board.	0.30	118.50

Recapitulation

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

Please return this page with remittance

to
Appleton Reiss, PLLC
215 N. Howard Ave.
Suite 200
Tampa, FL 33606

Invoice # 23171
Bill Date: August 31, 2023
Client Code: 000597
Client Name: Champions Reserve Community Development District
Matter Code: 00000
Matter Name: General

Total Current Work	\$395.00
---------------------------	-----------------

Amount enclosed: _____

Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980

09/20/23

Phone:(941) 206-1025 Email:legals@yoursun.com

TICKET 3898229
CHAMPION'S RESERVE
W/CHART & MAP
4 X 16
SUBMITTED BY:
MONICA ALVAREZ
PUBLISH:
JULY 27, 2023
435266 3898232

Acct#: 435266	Date: 09/20/23
	Ad Date: 07/27/23
	Class: 3138
	Ad ID: 3898232
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 20
	Lines: 9
	Agate Lines: 11
	Depth: 1.111
	Inserts: 1
	Description: Champion's
MONICA ALVAREZ INFRAMARK 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607	
Telephone: (813) 873-7300	

Other Charges:	\$0.00	Gross:	\$774.40
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	1.111	Amount Due:	\$774.40

Publication	Start	Stop	Inserts	Cost
For Billing Only	07/27/23	07/27/23	1	\$774.40

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You MONICA ALVAREZ!

4C

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2023

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 September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS					
Cash - Operating Account	\$ 6,727	\$ -	\$ -	\$ -	\$ 6,727
Accounts Receivable - Other	35	-	-	-	35
Due From Other Funds	-	8,310	-	-	8,310
Investments:					
Prepayment Account	-	100	-	-	100
Reserve Fund	-	87,075	-	-	87,075
Revenue Fund	-	139,760	-	-	139,760
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
TOTAL ASSETS	\$ 6,762	\$ 235,245	\$ 2,330,568	\$ 2,440,000	\$ 5,012,575
LIABILITIES					
Accounts Payable	\$ 2,417	\$ -	\$ -	\$ -	\$ 2,417
Bonds Payable	-	-	-	2,440,000	2,440,000
Due To Other Funds	8,310	-	-	-	8,310
TOTAL LIABILITIES	10,727	-	-	2,440,000	2,450,727

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	235,245	-	-	235,245
Unassigned:	(3,965)	-	2,330,568	-	2,326,603
TOTAL FUND BALANCES	(3,965)	235,245	2,330,568	-	2,561,848
TOTAL LIABILITIES & FUND BALANCES	\$ 6,762	\$ 235,245	\$ 2,330,568	\$ 2,440,000	\$ 5,012,575

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 63,506	\$ 64,408	\$ 902	101.42%
Other Miscellaneous Revenues	-	40	40	0.00%
TOTAL REVENUES	63,506	64,448	942	101.48%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	2,400	600	80.00%
ProfServ-Trustee Fees	4,300	6,735	(2,435)	156.63%
Disclosure Report	3,000	3,000	-	100.00%
District Counsel	2,690	4,431	(1,741)	164.72%
District Engineer	3,000	406	2,594	13.53%
District Manager	27,500	27,500	-	100.00%
Auditing Services	4,400	-	4,400	0.00%
Website Compliance	1,900	3,023	(1,123)	159.11%
Postage, Phone, Faxes, Copies	125	61	64	48.80%
Public Officials Insurance	1,500	2,395	(895)	159.67%
Legal Advertising	2,000	2,437	(437)	121.85%
Bank Fees	100	-	100	0.00%
Website Administration	500	512	(12)	102.40%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	54,215	53,075	1,140	97.90%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	9,291	8,447	844	90.92%
Total Other Physical Environment	9,291	8,447	844	90.92%
TOTAL EXPENDITURES	63,506	61,522	1,984	96.88%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,926	2,926	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(6,891)		
FUND BALANCE, ENDING		\$ (3,965)		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2023

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,137	\$ 4,137	0.00%
Special Assmnts- Tax Collector	172,013	183,863	11,850	106.89%
TOTAL REVENUES	172,013	188,000	15,987	109.29%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	55,000	55,000	-	100.00%
Interest Expense	117,013	118,122	(1,109)	100.95%
Total Debt Service	172,013	173,122	(1,109)	100.64%
TOTAL EXPENDITURES	172,013	173,122	(1,109)	100.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	14,878	14,878	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		220,367		
FUND BALANCE, ENDING		\$ 235,245		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2023

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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		2,330,568		
FUND BALANCE, ENDING		<u>\$ 2,330,568</u>		

CHAMPIONS RESERVE CDD

Bank Reconciliation

Bank Account No.	7969	TRUIST - GF Operating
Statement No.	09-23	
Statement Date	9/30/2023	

G/L Balance (LCY)	6,727.44	Statement Balance	13,860.55
G/L Balance	6,727.44	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	13,860.55
Subtotal	6,727.44	Outstanding Checks	7,133.11
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	6,727.44	Ending Balance	6,727.44
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/21/2023	Payment	347	INFRAMARK LLC	2585.5	2,585.50	0.00
Total Checks				2,585.50	2,585.50	0.00
Outstanding Checks						
10/1/2022		JE000014	Outstanding check# 0274; Champions Reserv	854.77	0.00	854.77
9/28/2023	Payment	348	APPLETON REISS PLLC	395.00	0.00	395.00
9/28/2023	Payment	349	GRAU AND ASSOCIATES	3,300.00	0.00	3,300.00
9/28/2023	Payment	350	INFRAMARK LLC	2,583.34	0.00	2,583.34
Total Outstanding Checks.....				7,133.11		7,133.11