

***Champion's Reserve  
Community  
Development District***

**August 19, 2025  
Regular Meeting Agenda Package**

**Dial by your location +1 646 838 1601 - US Meeting ID: 345 222 813 Passcode: CvzWS7**



313 Campus Street  
Celebration, Fl. 34747  
407-566-1935

# 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  
Kevin Heidinger, Assistant Secretary

## District Staff

Michael Perez, District Manager  
Samantha Zaroni, District Manager  
Michelle T. Reiss, District Counsel  
Mark Vincutonis., District Engineer

## Regular Meeting Agenda

Tuesday, August 19, 2025, at 6:00 p.m.

**Dial by your location +1 646 838 1601 - US Meeting ID: 345 222 813 Passcode: CvzWS7**

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

1. **Call to Order/Roll Call**
2. **Motion to Adopt Agenda**
3. **Audience Comments** -Three (3) Minute Time Limit.
4. **Business Items**
  - A. Public Hearing on Fiscal Year 2026 Budget
    - i. Consideration of Resolution 2025-03; Adopting Fiscal Year 2026 Budget..... Page 3
  - B. Public Hearing on Levying O&M Assessment for Fiscal Year 2026
    - i. Consideration of Resolution 2025-04; Levying O&M Assessment for Fiscal Year 2026 ..... Page 24
  - C. Consideration of Resolution 2025-05, Setting Fiscal Year 2026 Meeting Schedule..... Page 27
  - D. Review of Fiscal Year 2025 Goals and Objectives..... Page 29
  - E. Consideration of Fiscal Year 2026 Goals and Objectives ..... Page 32
5. **Staff Reports**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
6. **Business Administration**
  - A. Consideration of Minutes for Meeting Held on May 20, 2025..... Page 36
  - B. Consideration of April – July 2025 Financial Statements ..... Page 39
  - C. Consideration of April – July 2025 O&M Report ..... Page 59
7. **Supervisor Requests**
8. **Adjournment**

*The next meeting is scheduled for November 18, 2025, at 6:00 p.m.*

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 (407) 566-1935.

Sincerely,

*Samantha Zaroni*  
District Manager

## District Office

Inframark  
313 Campus Street  
Celebration, FL 34747  
(407) 566-1935

## Meeting Location:

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

## RESOLUTION 2025-03

### THE ANNUAL APPROPRIATION RESOLUTION OF THE CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE

**WHEREAS**, prior to June 15, 2025, the District Manager prepared and submitted to the Board of Supervisors (the “Board”) of the Champions Reserve Community Development District (“District”) a proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“Fiscal Year 2025/2026”), pursuant to the provisions of Section 190.008, *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the budget for Fiscal Year 2025/2026, the District Manager filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to Section 190.008, *Florida Statutes*; and

**WHEREAS**, the Board received a copy of the proposed budget and scheduled a public hearing thereon to receive public comments; and,

**WHEREAS**, the Board caused notice of the public hearing to be given by publication pursuant to Section 190.008(2), *Florida Statutes*, and posted the proposed budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2), *Florida Statutes*, requires that, at the conclusion of the public hearing and prior to October 1, the Board shall adopt by resolution the budget as finally approved by the Board for the ensuing fiscal year;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT THAT:**

#### **SECTION 1. BUDGET.**

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office.

b. The Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board following the public hearing, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“Adopted Budget”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, and any amendments thereto, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for

the Champions Reserve Community Development District for the Fiscal Year Ending September 30, 2026.”

d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$235,654 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$63,432

DEBT SERVICE FUND(S) \$172,222

TOTAL ALL FUNDS\* \$235,654

\*Exclusive of any collection costs.

**SECTION 3. BUDGET AMENDMENTS.** Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to the budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4.** The appropriate officer(s) of the District and the District Manager are authorized to execute any and all necessary transmittals, certifications, or other acknowledgements or writings, as necessary to comply with the intent of this Resolution.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2025.

ATTEST:

**CHAMPIONS RESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chair

**Exhibit A: Fiscal Year 2025/2026 Budget**

# **CHAMPION'S RESERVE**

Community Development District

*Annual Budget*

**Fiscal Year 2026**

**Approved Budget**

Prepared by:



**CHAMPION'S RESERVE**  
Community Development District

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**Champion's Reserve**  
Community Development District

**Operating Budget**  
Fiscal Year 2026

**CHAMPION'S RESERVE**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-(-) Budget	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2025	2/28/2025	9/30/2025	FY 2025		FY 2026
REVENUES						
Special Assmnts- Tax Collector	63,432	-	63,432	63,432	0%	63,432
TOTAL REVENUES	63,432	-	63,432	63,432		63,432
EXPENDITURES						
Administration						
Supervisor Fees	3,000	800	2,200	3,000	0%	3,000
ProfServ-Trustee Fees	4,300	650	3,650	4,300	0%	6,056
Disclosure Report	3,000	1,250	1,750	3,000	0%	3,000
District Counsel	2,690	-	2,690	2,690	0%	2,000
District Engineer	2,613	-	2,613	2,613	0%	2,000
District Manager	28,325	11,802	16,523	28,325	0%	28,325
Auditing Services	4,800	-	4,800	4,800	0%	4,800
Website Compliance	1,900	-	1,900	1,900	0%	1,900
Postage, Phone, Faxes, Copies	200	8	192	200	0%	200
Public Officials Insurance	1,500	-		-		-
Legal Advertising	2,000	123	1,877	2,000	0%	1,500
Bank Fees	100	-	100	100	0%	100
Website Administration	750	313	437	750	0%	750
Dues, Licenses, Subscriptions	2,800	2,843	-	2,843	2%	3,500
	-	-	-	-	0%	-
Total Financial & Administrative	57,978	17,789	38,732	56,521		57,131
Other Physical Environment						
Insurance -Property & Casualty	5,454	5,156	298	5,454	0%	6,301
Total Other Physical Environment	5,454	5,156	298	5,454		6,301
TOTAL EXPENDITURES	63,432	22,945	39,030	61,975		63,432
Excess (deficiency) of revenues Over (under) expenditures	-	(22,945)	24,402	1,457		-
Net change in fund balance	-	(22,945)	24,402	1,457		-
FUND BALANCE, BEGINNING	(1,268)	(1,268)	-	(1,268)		189
FUND BALANCE, ENDING	\$ (1,268)	\$ (24,213)	\$ 24,402	\$ 189		189

**Champion's Reserve**

Community Development District

*General Fund***Exhibit "A"**

Allocation of Fund Balances

**FISCAL YEAR 2025 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	(1,268)
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		1,457

<b>Estimated Funds Available - 9/30/2025</b>	<b>189</b>
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**FISCAL YEAR 2026 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	189
Less: First Quarter Operating Reserve		(15,858) <sup>(1)</sup>
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-

<b>Estimated Remaining Undesignated Cash as of 9/30/2026</b>	<b>(15,669)</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

**District Management**

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

**Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

**Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

**Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2026**Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

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

**Mailings**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Onsite Office Supplies**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Disclosure Report**

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

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Insurance**

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Deductible**

District's share of expenses for insured property when a claim is filed.

**EXPENDITURES**

**Utility Services**

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Gas**

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

**Facility A/C & Heating R&M**

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

**Budget Narrative**  
Fiscal Year 2026

<b>EXPENDITURES</b>
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**Amenity**

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

**Athletic Courts and Field Maintenance**

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

**Clubhouse Office Supplies**

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

<b>EXPENDITURES</b>
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**Budget Narrative**  
Fiscal Year 2026

**Amenity (Continued)**

**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

**Sidewalk, Pavement, Signage R&M**

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

**Trail/Bike Path Maintenance**

Cost of upkeep to bike paths and trails on CDD property.

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

Cost of permits required for CDD pool and spa operation as required by law.

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

<b>EXPENDITURES</b>
---------------------

**Landscape and Pond Maintenance**

**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

<b>EXPENDITURES</b>
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**Landscape and Pond Maintenance (Continued)**

**Budget Narrative**  
Fiscal Year 2026

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

<b>EXPENDITURES</b>
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**Contingency/Reserves**

**Contingency**

Funds set aside for projects, as determined by the district's board.

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.

**Champion's Reserve**  
Community Development District

**Debt Service Budgets**  
Fiscal Year 2026

**CHAMPION'S RESERVE**

Community Development District

2013A Debt Service

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 2/28/2025	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	183,025	-	-	-	\$183,025
<b>TOTAL REVENUES</b>	<b>183,025</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>183,025</b>
<b>EXPENDITURES</b>					
<i>Debt Service</i>					
Debt Retirement Series A	59,000	-	-	-	59,000
Interest Expense Series A	113,222	-	57,256	57,256	113,222
<b>Total</b>	<b>172,222</b>	<b>-</b>	<b>57,256</b>	<b>57,256</b>	<b>172,222</b>
<b>TOTAL EXPENDITURES</b>	<b>172,222</b>	<b>-</b>	<b>57,256</b>	<b>57,256</b>	<b>172,222</b>
Excess (deficiency) of revenues Over (under) expenditures	10,803	-	(57,256)	(57,256)	10,803
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	-	-	(57,256)	(57,256)	10,803
<b>FUND BALANCE, BEGINNING</b>	<b>236,009</b>	<b>236,009</b>	<b>-</b>	<b>236,009</b>	<b>178,753</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 236,009</b>	<b>\$ 236,009</b>	<b>\$ (57,256)</b>	<b>\$ 178,753</b>	<b>\$ 189,556</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2025	11/1/2026
Series 2013A Bonds:	\$ 2,157,000	\$ 2,157,000

**Champion's Reserve**

Community Development District

*Series 2016 Debt Service Fund***CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BOND SERIES 2016**

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2025	\$2,157,000			\$55,966	\$55,966
11/1/2025	\$2,157,000	\$60,000	4.375%	\$55,966	\$115,966
5/1/2026	\$2,097,000			\$54,653	\$54,653
11/1/2026	\$2,097,000	\$64,000	4.375%	\$54,653	\$118,653
5/1/2027	\$2,033,000			\$53,253	\$53,253
11/1/2027	\$2,033,000	\$65,000	4.375%	\$53,253	\$118,253
5/1/2028	\$1,968,000			\$51,831	\$51,831
11/1/2028	\$1,968,000	\$70,000	4.375%	\$51,831	\$121,831
5/1/2029	\$1,898,000			\$50,300	\$50,300
11/1/2029	\$1,898,000	\$70,000	5.000%	\$50,300	\$120,300
5/1/2030	\$1,828,000			\$48,550	\$48,550
11/1/2030	\$1,828,000	\$75,000	5.000%	\$48,550	\$123,550
5/1/2031	\$1,753,000			\$46,675	\$46,675
11/1/2031	\$1,753,000	\$80,000	5.000%	\$46,675	\$126,675
5/1/2032	\$1,673,000			\$44,675	\$44,675
11/1/2032	\$1,673,000	\$84,000	5.000%	\$44,675	\$128,675
5/1/2033	\$1,589,000			\$42,575	\$42,575
11/1/2033	\$1,589,000	\$89,000	5.000%	\$42,575	\$131,575
5/1/2034	\$1,500,000			\$40,350	\$40,350
11/1/2034	\$1,500,000	\$90,000	5.000%	\$40,350	\$130,350
5/1/2035	\$1,410,000			\$38,100	\$38,100
11/1/2035	\$1,410,000	\$95,000	5.000%	\$38,100	\$133,100
5/1/2036	\$1,315,000			\$35,725	\$35,725
11/1/2036	\$1,315,000	\$100,000	5.000%	\$35,725	\$135,725
5/1/2037	\$1,215,000			\$33,225	\$33,225
11/1/2037	\$1,215,000	\$105,000	5.000%	\$33,225	\$138,225
5/1/2038	\$1,110,000			\$30,600	\$30,600
11/1/2038	\$1,110,000	\$110,000	5.000%	\$30,600	\$140,600
5/1/2039	\$1,000,000			\$27,850	\$27,850
11/1/2039	\$1,000,000	\$115,000	5.000%	\$27,850	\$142,850
5/1/2040	\$885,000			\$24,975	\$24,975
11/1/2040	\$885,000	\$124,000	5.000%	\$24,975	\$148,975
5/1/2041	\$761,000			\$21,875	\$21,875
11/1/2041	\$761,000	\$130,000	5.000%	\$21,875	\$151,875
5/1/2042	\$631,000			\$18,625	\$18,625
11/1/2042	\$631,000	\$135,000	5.000%	\$18,625	\$153,625
5/1/2043	\$496,000			\$15,250	\$15,250
11/1/2043	\$496,000	\$140,000	5.000%	\$15,250	\$155,250
5/1/2044	\$356,000			\$11,750	\$11,750
11/1/2044	\$356,000	\$150,000	5.000%	\$11,750	\$161,750
5/1/2045	\$206,000			\$8,000	\$8,000
11/1/2045	\$206,000	\$155,000	5.000%	\$8,000	\$163,000
5/1/2046	\$51,000			\$4,125	\$4,125
11/1/2046	\$51,000	\$165,000	5.000%	\$4,125	\$169,125
Total		<b>\$2,271,000</b>		<b>\$1,517,856</b>	<b>\$3,788,856</b>

**Budget Narrative**  
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.

**Champion's Reserve**  
Community Development District

**Supporting Budget Schedule**  
Fiscal Year 2026

**CHAMPION'S RESERVE**

Community Development District

*All Funds*

**Comparison of Assessment Rates**  
**Fiscal Year 2026 vs. 2025 Assessments**

Product	General Fund			Series 2018 Debt Service			Total Assessments per Unit				Units
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	
Executive	\$308.63	\$308.63	0.00%	\$881.03	\$881.03	0%	\$1,189.66	\$1,189.66	\$0	0%	221
											<b>221</b>

**ASSESSMENT INCREASE ANALYSIS**

Product	Assessment Increase \$100,000	
	Per Product	Per Unit O&M % Increase
Executive	\$ 107,527	158%

**ASSESSMENT TREND ANALYSIS - GENERAL FUND**

FY2025	FY2024	FY2023	FY2022	FY2021
\$308.63	\$308.63	\$308.63	\$308.63	\$243.97

Total      \$ 107,527    4% Eatly Payment Discount and 3% Collection Costs Included

## RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Champions Reserve Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Polk County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s final approved budget (“**Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit “A”** and incorporated herein by reference; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously evidenced its intent to use and has authorized the use of the Uniform Method by, among other things, entering into an agreement with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated herein by reference, and to certify the Assessment Roll in **Exhibit “B”** to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The Board hereby finds that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2025.

ATTEST:

**CHAMPIONS RESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chair

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)

**RESOLUTION 2025-05****A RESOLUTION OF THE CHAMPION'S RESERVE  
COMMUNITY DEVELOPMENT DISTRICT ADOPTING  
THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR  
2025/2026**

WHEREAS, the Champion's Reserve Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Polk County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF AUGUST 2025.**

ATTEST:

**CHAMPION'S RESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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Asst. Secretary

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Chair / Vice Chair

**EXHIBIT “A”**

**BOARD OF SUPERVISORS MEETING DATES  
CHAMPION’S RESERVE COMMUNITY DEVELOPMENT  
DISTRICT FISCAL YEAR 2025/2026**

November 18, 2025  
May 19, 2026 Proposed Budget Meeting  
August 18, 2026 Final Budget Meeting

All meetings will convene at 6:00 p.m. at The Polk County Sheriff's Northeast Substation Office located at 1100 Dunson Rd, Davenport, Florida 33896.

**Champion's Reserve Community Development District ("District")  
Performance Measures/Standards & Annual Reporting Form**

**October 1, 2024 – September 30, 2025**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of twelve Board meetings were held during the fiscal year.

**Achieved:** Yes ☒ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes ☒ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes ☒ No ☐

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections** **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes ☒ No ☐

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District's engineer.

**Achieved:** Yes ☒ No ☐

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

**Achieved:** Yes ☒ No ☐

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

**Standard:** District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☒ No ☐

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

**Achieved:** Yes ☒ No ☐

#### **SIGNATURES:**

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

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

Champion's Reserve Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

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

Champion's Reserve Community Development District

Serial Number  
24-01341K

# Business Observer

Published Weekly  
Lakeland, Polk County, Florida

COUNTY OF POLK

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Lakeland, Polk County, Florida; that the attached copy of advertisement,


being a Notice of Regular Board Meeting Schedule

in the matter of Champion's Reserve Community Development District Fiscal Year 2025

in the Court, was published in said newspaper by print in the issues of 9/20/2024

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

20th day of September, 2024 A.D.

by Holly Botkin who is personally known to me.

  
Notary Public, State of Florida  
(SEAL)



Donna Condon  
Comm.: HH 534210  
Expires: Jun. 29, 2028  
Notary Public - State of Florida

**NOTICE OF REGULAR BOARD  
MEETING SCHEDULE  
FISCAL YEAR 2025  
CHAMPION'S RESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Champion's Reserve Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025 to be held at the at The Polk County Sheriff's Northeast Substation Office Located at 1100 Dunson Rd, Davenport FL 33896 on the following dates and times:

November 12, 2024 6:00 p.m.

May 20, 2025 6:00 p.m.

August 19, 2025 6:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of

Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (407) 566-1935, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Michael Prez  
District Manager  
September 20, 2024

24-01341K

## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 19, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives, and Annual Reporting Form

October 1, 2025 – September 30, 2026

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three Board meetings were held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes ☐ No ☐

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections** **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.  
**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes ☐ No ☐

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District's engineer.

**Achieved:** Yes ☐ No ☐

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

**Achieved:** Yes ☐ No ☐

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

**Standard:** District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

#### **SIGNATURES:**

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

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

Champion's Reserve Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

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

Champion's Reserve Community Development District

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

The regular meeting of the Board of Supervisors of the Champion's Reserve Community Development District was held on Wednesday, May 20, 2025, and called to order at 6:06 p.m. at the Polk County Sheriff's Northeast Substation Office located at 1100 Dunson Road, Davenport, Florida 33896.

Present and constituting a quorum were:

Calley Molina	Vice Chairperson
Terry Alfrey	Assistant Secretary
Kevin Heidinger	Assistant Secretary

Also present was:

Michael Perez	District Manager, Inframark
Samantha Zaroni	District Manager, Inframark
Mark Vincutonis	District Engineer

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

Mr. Perez called the meeting to order at 6:06p.m., and a quorum was established.

**SECOND ORDER OF BUSINESS                      Adoption of the Agenda**

On MOTION by Mr. Alfrey, seconded by Ms. Molina, with all in favor, motion to adopt the May 20, 2025, agenda, carried.
---

**THIRD ORDER OF BUSINESS                      Audience Comments**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS                      Staff Reports**

**A. District Counsel**

There being no report, the next order of business followed.

**B. District Engineer**

Mr. Vincutonis discussed the rate increase with the Board. The Board accepted the increase with no motion needed.

**C. District Manager**

Mr. Perez announced that the next scheduled meeting would be August 19, 2025, and advised it would include the adoption of Fiscal Year 2026 budget.

**FIFTH ORDER OF BUSINESS Business Items****A. Acceptance of the Fiscal Year 2024 Audit**

On MOTION by Ms. Molina, seconded by Mr. Heidinger, with all in favor, motion to approve the Fiscal Year 2024 Audit, carried.

**B. Number of Registered Voters.**

Mr. Perez advised the Board there are 407 registered voters in the district.

**C. Consideration of Resolution 2025-01 Designation of Officers**

On MOTION by Mr. Alfrey, seconded by Mr. Heidinger, with all in favor, motion to approve Resolution 2025-01 Designation of Officers, carried.

**D. Consideration of Resolution 2025-02 Approval of Proposed Budget and Setting of Public Hearing**

On MOTION by Mr. Heidinger, seconded by Ms. Mollina, with all in favor, motion to approve Resolution 2025-02 Approval of Proposed Budget and Setting of Public Hearing for August 19, 2025, carried.

**SIXTH ORDER OF BUSINESS Business Administration****A. Consideration of Board of Supervisors' Regular Meeting Minutes from November 11, 2024**

On MOTION by Mr. Alfrey, seconded by Mr. Heidinger, with all in favor, motion to approve the minutes from the November 11, 2024, meeting, carried.

**B. Consideration of Operation and Maintenance Expenditures for December 2024****– March 2025**

On MOTION by Mr. Alfrey, seconded by Ms. Molina, with all in favor, motion to approve the Operations and Maintenance Expenditures for December 2024 – March 2025, carried

**C. Review of Financial Statements for December 2024 – March 2025**

On MOTION by Mr. Alfrey, seconded by Ms. Molina, with all in favor, motion to approve the Financial Statements for December 2024 – March 2025, carried.

**SEVENTH ORDER OF BUSINESS****Supervisor's Requests**

There being no Supervisor's requests, the next order of business followed.

**EIGHTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Alfrey, seconded by Ms. Molina, with all in favor, the meeting was adjourned at 6:19 p.m.

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Assistant Secretary

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Chairperson/Vice Chairperson

# **Champions Reserve Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2025

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 April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		LONG-TERM		TOTAL
	GENERAL	SERIES 2016	GENERAL	LONG-TERM	
	FUND	DEBT SERVICE	FIXED ASSETS	DEBT	
			ACCOUNT	ACCOUNT	
	FUND	FUND	GROUP FUND	GROUP FUND	
<b>ASSETS</b>					
Cash - Operating Account	\$ 65,068	\$ -	\$ -	\$ -	\$ 65,068
Due From Other Funds	-	25,839	-	-	25,839
Investments:					
Prepayment Account	-	100	-	-	100
Reserve Fund	-	86,875	-	-	86,875
Revenue Fund	-	217,187	-	-	217,187
Fixed Assets					
Infrastructure	-	-	2,702,462	-	2,702,462
Equipment and Furniture	-	-	25,045	-	25,045
Amount Avail In Debt Services	-	-	-	301,750	301,750
Amount To Be Provided	-	-	-	1,967,250	1,967,250
<b>TOTAL ASSETS</b>	<b>\$ 65,068</b>	<b>\$ 330,001</b>	<b>\$ 2,727,507</b>	<b>\$ 2,269,000</b>	<b>\$ 5,391,576</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 61	\$ -	\$ -	\$ -	\$ 61
Bonds Payable	-	-	-	2,269,000	2,269,000
Due To Other Funds	25,839	-	-	-	25,839
<b>TOTAL LIABILITIES</b>	<b>25,900</b>	<b>-</b>	<b>-</b>	<b>2,269,000</b>	<b>2,294,900</b>
<b>FUND BALANCES</b>					
Restricted for:					
Debt Service	-	330,001	-	-	330,001
Unassigned:	39,168	-	2,727,507	-	2,766,675
<b>TOTAL FUND BALANCES</b>	<b>39,168</b>	<b>330,001</b>	<b>2,727,507</b>	<b>-</b>	<b>3,096,676</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 65,068</b>	<b>\$ 330,001</b>	<b>\$ 2,727,507</b>	<b>\$ 2,269,000</b>	<b>\$ 5,391,576</b>

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
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>				
Interest - Tax Collector	\$ -	\$ 382	\$ 382	0.00%
Special Assmnts- Tax Collector	63,432	63,961	529	100.83%
<b>TOTAL REVENUES</b>	<b>63,432</b>	<b>64,343</b>	<b>911</b>	<b>101.44%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	800	2,200	26.67%
ProfServ-Trustee Fees	4,300	650	3,650	15.12%
Disclosure Report	3,000	1,750	1,250	58.33%
District Counsel	2,690	-	2,690	0.00%
District Engineer	2,613	-	2,613	0.00%
District Manager	28,325	16,523	11,802	58.33%
Auditing Services	4,800	4,665	135	97.19%
Website Compliance	1,900	-	1,900	0.00%
Postage, Phone, Faxes, Copies	200	46	154	23.00%
Public Officials Insurance	1,500	-	1,500	0.00%
Legal Advertising	2,000	123	1,877	6.15%
Bank Fees	100	-	100	0.00%
Website Administration	750	438	312	58.40%
Dues, Licenses, Subscriptions	2,800	2,804	(4)	100.14%
<b>Total Administration</b>	<b>57,978</b>	<b>27,799</b>	<b>30,179</b>	<b>47.95%</b>
<b><u>Other Physical Environment</u></b>				
Insurance -Property & Casualty	5,454	5,156	298	94.54%
<b>Total Other Physical Environment</b>	<b>5,454</b>	<b>5,156</b>	<b>298</b>	<b>94.54%</b>
<b>TOTAL EXPENDITURES</b>	<b>63,432</b>	<b>32,955</b>	<b>30,477</b>	<b>51.95%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	31,388	31,388	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>7,780</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 39,168</b>		

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2025  
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	\$ -	\$ 5,850	\$ 5,850	0.00%
Special Assmnts- Tax Collector	183,025	182,586	(439)	99.76%
<b>TOTAL REVENUES</b>	<b>183,025</b>	<b>188,436</b>	<b>5,411</b>	<b>102.96%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	59,000	60,000	(1,000)	101.69%
Interest Expense	113,222	57,231	55,991	50.55%
<b>Total Debt Service</b>	<b>172,222</b>	<b>117,231</b>	<b>54,991</b>	<b>68.07%</b>
<b>TOTAL EXPENDITURES</b>	<b>172,222</b>	<b>117,231</b>	<b>54,991</b>	<b>68.07%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	10,803	71,205	60,402	659.12%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	10,803	-	(10,803)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>10,803</b>	<b>-</b>	<b>(10,803)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 10,803</u>	<u>\$ 71,205</u>	<u>\$ 38,796</u>	<u>659.12%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>258,796</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 330,001</b></u>		



# **Champions Reserve Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2025

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 May 31, 2025

(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
<b>ASSETS</b>					
Cash - Operating Account	\$ 62,966	\$ -	\$ -	\$ -	\$ 62,966
Due From Other Funds	-	26,703	-	-	26,703
Investments:					
Prepayment Account	-	100	-	-	100
Reserve Fund	-	86,875	-	-	86,875
Revenue Fund	-	162,321	-	-	162,321
Fixed Assets					
Infrastructure	-	-	2,702,462	-	2,702,462
Equipment and Furniture	-	-	25,045	-	25,045
Amount Avail In Debt Services	-	-	-	301,750	301,750
Amount To Be Provided	-	-	-	1,967,250	1,967,250
<b>TOTAL ASSETS</b>	<b>\$ 62,966</b>	<b>\$ 275,999</b>	<b>\$ 2,727,507</b>	<b>\$ 2,269,000</b>	<b>\$ 5,335,472</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 2,734	\$ -	\$ -	\$ -	\$ 2,734
Bonds Payable	-	-	-	2,269,000	2,269,000
Due To Other Funds	26,703	-	-	-	26,703
<b>TOTAL LIABILITIES</b>	<b>29,437</b>	<b>-</b>	<b>-</b>	<b>2,269,000</b>	<b>2,298,437</b>
<b>FUND BALANCES</b>					
Restricted for:					
Debt Service	-	275,999	-	-	275,999
Unassigned:	33,529	-	2,727,507	-	2,761,036
<b>TOTAL FUND BALANCES</b>	<b>33,529</b>	<b>275,999</b>	<b>2,727,507</b>	<b>-</b>	<b>3,037,035</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 62,966</b>	<b>\$ 275,999</b>	<b>\$ 2,727,507</b>	<b>\$ 2,269,000</b>	<b>\$ 5,335,472</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending May 31, 2025

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>				
Interest - Tax Collector	\$ -	\$ 382	\$ 382	0.00%
Special Assmnts- Tax Collector	63,432	64,263	831	101.31%
<b>TOTAL REVENUES</b>	<b>63,432</b>	<b>64,645</b>	<b>1,213</b>	<b>101.91%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	1,400	1,600	46.67%
ProfServ-Trustee Fees	4,300	650	3,650	15.12%
Disclosure Report	3,000	2,250	750	75.00%
District Counsel	2,690	-	2,690	0.00%
District Engineer	2,613	-	2,613	0.00%
District Manager	28,325	21,244	7,081	75.00%
Auditing Services	4,800	4,665	135	97.19%
Website Compliance	1,900	-	1,900	0.00%
Postage, Phone, Faxes, Copies	200	42	158	21.00%
Public Officials Insurance	1,500	-	1,500	0.00%
Legal Advertising	2,000	123	1,877	6.15%
Bank Fees	100	-	100	0.00%
Website Administration	750	563	187	75.07%
Dues, Licenses, Subscriptions	2,800	2,804	(4)	100.14%
<b>Total Administration</b>	<b>57,978</b>	<b>33,741</b>	<b>24,237</b>	<b>58.20%</b>
<b><u>Other Physical Environment</u></b>				
Insurance -Property & Casualty	5,454	5,156	298	94.54%
<b>Total Other Physical Environment</b>	<b>5,454</b>	<b>5,156</b>	<b>298</b>	<b>94.54%</b>
<b>TOTAL EXPENDITURES</b>	<b>63,432</b>	<b>38,897</b>	<b>24,535</b>	<b>61.32%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	25,748	25,748	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>7,781</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 33,529</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending May 31, 2025

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	\$ -	\$ 6,901	\$ 6,901	0.00%
Special Assmnts- Tax Collector	183,025	183,449	424	100.23%
<b>TOTAL REVENUES</b>	<b>183,025</b>	<b>190,350</b>	<b>7,325</b>	<b>104.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	59,000	60,000	(1,000)	101.69%
Interest Expense	113,222	113,147	75	99.93%
<b>Total Debt Service</b>	<b>172,222</b>	<b>173,147</b>	<b>(925)</b>	<b>100.54%</b>
<b>TOTAL EXPENDITURES</b>	<b>172,222</b>	<b>173,147</b>	<b>(925)</b>	<b>100.54%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	10,803	17,203	6,400	159.24%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	10,803	-	(10,803)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>10,803</b>	<b>-</b>	<b>(10,803)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 10,803</u>	<u>\$ 17,203</u>	<u>\$ (15,206)</u>	<u>159.24%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>258,796</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 275,999</u></b>		



# **Champions Reserve Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2025

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 June 30, 2025

(In Whole Numbers)

			GENERAL FIXED ASSETS ACCOUNT	GENERAL LONG-TERM DEBT ACCOUNT	
ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GROUP FUND	GROUP FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash - Operating Account	\$ 62,917	\$ -	\$ -	\$ -	\$ 62,917
Due From Other Funds	-	25,839	-	-	25,839
Investments:					
Prepayment Account	-	100	-	-	100
Reserve Fund	-	86,875	-	-	86,875
Revenue Fund	-	164,083	-	-	164,083
Fixed Assets					
Infrastructure	-	-	2,702,462	-	2,702,462
Equipment and Furniture	-	-	25,045	-	25,045
Amount Avail In Debt Services	-	-	-	301,750	301,750
Amount To Be Provided	-	-	-	1,967,250	1,967,250
<b>TOTAL ASSETS</b>	<b>\$ 62,917</b>	<b>\$ 276,897</b>	<b>\$ 2,727,507</b>	<b>\$ 2,269,000</b>	<b>\$ 5,336,321</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 7,989	\$ -	\$ -	\$ -	\$ 7,989
Bonds Payable	-	-	-	2,269,000	2,269,000
Due To Other Funds	25,839	-	-	-	25,839
<b>TOTAL LIABILITIES</b>	<b>33,828</b>	<b>-</b>	<b>-</b>	<b>2,269,000</b>	<b>2,302,828</b>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	276,897	-	-	276,897
Unassigned:	29,089	-	2,727,507	-	2,756,596
<b>TOTAL FUND BALANCES</b>	<b>29,089</b>	<b>276,897</b>	<b>2,727,507</b>	<b>-</b>	<b>3,033,493</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 62,917</b>	<b>\$ 276,897</b>	<b>\$ 2,727,507</b>	<b>\$ 2,269,000</b>	<b>\$ 5,336,321</b>

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
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>				
Interest - Tax Collector	\$ -	\$ 382	\$ 382	0.00%
Special Assmnts- Tax Collector	63,432	64,263	831	101.31%
<b>TOTAL REVENUES</b>	<b>63,432</b>	<b>64,645</b>	<b>1,213</b>	<b>101.91%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	1,400	1,600	46.67%
ProfServ-Trustee Fees	4,300	5,091	(791)	118.40%
Disclosure Report	3,000	2,250	750	75.00%
District Counsel	2,690	277	2,413	10.30%
District Engineer	2,613	125	2,488	4.78%
District Manager	28,325	21,244	7,081	75.00%
Auditing Services	4,800	4,665	135	97.19%
Website Compliance	1,900	-	1,900	0.00%
Postage, Phone, Faxes, Copies	200	3	197	1.50%
Public Officials Insurance	1,500	-	1,500	0.00%
Legal Advertising	2,000	123	1,877	6.15%
Bank Fees	100	-	100	0.00%
Website Administration	750	563	187	75.07%
Dues, Licenses, Subscriptions	2,800	3,296	(496)	117.71%
<b>Total Administration</b>	<b>57,978</b>	<b>39,037</b>	<b>18,941</b>	<b>67.33%</b>
<b><u>Other Physical Environment</u></b>				
Insurance -Property & Casualty	5,454	5,156	298	94.54%
<b>Total Other Physical Environment</b>	<b>5,454</b>	<b>5,156</b>	<b>298</b>	<b>94.54%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	(858)	858	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>(858)</b>	<b>858</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>63,432</b>	<b>43,335</b>	<b>20,097</b>	<b>68.32%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	21,310	21,310	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>7,779</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 29,089</b>		

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
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	\$ -	\$ 7,799	\$ 7,799	0.00%
Special Assmnts- Tax Collector	183,025	183,449	424	100.23%
<b>TOTAL REVENUES</b>	<b>183,025</b>	<b>191,248</b>	<b>8,223</b>	<b>104.49%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	59,000	60,000	(1,000)	101.69%
Interest Expense	113,222	113,147	75	99.93%
<b>Total Debt Service</b>	<b>172,222</b>	<b>173,147</b>	<b>(925)</b>	<b>100.54%</b>
<b>TOTAL EXPENDITURES</b>	<b>172,222</b>	<b>173,147</b>	<b>(925)</b>	<b>100.54%</b>
Excess (deficiency) of revenues Over (under) expenditures	10,803	18,101	7,298	167.56%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	10,803	-	(10,803)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>10,803</b>	<b>-</b>	<b>(10,803)</b>	<b>0.00%</b>
Net change in fund balance	\$ 10,803	\$ 18,101	\$ (14,308)	167.56%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>258,796</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 276,897</b>		



# **Champions Reserve Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2025

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 July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL					TOTAL
	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	LONG-TERM DEBT ACCOUNT GROUP FUND		
<b>ASSETS</b>						
Cash - Operating Account	\$ 52,316	\$ -	\$ -	\$ -	\$ -	52,316
Cash in Transit	(855)	-	-	-	-	(855)
Due From Other Funds	-	25,839	-	-	-	25,839
Investments:						
Prepayment Account	-	100	-	-	-	100
Reserve Fund	-	86,875	-	-	-	86,875
Revenue Fund	-	164,957	-	-	-	164,957
Fixed Assets						
Infrastructure	-	-	2,702,462	-	-	2,702,462
Equipment and Furniture	-	-	25,045	-	-	25,045
Amount Avail In Debt Services	-	-	-	301,750	-	301,750
Amount To Be Provided	-	-	-	1,967,250	-	1,967,250
<b>TOTAL ASSETS</b>	<b>\$ 51,461</b>	<b>\$ 277,771</b>	<b>\$ 2,727,507</b>	<b>\$ 2,269,000</b>	<b>\$ -</b>	<b>5,325,739</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 61	\$ -	\$ -	\$ -	\$ -	61
Bonds Payable	-	-	-	2,269,000	-	2,269,000
Due To Other Funds	25,839	-	-	-	-	25,839
<b>TOTAL LIABILITIES</b>	<b>25,900</b>	<b>-</b>	<b>-</b>	<b>2,269,000</b>	<b>-</b>	<b>2,294,900</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	277,771	-	-	-	277,771
Unassigned:	25,561	-	2,727,507	-	-	2,753,068
<b>TOTAL FUND BALANCES</b>	<b>25,561</b>	<b>277,771</b>	<b>2,727,507</b>	<b>-</b>	<b>-</b>	<b>3,030,839</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 51,461</b>	<b>\$ 277,771</b>	<b>\$ 2,727,507</b>	<b>\$ 2,269,000</b>	<b>\$ -</b>	<b>5,325,739</b>

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
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>				
Interest - Tax Collector	\$ -	\$ 382	\$ 382	0.00%
Special Assmnts- Tax Collector	63,432	64,263	831	101.31%
<b>TOTAL REVENUES</b>	<b>63,432</b>	<b>64,645</b>	<b>1,213</b>	<b>101.91%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	1,400	1,600	46.67%
ProfServ-Trustee Fees	4,300	5,091	(791)	118.40%
Disclosure Report	3,000	2,500	500	83.33%
District Counsel	2,690	277	2,413	10.30%
District Engineer	2,613	125	2,488	4.78%
District Manager	28,325	23,604	4,721	83.33%
Auditing Services	4,800	4,665	135	97.19%
Website Compliance	1,900	-	1,900	0.00%
Postage, Phone, Faxes, Copies	200	3	197	1.50%
Public Officials Insurance	1,500	-	1,500	0.00%
Legal Advertising	2,000	123	1,877	6.15%
Bank Fees	100	-	100	0.00%
Website Administration	750	625	125	83.33%
Dues, Licenses, Subscriptions	2,800	3,296	(496)	117.71%
<b>Total Administration</b>	<b>57,978</b>	<b>41,709</b>	<b>16,269</b>	<b>71.94%</b>
<b><u>Other Physical Environment</u></b>				
Insurance -Property & Casualty	5,454	5,156	298	94.54%
<b>Total Other Physical Environment</b>	<b>5,454</b>	<b>5,156</b>	<b>298</b>	<b>94.54%</b>
<b>TOTAL EXPENDITURES</b>	<b>63,432</b>	<b>46,865</b>	<b>16,567</b>	<b>73.88%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	17,780	17,780	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>7,781</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 25,561</b>		

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
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	\$ -	\$ 8,673	\$ 8,673	0.00%
Special Assmnts- Tax Collector	183,025	183,449	424	100.23%
<b>TOTAL REVENUES</b>	<b>183,025</b>	<b>192,122</b>	<b>9,097</b>	<b>104.97%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	59,000	60,000	(1,000)	101.69%
Interest Expense	113,222	113,147	75	99.93%
<b>Total Debt Service</b>	<b>172,222</b>	<b>173,147</b>	<b>(925)</b>	<b>100.54%</b>
<b>TOTAL EXPENDITURES</b>	<b>172,222</b>	<b>173,147</b>	<b>(925)</b>	<b>100.54%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	10,803	18,975	8,172	175.65%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	10,803	-	(10,803)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>10,803</b>	<b>-</b>	<b>(10,803)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 10,803</u>	<u>\$ 18,975</u>	<u>\$ (13,434)</u>	<u>175.65%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>258,796</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 277,771</b></u>		



April 2025 Meeting

<b>CHAMPIONS RESERVE CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	4/1/2025	147121	\$250.00		DISTRICT INVOICE
INFRAMARK LLC	4/1/2025	147121	\$2,360.42		MANAGEMENT FEE
INFRAMARK LLC	4/1/2025	147121	\$62.50	\$2,672.92	DISTRICT INVOICE
<b>Monthly Contract Subtotal</b>			<b>\$2,672.92</b>	<b>\$2,672.92</b>	
<b>Regular Services</b>					
APPLETON REISS PLLC	3/31/2025	31994	\$165.00	\$165.00	Auditing Service
GRAU AND ASSOCIATES	4/1/2025	27151	\$4,500.00	\$4,500.00	Auditing Service FYE 9/30/2024
<b>Regular Services Subtotal</b>			<b>\$4,665.00</b>	<b>\$4,665.00</b>	
<b>TOTAL</b>			<b>\$7,337.92</b>	<b>\$7,337.92</b>	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

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

**INVOICE#**

147121

**CUSTOMER ID**

C2280

**PO#****DATE**

4/1/2025

**NET TERMS**

Net 30

**DUE DATE**

5/1/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	250.00		250.00
District Management	1	Ea	2,360.42		2,360.42
Website Maintenance / Admin	1	Ea	62.50		62.50
<b>Subtotal</b>					<b>2,672.92</b>

<b>Subtotal</b>	\$2,672.92
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$2,672.92

**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: Michael Perez  
c/o Inframark  
313 Campus Street  
Celebration, FL 34747

March 31, 2025  
**Invoice # 31994**

CLIENT: 000597 - Champions Reserve Community Development District  
Re: 00000 General

Date	Services	Hours	Amount
03/28/25 NRJ	Draft Audit Response Letter to Grau & Associates.	1.00	165.00

**Recapitulation**

Name	Hours	Amount
NRJ Nicole R. Jaromin	1.00	165.00
<b>For Current Services Rendered</b>	<b>1.00</b>	<b>\$165.00</b>
<b>Total Current Work</b>		<b>\$165.00</b>

Please return this page with remittance

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

Invoice # 31994  
Bill Date: March 31, 2025  
Client Code: 000597  
Client Name: Champions Reserve Community Development District  
Matter Code: 00000  
Matter Name: General

<b>Total Current Work</b>	<b>\$165.00</b>
---------------------------	-----------------

Amount enclosed: \_\_\_\_\_

**Grau and Associates**

1001 W. Yamato Road, Suite 301  
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. 27151  
Date 04/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>4,500.00</u>
Current Amount Due	\$ <u><u>4,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,500.00	0.00	0.00	0.00	0.00	4,500.00

Payment due upon receipt.

May 2025 Meeting

<b>CHAMPIONS RESERVE CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	5/2/2025	149067	\$2,360.42	\$2,360.42	MANAGEMENT FEE
<b>Monthly Contract Subtotal</b>			<b>\$2,360.42</b>	<b>\$2,360.42</b>	
<b>Regular Services</b>					
CALLEY L MOLINA	5/20/2025	CM-052025	\$200.00	\$200.00	BOARD 05/20/25
INFRAMARK LLC	5/2/2025	149067	\$250.00		DISTRICT INVOICE
INFRAMARK LLC	5/2/2025	149067	\$62.50	\$312.50	DISTRICT INVOICE
KEVIN HEIDINGER	5/20/2025	KH-052025	\$200.00	\$200.00	BOARD 5/20/25
POLK COUNTY TAX COLLECTOR	1/15/2025	77	\$38.60	\$38.60	Jan 2025- Postage
TERRY L. ALFREY	5/20/2025	TA-052025	\$200.00	\$200.00	BOARD 05/20/25
<b>Regular Services Subtotal</b>			<b>\$951.10</b>	<b>\$951.10</b>	
<b>TOTAL</b>			<b>\$3,311.52</b>	<b>\$3,311.52</b>	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

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

**INVOICE#**

149067

**CUSTOMER ID**

C2280

**PO#****DATE**

5/2/2025

**NET TERMS**

Net 30

**DUE DATE**

6/1/2025

**Services provided for the Month of: May 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	250.00		250.00
District Management	1	Ea	2,360.42		2,360.42
Website Maintenance / Admin	1	Ea	62.50		62.50
<b>Subtotal</b>					<b>2,672.92</b>

<b>Subtotal</b>	\$2,672.92
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$2,672.92

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

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*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.*

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Champions Reserve

Board Meeting Date: May 20, 2025

		In Attend ance Please X	Paid
1	Kyle Davis		Yes
2	Calley Molina	X	\$200.00
3	Terry Alfrey	X	\$200.00
4	Michelle Von Hatten		Yes
5	Kevin Heidinger	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zanoni  
District Manager Signature

5/20/2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Champions Reserve

Board Meeting Date: May 20, 2025

		In Attend ance Please X	Paid
1	Kyle Davis		Yes
2	Calley Molina	X	\$200.00
3	Terry Alfrey	X	\$200.00
4	Michelle Von Hatten		Yes
5	Kevin Heidinger	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zanoni  
District Manager Signature

5/20/2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\***



Polk County Tax Collector  
430 E. Main St.  
Bartow, FL 33830  
863-534-4719

CUSTOMER		INVOICE DATE		INVOICE NUMBER		AMOUNT PAID		DUE DATE		INVOICE TOTAL DUE					
CHAMPIONS RESERVE CDD		01/15/2025		77		\$0.00		01/15/2025		\$38.60					
DESCRIPTION		QUANTITY		PRICE		UOM		ORIGINAL BILL		ADJUSTED		PAID		AMOUNT DUE	
Reimbursement of Postage Expense		1.00		\$38.600000		EACH		\$38.60		\$0.00		\$0.00		\$38.60	
									Invoice Total:		\$38.60				

ACCOUNT	AMOUNT
---------	--------

Note:  
Please remit payment via ACH or check to the address below ATTN: Finance. For further information, please contact 863.534.4719

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



Polk County Tax Collector  
430 E. Main St.  
Bartow, FL 33830  
863-534-4719

Invoice  
Remit Portion

Invoice Date	01/15/2025
Invoice Number	77
Customer Number	65
Amount Paid	
Due Date	01/15/2025
Invoice Total Due	\$38.60

CHAMPIONS RESERVE CDD  
Eric Davidson  
2005 Pam Am Cir, STE 120  
Tampa, FL 33607

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Champions Reserve

Board Meeting Date: May 20, 2025

		In Attend ance Please X	Paid
1	Kyle Davis		Yes
2	Calley Molina	X	\$200.00
3	Terry Alfrey	X	\$200.00
4	Michelle Von Hatten		Yes
5	Kevin Heidinger	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zanoni  
District Manager Signature

5/20/2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\***

## June 2025 Meeting

**CHAMPIONS RESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	6/1/2025	150809	\$250.00		June 2025 Inframark Monthly Services
INFRAMARK LLC	6/1/2025	150809	\$62.50	\$312.50	June 2025 Inframark Monthly Services Website Admin
<b>Monthly Contract Subtotal</b>			<b>\$312.50</b>	<b>\$312.50</b>	
<b>Regular Services</b>					
APPLETON REISS PLLC	5/31/2025	32983	\$79.00	\$79.00	May 2025- Legal
CHAMPIONS RESERVE CDD	5/9/2025	05092025	\$863.41	\$863.41	SERIES 2016 FY25 TAX DIST ID
INFRAMARK LLC	6/1/2025	150809	\$2,360.42	\$2,360.42	June 2025 Inframark Monthly Services- Management Fee
INFRAMARK LLC	6/17/2025	151829	\$491.57	\$491.57	May 2025- Email renewals
<b>Regular Services Subtotal</b>			<b>\$3,794.40</b>	<b>\$3,794.40</b>	
<b>TOTAL</b>			<b>\$4,106.90</b>	<b>\$4,106.90</b>	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

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

**INVOICE#**

150809

**CUSTOMER ID**

C2280

**PO#****DATE**

6/1/2025

**NET TERMS**

Net 30

**DUE DATE**

7/1/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	250.00		250.00
District Management	1	Ea	2,360.42		2,360.42
Website Maintenance / Admin	1	Ea	62.50		62.50
<b>Subtotal</b>					<b>2,672.92</b>

**Subtotal** \$2,672.92

**Tax** \$0.00

**Total Due** \$2,672.92

**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: Michael Perez

c/o Inframark

313 Campus Street

Celebration, FL 34747

May 31, 2025

**Invoice # 32983**

CLIENT: 000597 - Champions Reserve Community Development District

Re: 00000 General

<b>Date</b>	<b>Services</b>	<b>Hours</b>	<b>Amount</b>
05/20/25 MTR	Review agenda and meeting notice. Correspondence regarding same.	0.20	79.00

## Recapitulation

<b>Name</b>	<b>Hours</b>	<b>Amount</b>
MTR Michelle T. Reiss	0.20	79.00
<b>For Current Services Rendered</b>	<b>0.20</b>	<b>\$79.00</b>
<b>Total Current Work</b>		<b>\$79.00</b>

Please return this page with remittance  
to  
Appleton Reiss, PLLC  
215 N. Howard Ave.  
Suite 200  
Tampa, FL 33606

Invoice # 32983  
Bill Date: May 31, 2025  
Client Code: 000597  
Client Name: Champions Reserve Community Development District  
Matter Code: 00000  
Matter Name: General

<b>Total Current Work</b>	<b>\$79.00</b>
---------------------------	----------------

Amount enclosed: \_\_\_\_\_

**CHAMPION'S RESERVE CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 5/9/2025  
**Distribution Amount** \$863.41  
**Payable To** Champion's Reserve CDD  
**Check Description** Series 2016 - FY 25 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 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	64,114.46	25.943%	0.259400
Net DS 2016	183,025.17	74.057%	0.740600
Net Total	247,139.63	100.0000%	1.000000

100%

Date Received	Amount Received	25.94%	25.94%	74.06%	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			
11/8/2024	6,715.39	1,742.15	1,742.15	4,973.24	4,973.24	-	11/7 ID 5890	409
11/26/2024	4,476.90	1,161.42	1,161.42	3,315.48	3,315.48	-	ID 5911	411
12/6/2024	20,146.20	5,226.45	5,226.45	14,919.75	14,919.75	-	ID 5939	409
12/20/2024	195,866.21	50,812.80	50,812.80	145,053.41	145,053.41	-	ID 5953	411
12/27/2024	8,417.55	2,183.73	2,183.73	6,233.82	6,233.82	-	ID 5969	412
1/10/2025	3,392.67	880.15	880.15	2,512.52	2,512.52	-	ID 6016	413
2/10/2025	\$2,273.44	589.79	589.79	1,683.65	1,683.65	-	ID 6011	415
3/7/2025	\$1,154.20	299.43	299.43	854.77	854.77	-	ID 6208	416
4/14/2025	\$4,103.85	1,064.65	1,064.65	3,039.20	3,039.20	-	ID 6326	417
5/9/2025	1,165.87	302.46	302.46	863.41	863.41	-		
		-	-	-	-			
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	247,712.28	64,263.02	64,263.03	183,449.26	183,449.25	-		
<b>Net Total on Roll</b>	247,139.63		64,114.46		183,025.17	-		
<b>Collection Surplus / (Deficit)</b>	572.65		148.57		424.08			



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

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

**INVOICE#**

151829

**CUSTOMER ID**

C2280

**PO#****DATE**

6/17/2025

**NET TERMS**

Net 30

**DUE DATE**

7/17/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson 04-21-25 DNH*GODADDY#371485016 : domain renewal \$12.17 / 04-25-25 DNH*GODADDY#372364022 : email renewals \$479.40	1	Ea	491.57		491.57
<b>Subtotal</b>					<b>491.57</b>

<b>Subtotal</b>	\$491.57
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$491.57

**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.*

## July 2025 Meeting

**CHAMPIONS RESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	7/1/2025	153012	\$250.00		July 2025- District Management
INFRAMARK LLC	7/1/2025	153012	\$2,360.42		July 2025- District Management
INFRAMARK LLC	7/1/2025	153012	\$62.50	\$2,672.92	July 2025- District Management
<b>Monthly Contract Subtotal</b>			<b>\$2,672.92</b>	<b>\$2,672.92</b>	
<b>Regular Services</b>					
APPLETON REISS PLLC	6/30/2025	33436	\$197.50	\$197.50	June 2025- District Counsel
HANSON WALTER & ASSOCIATES	6/17/2025	5294164	\$125.00	\$125.00	May 2025- District Engineer
US BANK	6/25/2025	7799850	\$4,440.63	\$4,440.63	Trustee Fees
<b>Regular Services Subtotal</b>			<b>\$4,763.13</b>	<b>\$4,763.13</b>	
<b>TOTAL</b>			<b>\$7,436.05</b>	<b>\$7,436.05</b>	



INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

INVOICE#
153012
CUSTOMER ID
C2280
PO#

DATE
7/1/2025
NET TERMS
Due On Receipt
DUE DATE
7/1/2025

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

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	250.00		250.00
District Management	1	Ea	2,360.42		2,360.42
Website Maintenance / Admin	1	Ea	62.50		62.50
Subtotal					2,672.92

Subtotal	\$2,672.92
Tax	\$0.00
Total Due	\$2,672.92

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: Michael Perez

c/o Inframark

313 Campus Street

Celebration, FL 34747

June 30, 2025

**Invoice # 33436**

CLIENT: 000597 - Champions Reserve Community Development District

Re: 00000 General

Date	Services	Hours	Amount
06/04/25 MTR	Prepare notice of public hearing to adopt budget and notice to owners. Email to client.	0.50	197.50

## Recapitulation

Name	Hours	Amount
MTR Michelle T. Reiss	0.50	197.50
<b>For Current Services Rendered</b>	<b>0.50</b>	<b>\$197.50</b>
<b>Total Current Work</b>		<b>\$197.50</b>

Please return this page with remittance

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

Invoice # 33436  
Bill Date: June 30, 2025  
Client Code: 000597  
Client Name: Champions Reserve Community Development District  
Matter Code: 00000  
Matter Name: General

<b>Total Current Work</b>	<b>\$197.50</b>
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Amount enclosed: \_\_\_\_\_



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

Page: 1 of 1  
 5231-02  
 5294164

## INVOICE

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

CLIENT ID: 8076  
 INVOICE #: 5294164  
 INVOICE DATE: 6/17/2025  
 DUE DATE: 6/27/2025  
 BILLED THROUGH: 5/31/2025

CHAMPIONS RESERVE CDD/ POLK COUNTY

PO:

JOB ID: 5231-02

PERIOD: May 2025

For Services Rendered Through May 31, 2025

### TIME & MATERIALS

### CIVIL ENGINEERING SERVICES

### REIMBURSABLES

Total Billed To Date	Amount Previously Billed	Amount This Billing
6,167.00	6,042.00	125.00
0.00	0.00	0.00
6,167.00	6,042.00	125.00

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

**Total Invoice \$125.00**



MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

7799850



000003553 02 SP 106481409334087 P

Champions Reserve CDD  
ATTN District Manager  
2005 Pan AM Circle Suite 300  
Tampa, FL 33607  
United States





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

Invoice Number: 7799850  
Account Number: 272625000  
Invoice Date: 06/25/2025  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Champions Reserve CDD  
ATTN District Manager  
2005 Pan AM Circle Suite 300  
Tampa, FL 33607  
United States  
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**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** **\$4,440.63**

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: 7799850  
Account Number: 272625000  
Current Due: \$4,440.63  
  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 272625000  
Invoice # 7799850  
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.  
St. Paul, MN 55107

Invoice Number: 7799850  
Invoice Date: 06/25/2025  
Account Number: 272625000  
Direct Inquiries To: Duffy, Leanne M  
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
Subtotal Administration Fees - In Advance 06/01/2025 - 05/31/2026				\$3,750.00
19190 Other 2 Amortization schedules 2024	400.00	1.00		\$400.00
Subtotal Extraordinary Services - In Arrears 06/01/2024 - 05/31/2025				\$400.00
Incidental Expenses 06/01/2025 to 05/31/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,440.63

