



Champion's Reserve Community Development District

May 19, 2026

Agenda Package

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

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Champion’s Reserve Community Development District

Board of Supervisors

Kyle Davis, Chairman
Calley Molina, Vice Chairman
Terry Alfrey, Assistant Secretary
Kevin Heidinger, Assistant Secretary
Vacant, Assistant Secretary

District Staff

Samantha Zaroni & Lee Graffuis, District Manager
Michelle T. Reiss, District Counsel
Mark Vincutonis., District Engineer
Jason Liggett, Field Services Director
Jennifer Stewart, District Accountant
Tabitha Blackwelder, District Admin

Regular Meeting Agenda

Tuesday, May 19, 2026, at 6:00 p.m.

The Regular Meeting of the **Champion’s Reserve of District Community Development District** will be held on **May 19, 2026, at 6:00 p.m. at the Polk County Sheriff’s Northeast Substation Office, 1100 Dunson Rd., Davenport Fl 33896.** Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Following is the Agenda for the Meeting:

[Join the meeting now](#)

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. Call to Order/Roll Call
- 2. Motion to Approve Agenda
- 3. Public Comments

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. Staff Reports

- A. District Counsel
 - i. Discussion of Lift Station Improvements
 - a. LS 302 MapPage 4
 - b. FDEP Correspondence PackagePage 5
- B. District Engineer
- C. District Manager
 - i. Registered Voters Count (385).....Page 23
 - ii. Discussion of Form 1 Due Date

5. Business Items

- A. Acceptance of Fiscal Year 2025 AuditPage 24
- B. Ratification of Resolution 2026-01; Removing and Designating New TreasurerPage 54
- C. Ratification of 2026 Property Appraisers Contract AgreementPage 55
- D. Consideration of Resolution 2026-02; General Election 2026Page 56
- E. Consideration of Resolution 2026-03; Approving Proposed Budget and Setting Public Hearing.....Page 57
 - i. Exhibit A – FY2026-2027 Proposed Budget First Draft.....Page 61
- F. Consideration of Resolution 2026-04; Designating Assistant SecretaryPage 72

6. Consent Agenda

A. Consideration of Minutes from Meeting Held on November 18, 2025Page 73
B. Consideration of December 2025 – March 2026 Financial Snapshot.....Page 75

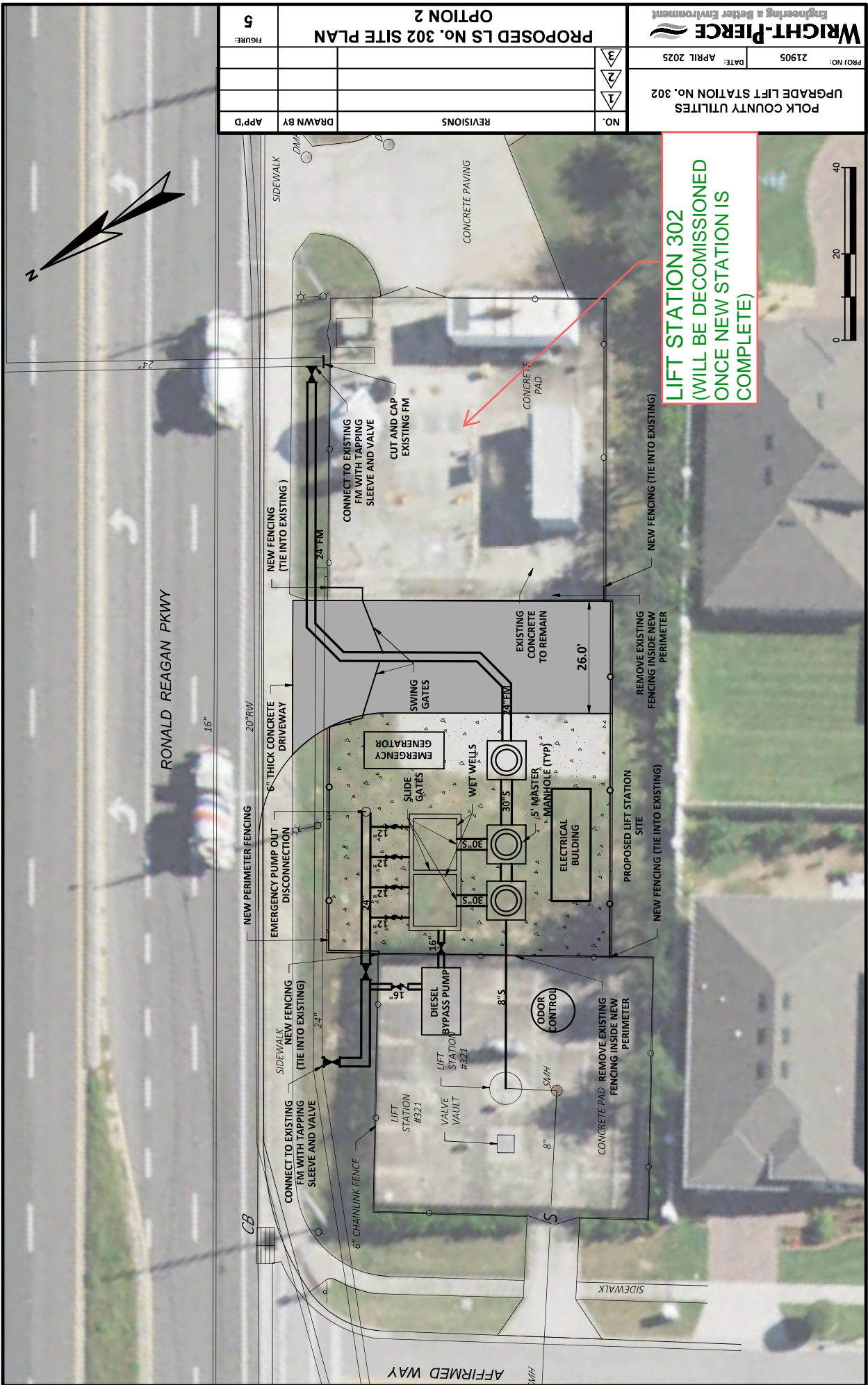
7. Board of Supervisor’s Requests and Comments

8. Adjournment

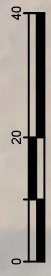
The next meeting is scheduled for August 18, 2026, at 6:00 p.m.

PROJ NO:	21905	DATE:	APRIL 2025
POLK COUNTY UTILITIES UPGRADE LIFT STATION NO. 302			

NO.	REVISIONS	DRAWN BY	APP'D
3			
2			
1			
PROPOSED LS NO. 302 SITE PLAN OPTION 2			
FIGURE: 5			



**LIFT STATION 302
(WILL BE DECOMMISSIONED
ONCE NEW STATION IS
COMPLETE)**



J:\ENG\POLK\COUNTY\21905-LIFTSTATION302\PG&R\DRWING\CIV\21905-CS-SITPLAN-OUT-OPTR.DWG

1011 Jim Keene Blvd., SR 540
Winter Haven, FL 33880



PHONE: 863-298-4100
FAX: 863-298-4292
www.polkfl.gov

UTILITIES DIVISION

December 12, 2025

Ms. Hannah Teague
Florida Department of Environmental Protection
Southwest District Office
13051 North Telecom Parkway
Temple Terrace, FL 33637-0926

**RE: FDEP Correspondence / Northeast Regional WWTF (FLOA00002)
Sanitary Sewer Overflow Warning Letter #WL25-164DW53SWD**

Good afternoon, Hannah,

Thank you for meeting with Polk County Utilities (PCU) staff on December 5, 2025, to discuss the Warning Letter for the Sanitary Sewer Overflow within the Northeast Regional Wastewater Treatment Facility (NERWWTF) collection system. Please see the following responses to the items raised during the discussion last week:

- **Confirm the recovered gallon amount from the wetland and the holding pond with subsequent records.**

The information from the County’s contractor calculations indicated that the 4” centrifugal pumps were identical, the pump times were similar (starting at noon on November 22nd through 72 hours) and the piping configuration differences were negligible, but including the amount of flow that was withdrawn from the wetlands from the vac trucks (eight 1,800-gallon vac trucks delivering 1 load per hour for 36 hours), to the Northeast Regional Wastewater Treatment Facility (NERWWTF) (FDEP ID FLOA00002); the breakdown between the two sites was as follows:

	Pump Volume*	Vac Truck Volume*	Total*
Wetlands	30,000 * 72 = 2,160,000	36 * 8 * 1800 = 518,400	2,678,400
Holding Pond	30,000 * 72 = 2,160,000		2,160,000
Total recovered			4,838,400

**Calculation totals are in gallons.*

- **Confirm if horseshoe creek was impacted downstream of the initial wetland impacts.**
Sampling began on November 21st, at three sites near the affected wetland: the Champions Gate Blvd discharge Point of Entry, and two other locations: Upstream (East) and

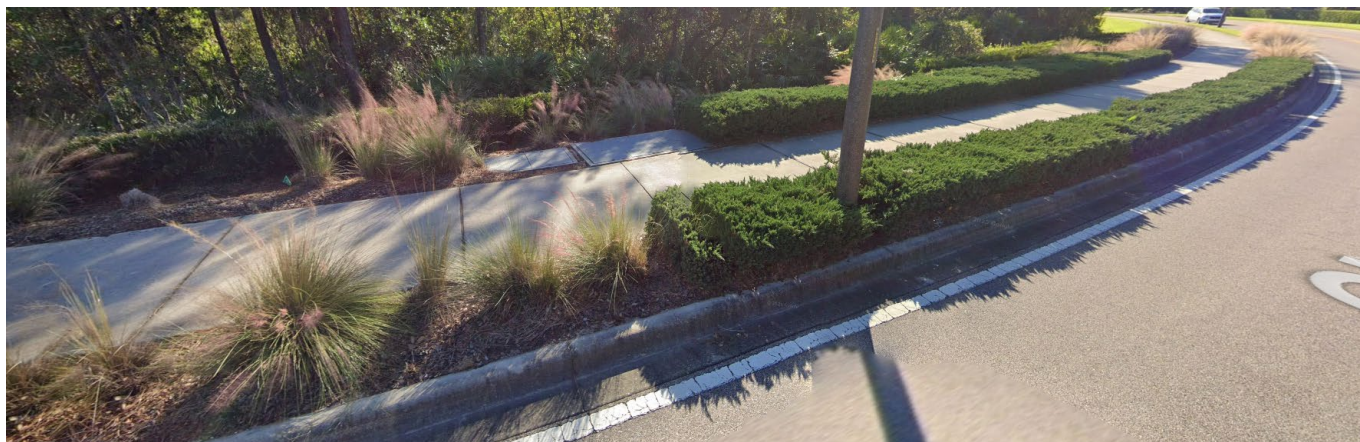
Downstream (West) of the entry point. Both Fecal coliform and E. coli levels have substantially dropped since initial testing, and results at the point of entry are stabilizing. Please see **Attachment 1** for the sampling results, including those from the holding pond. To evaluate potential downstream impact to Horse (Horseshoe) Creek WBID 1436, Waterbody Class 3F watershed, additional samples were collected on December 8th from Horse Creek at a location along Ernie Caldwell Blvd (approximately 2.4 miles from the point of entry). The location showed no visible impact to flora or fauna. The results were received on December 11th. The Fecal coliform count was 4,650 MPN/100 mL and the E. coli was 11,690 MPN/100mL. PCU will continue monitoring until the Department is satisfied with the results in accordance with our SSORP. Another set of samples is scheduled to be collected at the Ernie Caldwell Blvd Horse Creek Site and the wetland on December 12th. A map of Ernie Caldwell Blvd Horse Creek Sampling Site and photos of the site from December 4th are included as **Attachment 2**.

- **Submit a revised 5-day report with the physical address that the SSO occurred at.**
 The revised 5-day report is included as **Attachment 3**.
- **Update the State Watch Office report (2025-9975) accordingly.**
 The revised State Watch Office report is included as **Attachment 4**.
- **Submit photo documentation taken on December 12, 2025, of the impacted wetland with date and time stamps,**
 Photos of the wetland system to the east near Benoi Drive (upstream), at the Point of Entry at 510 Captiva Drive, and to the west (downstream) at 462 Captiva Drive, were taken on December 12th and are included as **Attachment 5**.
- **Ensure that the safety concerns and force main replacement that was discussed within the meeting is included either in the 5-day report or as part of the full response.**
 Please see the full response below. An update to the 5-day report included a summary of this information.

On November 19, 2025, at 11 pm, a force main near Champions Gate Blvd within our Northeast Regional Utility Service Area (NERUSA), ruptured due to a split in the force main. Inspection reports identified the cause of the split was pipe deflection either during the initial construction or during subsequent modifications to the system. The rupture was located on Champions Gate Blvd., between Captiva Dr. to the southwest and Benoi Dr. to the east, within the NERWWTF collection system. Approximately 5,400,000 gallons of raw

wastewater were discharged from November 19th and November 21st when repairs were complete.

The location of the rupture of the 24-inch force main is adjacent to an electrical vault, creating significant concerns for the safety of the contractor and County staff. To minimize risk, Killebrew Inc., the County's contractor, secured additional fittings to reroute the new section of force main above the reclaimed water main. This approach reduced excavation impacts near the vault and helped prevent any potential shifting during digging and repairs which could risk severe injury or death to contractor staff and County personnel. This took additional time to acquire and install before the flow could be diverted; however, safety was the top priority throughout the response and repair work.



Google Maps Street View of Champions Gate Blvd between Benoi Dr and Captiva Dr.

Flow was diverted from lift station #302 into the county-owned storm water pond adjacent to the station owned by Polk County. The storm water pond was dry, easily accessible, and offered substantial capacity. Diversion of flow began at 10 pm on November 19th and ceased at 4 pm on November 21st.

Remediation efforts began on November 21st as soon as possible after the cessation of discharge to ensure a timely resolution for protection of public safety and environmental health. This included (1) diverting wastewater to the stormwater holding pond, (2) posting signs for notification of the spill, (3) removing 2,678,400 gallons from the wetland system initially impacted, (4) pumping out 2,160,000 gallons from the stormwater pond, (5) spreading lime over the affected areas, and (6) raking areas for removal and proper disposal.

As discussed, PCU is in the process of physically reviewing the 24" force main by section for any areas which may be prone to such breakage due to faulty construction or subsequent deflection of pipe during installation. A map of the project area and general construction

H. Teague
 NERWWTF Champions Gate Blvd Response
 Page 4 of 4

schedule is included as **Attachment 6**. As of March 2024, PCU has replaced 800 feet of this force main and are currently working to the west of this location to replace another 1,000 feet. By 2030, the County will have replaced over 1 mile, (5,700 feet) of this force main that has been identified as compromised. We will continue our efforts to minimize line breaks and will continue to respond quickly and appropriately to all measures required. Until the force main replacement is complete, the County will store the piping and appurtenances needed to divert flow from lift station 302 to the County-owned retention pond on the lift station site to improve response time in the event of a force main failure.

As always, Polk County Utilities appreciates the Department's cooperation and assistance in these matters. Should you have any questions or need additional information, please contact me at (863) 298-4195 (krystalazzarella@polkfl.gov) or Ms. Ashley Howell at (863) 298-4244 (ashleyhowell@polkfl.gov).

Sincerely,
 POLK COUNTY UTILITIES



Krystal Azzarella
 Utilities Environmental Affairs Manager

Attachments:

1. Champions Gate Blvd Sampling Results
2. Map and photos of Ernie Caldwell Blvd Horse Creek Sampling Site
3. Updated 5-day Report
4. Updated State Watch Office Report
5. Champions Gate Blvd Wetland Photos from December 12, 2025
6. Northeast 24" Force Main Replacement Project Map and General Schedule

e-copy:	Emily Larson, FDEP	Erica Peck, FDEP
	Tamara Richardson, PCU	Jason Jennings, PCU
	Jim Tully, PCU	Ryan Bengsch, PCU
	Jeff Goolsby, PCU	Ashley Howell, PCU
	UT_UilitiesCompliance, PCU	// 1900-1-9120-NERWWTF

ATTACHMENT 1. Champions Gate Blvd Sampling Results

Location / Date	Fecal Coliform #/100mL	E-Coli MPN	Location / Date	Fecal Coliform #/100mL	E-Coli MPN
Background at Champions Gate Blvd North			Horseshoe Creek		
11/24/2025	102.5	472.5			
12/8/2025	100	100	12/8/2025	4,650	11,690
Champions Gate Blvd Storage Pond (East side)			Champions Gate Blvd Storage Pond (West side)		
11/22/2025	n/a	n/a	11/22/2025	n/a	n/a
11/24/2025	60,490	60,490	11/24/2025	60,490	60,490
11/25/2025	41,060	141,360	11/25/2025	51,720	198,630
11/26/2025	98,040	241,960	11/26/2025	50,120	111,999
11/29/2025	18,500	57,940	11/29/2025	6,570	14,210
12/1/2025	34,480	44,010	12/1/2025	9,590	21,430
12/2/2025	1,870	8,888	12/2/2025	350	11,370
12/3/2025	18,500	24,810	12/3/2025	30,760	32,550
12/4/2025	15,150	23,520	12/4/2025	10,500	17,230
12/5/2025	14,140	4,500	12/5/2025	19,180	18,600
12/8/2025	960	2,560	12/8/2025	36,540	21,870
Upstream from Point of Entry at Champions Gate Blvd (east)			Downstream from Point of Entry at Champions Gate Blvd (west)		
11/21/2025*	8,137.50	13,687.50	11/21/2025*	60,490	60,490
11/22/2025	60,000	24,196	11/22/2025	120,000	24,196
11/24/2025	38,827.50	60,490	11/24/2025	6,807.50	604,900
11/25/2025	12,910	81,640	11/25/2025	5,630	325,550
11/26/2025	22,820	104,620	11/26/2025	7,030	20,980
11/29/2025	980	10,760	11/29/2025	4,950	10,460
12/1/2025	3,090	15,760	12/1/2025	24,810	23,820
12/2/2025	3,180	6,570	12/2/2025	3,180	7,330
12/3/2025	4,350	9,850	12/3/2025	2,530	8,390
12/4/2025	2,560	11,370	12/4/2025	11,530	51,720
12/5/2025	310	1200	12/5/2025	1,750	2,280
12/8/2025	1,220	3,050	12/8/2025	960	2,560
Champions Gate Blvd Point of Entry					
11/21/2025*	370	4175			
11/22/2025	164,000	24,196			
11/24/2025	245	640			
11/25/2025	300	860			
11/26/2025	1,210	13,000			
11/29/2025	520	520			
12/1/2025	3,010	5,210			
12/2/2025	529	200			
12/3/2025	970	2,920			
12/4/2025	300	1,090			
12/5/2025	100	200			
12/8/2025	100	100			

* Out of Hold

Updated 12/11/2025

ATTACHMENT 2: Ernie Caldwell Blvd Horse Creek Sampling Site

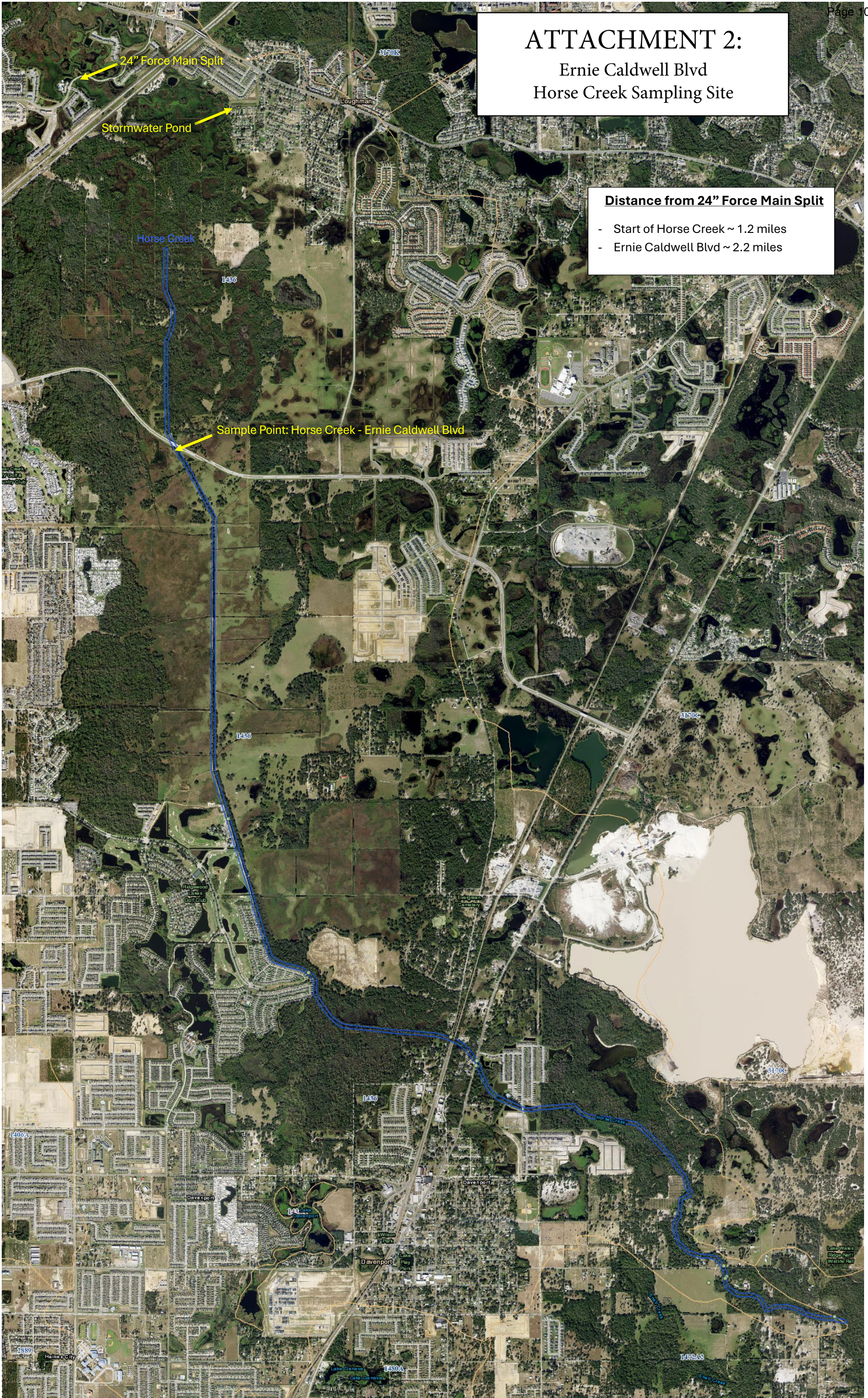
24" Force Main Split
Stormwater Pond

Distance from 24" Force Main Split

- Start of Horse Creek ~ 1.2 miles
- Ernie Caldwell Blvd ~ 2.2 miles

Horse Creek

Sample Point: Horse Creek - Ernie Caldwell Blvd





Thurs, 12/04/2025 13:52

28.222357°N, 81.623087°W

Compass 0° N

Photo by
Timemark

© UHKKC2PKYBEW™ Timemark Verified





FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Wastewater Abnormal Event 5 Day Report

This form is provided for your convenience only, in order to report the required information to Florida DEP. You may complete this form and email to the appropriate District office, as listed below.

Northwest District - NWD_WastewaterCompliance@floridadep.gov

Southeast District - SED.Wastewater@dep.state.fl.us

Northeast District - DEP_NED@floridadep.gov

South District - SD-AbnormalEvents@floridadep.gov

Southwest District - SWD_DW@floridadep.gov

Central District - DEP_CD@floridadep.gov

These incidents, and the corresponding Public Notice of Pollution, may also be reported through the [DEP Business Portal](#). If it is preferred to submit these separately, the PNP may be submitted [here](#). If the spill is greater than 1000 gallons, it MUST be reported to the **State Watch Office** at 1-800-320-0519 and a PNP MUST be submitted. All fields with an asterisk (*) must be completed as they are required by rule 62-620.610, F.A.C.

Responsible Party Information

*Facility Name:

*Permit Number:

*Facility Type:

*County:

*Reporter Name:

*Reporter Phone:

*Reporter Email:

*Reporter Address:

*Responsible Party Name:

*Responsible Party Address:

*Responsible Party Phone:

*Responsible Party Email:

Who was contacted?

DEP

State Watch Office

Other

*Date and Time:

*Date and Time:

*Date and Time:

*Person contacted:

*Incident Number:

*Person contacted:

Spill Information

*Spill Characteristic / Wastewater:

*Type Source:

*Area affected:

Horse (Horseshoe) Creek

*Date / Time Discharge Began:

*Amount Discharged (in gallons):

*Amount Recovered (in gallons):

*Date / Time Discharge Ceased:

*Physical Address:

*Latitude/Longitude:

*Malfunction/Cause:

Effluent Limit Violations

CL₂ (mg/L)

TSS (mg/L)

Turbidity (NTU)

NO₃ (mg/L)

Other

Fecal Coliforms (CFU/100 mL)

pH (SU)

CBOD5 (mg/L)

Abnormal Flow (MGD)

*Clean Up Status:

***Clean Up Actions:**

Vacuumed/Pump Truck

Applied Disinfectant

Applied Lime

Applied HTH/chlorine

Applied absorbents

Washed down area

Water samples/field measurements taken

Raked and disposed of debris

Signs posted

Other

Sampling results / Field readings:

***Incident Description and Remedial Action Being Taken** (Include estimated time for completion):

***Future Preventative Measures:**

ATTACHMENT 4_Champions Gate Updated State Watch Office Public Notice Report

From: no-reply@dep.state.fl.us
To: [Azzarella, Krystal](#)
Subject: Public Notice of Pollution - Updated Notice Received
Date: Friday, December 12, 2025 11:34:30 AM
Attachments: [ATT00001.bin](#)

CAUTION: This email originated from outside of the Polk County BoCC Email System. Do not click links or open attachments unless you recognize the sender and know the content is safe.



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

Pollution Notice

Pursuant to Section 403.077, F.S., the Department of Environmental Protection has received the following Public Notice of Pollution for a reportable release. All information displayed was submitted by the reporting party.

Type of Notice: Updated Report

Date of Notice: 11/21/2025

Incident Information

Name of Incident: Champions Gate Blvd

State Watch Office Case Number: 20259975

Start of Incident: 11/19/2025 10:00 PM

End of Incident: 11/21/2025 04:00 PM

Incident Description

On November 19, 2025, at 11 pm, a force main near Champions Gate Blvd within our Northeast Regional Utility Service Area (NERUSA), overflowed due to a split in the force main. The location was along Champions Gate Blvd, between Captiva Dr to the southwest and Benoi Dr to the east, within the Northeast Regional Wastewater Treatment Facility (NERWWTF) collection system (FDEP ID FL0A00002). Approximately 5,400,000 gallons of raw wastewater were discharged between November 19th and November 21st when the discharge ceased. Inspection reports indicate that the split in the line was due to faulty construction at the time of installation or during subsequent line construction perpendicular to the force main. Shortly after 11 am on November 20th, contracted crews were able to locate the break and at that time, a large electrical vault was identified near the force main creating a significant safety concern. additional fittings were ordered to reroute the new section of force main above the reclaimed water main. This approach took additional time to implement; however, it greatly reduced excavation impacts near the vault and helped prevent any potential shifting during digging and repairs which could risk severe injury or death to contractor staff and County personnel. Remediation efforts began on November 21st as soon as possible after the cessation of discharge to ensure a timely resolution for protection of public safety and environmental health. This included (1) diverting wastewater to the stormwater holding pond, (2) posting signs for notification of the spill, (3) removing 2,678,400 gallons from the wetland system initially impacted, (4) pumping out 2,160,000 gallons from the stormwater pond, (5) spreading lime over the affected areas, and (6) raking areas for removal and proper disposal. The total amount recovered from both sites totaled 4,838,400 gallons. Sampling began on November 21st, at three sites near the affected wetland: the Champions Gate Blvd discharge Point of Entry, and two other locations: Upstream (East) and

Downstream (West) of the entry point. Both Fecal coliform and E. coli levels have substantially dropped since initial testing, and results at the point of entry are stabilizing. Potential impacts to Horse Creek are being monitored for the public safety and the health of the environment.

Incident Location

Facility/Installation Name: Northeast Regional Wastewater Treatment Facility FLA00002

Address Line 1: see directions

Address Line 2:

Directions: The location was along Champions Gate Blvd, between Captiva Dr to the southwest and Benoi Dr to the east, within the Northeast Regional Wastewater Treatment Facility (NERWWTF) collection system (FDEP ID FL0A00002).

City: Davenport

State: FL

Zip Code: 33837

Coordinates (in decimal degrees):

Lat: 28.25073071638135, Long: -81.63065409267752

[Click to view Incident Location](#)

Impacted Counties: Polk

Updated Impact:

Incident Reported By

Name: Ashley Howell

Title: Industrial Pretreatment Program Supervisor

Phone: (863) 232-9168

Ext:

E-mail Address: ashleyhowell@polk-county.net

Relationship: Polk County Utilities

On-Site Contact

Name: Jason Jenning

Phone: (863) 327-3119

Ext:

E-mail Address: Jasonjennings@polk-county.net

To view a list of all received Public Notices of Pollution or to modify your e-mail subscription settings, please click the link below:

[Public Notice of Pollution](#)

Florida Department of Environmental Protection



ATTACHMENT 5



09:22 AM | Dec 12, 2025
Fri

620 Benoi Dr, Davenport, FL 33896

Photo by
Timemark

MTR9DN9YL34RDH Timemark Verified



© XDXGH4UP 2W6PL6 Timemark Verified

09:13 AM | Dec 12, 2025
Fri

510 Captiva Dr, Davenport, FL 33896

Photo by
Timemark



09:13 AM | Dec 12, 2025
Fri

510 Captiva Dr, Davenport, FL 33896

© 2XTWCG43KRYK6Y Timemark Verified

Photo by
Timemark



© UW66L LEX3H2A31 Timemark Verified

09:12 AM | Dec 12, 2025
Fri

510 Captiva Dr, Davenport, FL 33896

Photo by
Timemark

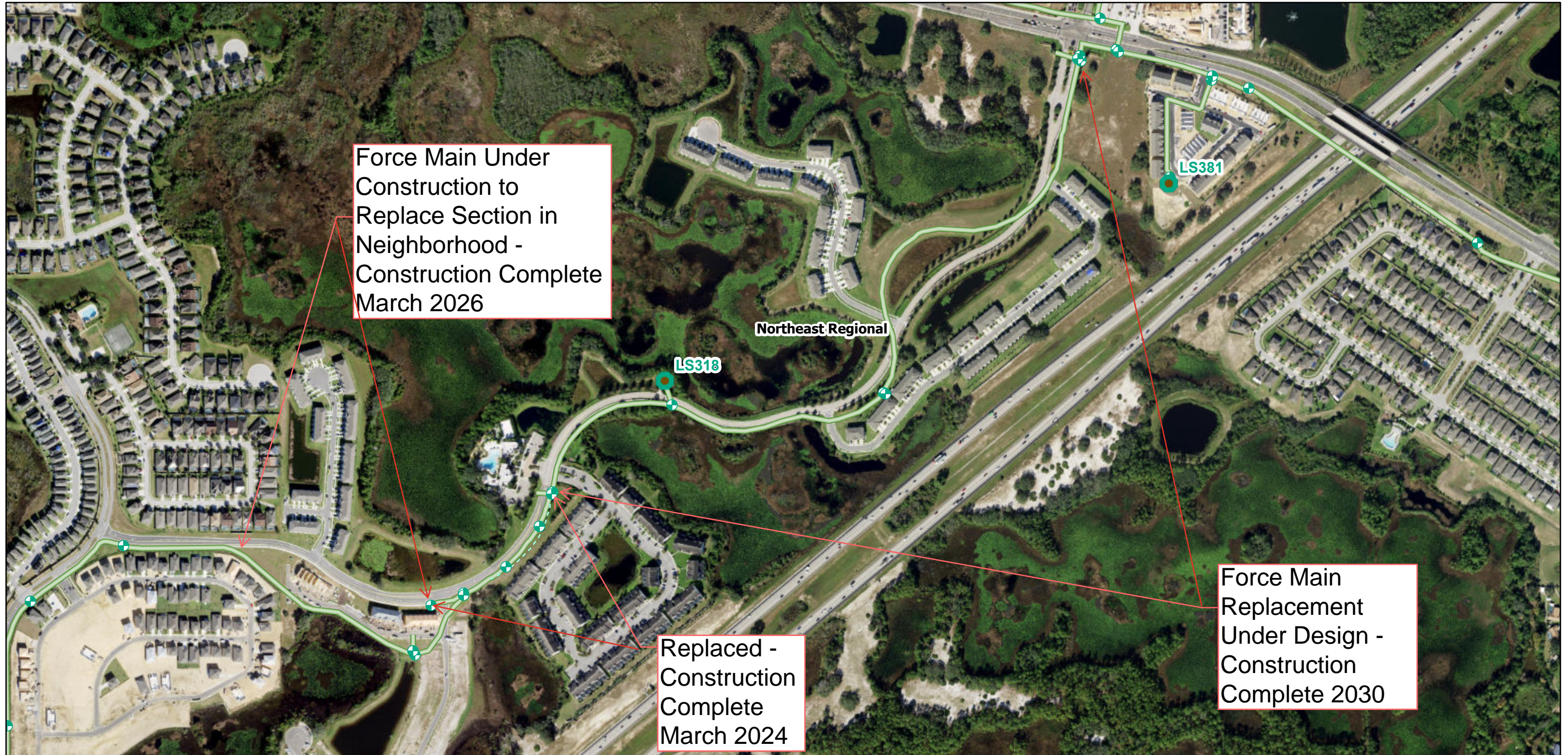


09:03 AM | Dec 12, 2025
Fri

462 Captiva Dr, Davenport, FL 33896

Photo by
Timemark

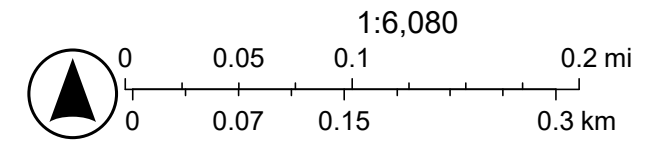
© H1DA9UBG3UYB3R Timemark Verified



12/8/2025, 9:49:20 AM

- Lift Station (Wastewater)
- Polk County Water Service Area
- System Valve (Wastewater)
- Polk County Wastewater Service Area
- Force Main (Wastewater)
- Active
- Abandoned/Inactive
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



State of Florida, Vantor



April 15, 2026

Tabitha Blackwelder – Recording Secretary
Champion’s Reserve CDD
2005 Pan Am Circle Suite 300
Tampa, FL 33607

RE: Champion’s Reserve Community Development District Registered Voters

Dear Ms. Blackwelder,

In response to your request, there are currently **385** voters within the Champion’s Reserve Community Development District as of **April 15, 2026**.

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

Sincerely,

A handwritten signature in blue ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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 Fax (561) 994-5823
 www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
 Champion's Reserve Community Development District
 Polk County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Champion's Reserve Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 10, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

February 10, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Champion's Reserve Community Development District, Polk County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$126,983).
- The change in the District's total net position in comparison with the prior fiscal year was (\$397), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$296,058, an increase of \$28,629 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 296,703	\$ 269,529
Capital assets, net of depreciation	1,891,724	1,981,806
Total assets	<u>2,188,427</u>	<u>2,251,335</u>
Current liabilities	47,242	49,793
Long-term liabilities	2,268,168	2,328,128
Total liabilities	<u>2,315,410</u>	<u>2,377,921</u>
Net Position		
Net investment in capital assets	(376,444)	(346,322)
Restricted	232,993	211,956
Unrestricted	16,468	7,780
Total net position	<u>\$ (126,983)</u>	<u>\$ (126,586)</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 248,371	\$ 249,633
Operating grants and contributions	9,639	11,244
General revenues	456	-
Total revenues	<u>258,466</u>	<u>260,877</u>
Expenses:		
General government	51,534	52,697
Maintenance and operations	95,238	93,945
Interest	112,091	114,733
Total expenses	<u>258,863</u>	<u>261,375</u>
Change in net position	(397)	(498)
Net position - beginning	(126,586)	(126,088)
Net position - ending	<u>\$ (126,983)</u>	<u>\$ (126,586)</u>

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2025, was \$258,863. The costs of the District's activities were funded primarily by program revenues. Program revenues comprised primarily of assessments. The remaining revenue for the current fiscal year is attributable to interest income. The decrease in current fiscal year expenses is primarily the result of decrease in interest and professional services.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2025, the District had \$2,727,507 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$835,783 has been taken, which resulted in a net book value of \$1,891,724. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2025, the District had \$2,269,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Champion's Reserve Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300 Tampa, FL 33607.

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 33,367
Assessments receivable	659
Prepaid items	8,926
Restricted assets:	
Investments	253,751
Capital assets:	
Depreciable, net	1,891,724
Total assets	<u>2,188,427</u>
LIABILITIES	
Accounts payable	645
Accrued interest payable	46,597
Non-current liabilities:	
Due within one year	60,000
Due in more than one year	2,208,168
Total liabilities	<u>2,315,410</u>
NET POSITION	
Net investment in capital assets	(376,444)
Restricted for debt service	232,993
Unrestricted	16,468
Total net position	<u>\$ (126,983)</u>

See notes to the financial statements

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 51,534	\$ 51,534	\$ -	\$ -
Maintenance and operations	95,238	13,388	-	(81,850)
Interest on long-term debt	112,091	183,449	9,639	80,997
Total governmental activities	258,863	248,371	9,639	(853)
General revenues:				
Unrestricted investment earnings				
				456
Total general revenues				
				456
Change in net position				
				(397)
Net position - beginning				
				(126,586)
Net position - ending				
				\$ (126,983)

See notes to the financial statements

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 33,367	\$ -	\$ 33,367
Investments	-	253,751	253,751
Assessments receivable	659	-	659
Due from other fund	-	25,839	25,839
Prepaid items	8,926	-	8,926
Total assets	<u>\$ 42,952</u>	<u>\$ 279,590</u>	<u>\$ 322,542</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 645	\$ -	\$ 645
Due to other fund	25,839	-	25,839
Total liabilities	<u>26,484</u>	<u>-</u>	<u>26,484</u>
Fund balances:			
Nonspendable:			
Prepaid items	8,926	-	8,926
Restricted for:			
Debt service	-	279,590	279,590
Unassigned	7,542	-	7,542
Total fund balances	<u>16,468</u>	<u>279,590</u>	<u>296,058</u>
Total liabilities and fund balances	<u>\$ 42,952</u>	<u>\$ 279,590</u>	<u>\$ 322,542</u>

See notes to the financial statements

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 296,058

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	2,727,507	
Accumulated depreciation	<u>(835,783)</u>	1,891,724

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(46,597)	
Original issue discount	832	
Bonds payable	<u>(2,269,000)</u>	<u>(2,314,765)</u>

Net position of governmental activities		<u>\$ (126,983)</u>
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See notes to the financial statements

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 64,922	\$ 183,449	\$ 248,371
Interest income	456	9,639	10,095
Total revenues	<u>65,378</u>	<u>193,088</u>	<u>258,466</u>
EXPENDITURES			
Current:			
General government	51,534	-	51,534
Maintenance and operations	5,156	-	5,156
Debt Service:			
Principal	-	60,000	60,000
Interest	-	113,147	113,147
Total expenditures	<u>56,690</u>	<u>173,147</u>	<u>229,837</u>
Excess (deficiency) of revenues over (under) expenditures	8,688	19,941	28,629
Fund balances - beginning	<u>7,780</u>	<u>259,649</u>	<u>267,429</u>
Fund balances - ending	<u>\$ 16,468</u>	<u>\$ 279,590</u>	<u>\$ 296,058</u>

See notes to the financial statements

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	28,629
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		60,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(90,082)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount/premium		(40)
Change in accrued interest		1,096
Change in net position of governmental activities	\$	<u>(397)</u>

See notes to the financial statements

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Champion's Reserve Community Development District ("District") was established on November 20, 2015, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Polk County Ordinance 15-077. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity****Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Furniture and equipment	7
Infrastructure	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position (Continued)**

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Money Market	\$ 253,751	N/A	Not available
Total Investments	<u>\$ 253,751</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**Investments (Continued)**

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND PAYABLES AND RECEIVABLES

Interfund receivables and payables at September 30, 2025, were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 25,839
Debt Service	25,839	-
Total	\$ 25,839	\$ 25,839

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Equipment and furniture	\$ 25,045	\$ -	\$ -	\$ 25,045
Infrastructure	2,702,462	-	-	2,702,462
Total capital assets, being depreciated	<u>2,727,507</u>	-	-	<u>2,727,507</u>
Less accumulated depreciation for:				
Equipment and furniture	25,045	-	-	25,045
Infrastructure	720,656	90,082	-	810,738
Total accumulated depreciation	<u>745,701</u>	<u>90,082</u>	-	<u>835,783</u>
Total capital assets, being depreciated, net	<u>1,981,806</u>	<u>(90,082)</u>	-	<u>1,891,724</u>
Governmental activities capital assets, net	<u>\$ 1,981,806</u>	<u>\$ (90,082)</u>	<u>\$ -</u>	<u>\$ 1,891,724</u>

Depreciation expense was charged to the maintenance and operations function.

NOTE 7 – LONG-TERM LIABILITIES**Series 2016**

In May 2016, the District issued \$2,775,000 of Special Assessment Bonds. The Series 2016 consists of \$190,000 which is due on November 1, 2020, with fixed interest rate of 3.625%, \$500,000 due on November 1, 2028, with fixed interest rate of 4.375%, and \$2,085,000 due on November 1, 2046 with fixed interest rate of 5.00%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2016. Principal on the Bonds is to be paid serially commencing November 1, 2017, through November 1, 2046.

The Series 2016 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2026. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2016	\$ 2,329,000	\$ -	\$ 60,000	\$ 2,269,000	\$ 60,000
Less Bond discount	872	-	40	832	-
Total	<u>\$ 2,328,128</u>	<u>\$ -</u>	<u>\$ 59,960</u>	<u>\$ 2,268,168</u>	<u>\$ 60,000</u>

NOTE 7 – LONG-TERM LIABILITIES (Continued)**Long-term Debt Activity (Continued)**

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 60,000	\$ 110,619	\$ 170,619
2027	64,000	107,906	171,906
2028	65,000	105,084	170,084
2029	70,000	102,131	172,131
2030	70,000	98,850	168,850
2031-2035	418,000	435,200	853,200
2036-2040	525,000	317,875	842,875
2041-2045	679,000	167,975	846,975
2046-2047	318,000	8,250	326,250
Total	<u>\$ 2,269,000</u>	<u>\$ 1,453,890</u>	<u>\$ 3,722,890</u>

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 63,432	\$ 64,922	\$ 1,490
Interest	-	456	456
Total revenues	<u>63,432</u>	<u>65,378</u>	<u>1,946</u>
EXPENDITURES			
Current:			
General government	57,978	51,534	6,444
Maintenance and operations	5,454	5,156	298
Total expenditures	<u>63,432</u>	<u>56,690</u>	<u>6,742</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	8,688	<u>\$ 8,688</u>
Fund balance - beginning		<u>7,780</u>	
Fund balance - ending		<u>\$ 16,468</u>	

See notes to required supplementary information

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	1
Employee compensation	\$0
Independent contractor compensation	\$2,676
Construction projects to begin on or after October 1; (>\$65K)	\$0
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$308.63 Debt service - \$881.03
Special assessments collected	\$248,371
Outstanding Bonds:	
Series 2016, due November 1, 2046	\$2,269,000

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
 REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
 OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
 GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
 Champion's Reserve Community Development District
 Polk County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Champion's Reserve Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 10, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

February 10, 2026



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
 REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
 RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
 Champion's Reserve Community Development District
 Polk County, Florida

We have examined Champion's Reserve Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Champion's Reserve Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

February 10, 2026



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
 Champion's Reserve Community Development District
 Polk County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Champion's Reserve Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 10, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 10, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Champion's Reserve Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Champion's Reserve Community Development District, Polk County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

February 10, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

RESOLUTION 2026-01

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING ERIC DAVIDSON AS
TREASURER OF THE CHAMPIONS RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Champion's Reserve Community Development District desires to remove Leah Popelka as Treasurer and appoint Eric Davidson as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Eric Davidson is appointed Treasurer.

Adopted this 27^h day of January, 2026

DocuSigned by:

Kyle Davis

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Chair / Vice Chair

Signed by:

SAMANTHA ZANONI

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Secretary / Assistant Secretary

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Champions Reserve Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Champions Reserve Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.


The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By: Signed by:
Sam Zanoni
A2F0A541F0E8404...

Special District Representative
Sam Zanoni

Print name Assistant Secretary 4/17/2026

Title Date

Neil Combee
Polk County Property Appraiser
By: 

Neil Combee, Property Appraiser

RESOLUTION 2026-02

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

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

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

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

1. **GENERAL ELECTION SEATS.** **Seat 3**, currently held by Calley Molina, **Seat 4**, currently held by Terry Alfrey, and **Seat 5**, currently Vacant, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

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

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

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

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District

understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

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

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

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

PASSED AND ADOPTED THIS 19 DAY OF MAY, 2026.

**CHAMPIONS RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR
THE BOARD OF SUPERVISORS OF
CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Champions Reserve Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at Supervisor of Elections Operations Center, 70 Florida Citrus Blvd., Winter Haven, FL 33880, Ph: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Champions Reserve Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

Samantha Zanoni

Samantha Zanoni

District Manager

Champions Reserve Community Development District

Run Date: 05-22-2026

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors ("**Board**") of the Champion's Reserve Community Development District ("**District**") prior to June 15, 2026, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2026/2027**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt the final Budget for Fiscal Year 2026/2027.

2. **SETTING A PUBLIC HEARING.** A public hearing on the Budget for Fiscal Year 2026/2027 is hereby declared and set for the following date, time and location:

DATE:	August 18, 2026
TIME:	6:00 p.m.
LOCATION:	The Polk County Sheriff's Northeast Substation Office 1100 Dunson Rd. Davenport, FL 33896

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

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

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published

in the manner prescribed in Florida law.

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.

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

PASSED AND ADOPTED THIS 19th DAY OF MAY, 2026.

ATTEST:

**CHAMPION’S RESERVE
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Kyle Davis, Chair

Exhibit A: Proposed Budget for Fiscal Year 2026/2027



Champion's Reserve
Community Development District

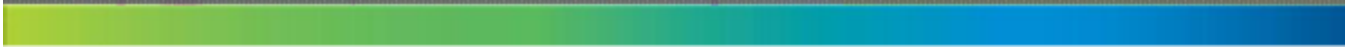
FISCAL YEAR 2027

Proposed Budget

May 12, 2026

CLEAR PARTNERSHIPS





Champion's Reserve
Community Development District

Operating Budget
FY 2027



Champion's Reserve
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$501.00	\$0.00	\$501.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$431.00	\$0.00	\$431.00	0%	\$0.00
Special Assmnts- Tax Collector	\$63,432.00	\$62,313.00	\$1,119.00	\$63,432.00	0%	\$68,207.29
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$2,728.29
TOTAL REVENUES	\$63,432.00	\$63,245.00	\$1,119.00	\$64,364.00	1%	\$65,479.00
EXPENDITURES						
<i>Administrative</i>						
Supervisor Fees	\$3,000.00	\$800.00	\$2,200.00	\$3,000.00	0%	\$2,400.00
ProfServ-Trustee Fees	\$6,056.00	\$2,960.00	\$3,096.00	\$6,056.00	0%	\$6,662.00
Disclosure Report	\$3,000.00	\$1,500.00	\$1,500.00	\$3,000.00	0%	\$3,000.00
District Counsel	\$2,000.00	\$600.00	\$1,400.00	\$2,000.00	0%	\$1,800.00
District Engineer	\$2,000.00	\$380.00	\$1,620.00	\$2,000.00	0%	\$2,000.00
District Manager	\$28,325.00	\$14,163.00	\$14,162.00	\$28,325.00	0%	\$29,605.00
Auditing Services	\$4,800.00	\$4,700.00	\$100.00	\$4,800.00	0%	\$4,800.00
Website Compliance	\$1,900.00	\$0.00	\$1,900.00	\$1,900.00	0%	\$1,900.00
Postage, Phone, Faxes, Copies	\$200.00	\$43.00	\$157.00	\$200.00	0%	\$200.00
Public Officials Insurance	\$6,301.00	\$5,966.00	\$6,064.88	\$12,030.88	91%	\$3,006.00
Legal Advertising	\$1,500.00	\$347.00	\$1,153.00	\$1,500.00	0%	\$1,500.00
Bank Fees	\$100.00	\$928.00	\$0.00	\$928.00	828%	\$800.00
Website Administration	\$750.00	\$378.00	\$372.00	\$750.00	0%	\$750.00
Dues, Licenses, Subscriptions	\$3,500.00	\$175.00	\$3,325.00	\$3,500.00	0%	\$3,500.00
General Liability Insurance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,006.00
Crime Insurance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$550.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,364.15
Total Administrative	\$63,432.00	\$32,940.00	\$37,049.88	\$69,989.88	10%	\$68,207.29
TOTAL EXPENDITURES	\$63,432.00	\$32,940.00	\$37,049.88	\$69,989.88	10%	\$68,207.29
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$30,305.00	-\$35,930.88	-\$5,625.88	0%	-\$2,728.29
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$0.00	\$30,305.00	-\$35,930.88	-\$5,625.88	0%	-\$2,728.29
FUND BALANCE, BEGINNING	\$16,468.00	\$16,468.00	\$0.00	\$16,468.00	0%	\$10,842.12
FUND BALANCE, ENDING	\$16,468.00	\$46,773.00	-\$35,930.88	\$10,842.12	-34%	\$8,113.82

Budget Narrative
Fiscal Year 2027

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.

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.

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.

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.

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.

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 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.

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.

Budget Narrative
 Fiscal Year 2027

Financial and Administrative (continued)

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.

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.

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.

Website ADA Compliance

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

Insurance

Insurance-General Liability

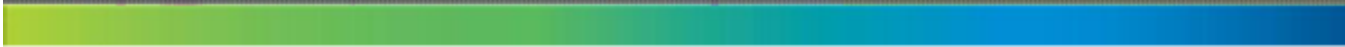
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

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.



Champion's Reserve
Community Development District

Debt Service Budget
FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget

Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$4,481.00	\$0.00	\$4,481.00	0%	\$0.00
Special Assmnts- Tax Collector	\$183,025.00	\$177,881.00	\$5,144.00	\$183,025.00	0%	\$194,707.63
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$7,788.31
TOTAL REVENUES	\$183,025.00	\$182,362.00	\$5,144.00	\$187,506.00	2%	\$186,919.32
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,894.15
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,894.15
<i>Debt Service</i>						
Principal Debt Retirement	\$60,000.00	\$60,000.00	\$0.00	\$60,000.00	0%	\$64,000.00
Interest Expense	\$110,619.00	\$55,916.00	\$54,703.00	\$110,619.00	0%	\$107,906.26
Total Debt Service	\$170,619.00	\$115,916.00	\$54,703.00	\$170,619.00	0%	\$171,906.26
TOTAL EXPENDITURES	\$170,619.00	\$115,916.00	\$54,703.00	\$170,619.00		\$175,800.41
Excess (deficiency) of revenues Over (under) expenditures	\$12,406.00	\$66,446.00	-\$49,559.00	\$16,887.00	36%	\$11,118.91
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$0.00	\$66,446.00	-\$49,559.00	\$16,887.00	0%	\$11,118.91
FUND BALANCE, BEGINNING	\$279,590.00	\$279,590.00	\$0.00	\$279,590.00	0%	\$296,477.00
FUND BALANCE, ENDING	\$279,590.00	\$346,036.00	-\$49,559.00	\$296,477.00	6%	\$307,595.91

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2016 Bonds	\$2,216,000.00	\$2,157,000.00	\$2,097,000.00	\$2,033,000.00

Champion's Reserve
Community Development District

Series 2016 Debt Service Fund

SPECIAL ASSESSMENT REVENUE BOND SERIES 2016

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2024	\$2,216,000.00	\$59,000.00	4.375%	\$57,256.25	\$116,256.25
5/1/2025	\$2,157,000.00			\$55,965.63	\$55,965.63
11/1/2025	\$2,157,000.00	\$60,000.00	4.375%	\$55,965.63	\$115,965.63
5/1/2026	\$2,097,000.00			\$54,653.13	\$54,653.13
11/1/2026	\$2,097,000.00	\$64,000.00	4.375%	\$54,653.13	\$118,653.13
5/1/2027	\$2,033,000.00			\$53,253.13	\$53,253.13
11/1/2027	\$2,033,000.00	\$65,000.00	4.375%	\$53,253.13	\$118,253.13
5/1/2028	\$1,968,000.00			\$51,831.25	\$51,831.25
11/1/2028	\$1,968,000.00	\$70,000.00	4.375%	\$51,831.25	\$121,831.25
5/1/2029	\$1,898,000.00			\$50,300.00	\$50,300.00
11/1/2029	\$1,898,000.00	\$70,000.00	5.000%	\$50,300.00	\$120,300.00
5/1/2030	\$1,828,000.00			\$48,550.00	\$48,550.00
11/1/2030	\$1,828,000.00	\$75,000.00	5.000%	\$48,550.00	\$123,550.00
5/1/2031	\$1,753,000.00			\$46,675.00	\$46,675.00
11/1/2031	\$1,753,000.00	\$80,000.00	5.000%	\$46,675.00	\$126,675.00
5/1/2032	\$1,673,000.00			\$44,675.00	\$44,675.00
11/1/2032	\$1,673,000.00	\$84,000.00	5.000%	\$44,675.00	\$128,675.00
5/1/2033	\$1,589,000.00			\$42,575.00	\$42,575.00
11/1/2033	\$1,589,000.00	\$89,000.00	5.000%	\$42,575.00	\$131,575.00
5/1/2034	\$1,500,000.00			\$40,350.00	\$40,350.00
11/1/2034	\$1,500,000.00	\$90,000.00	5.000%	\$40,350.00	\$130,350.00
5/1/2035	\$1,410,000.00			\$38,100.00	\$38,100.00
11/1/2035	\$1,410,000.00	\$95,000.00	5.000%	\$38,100.00	\$133,100.00
5/1/2036	\$1,315,000.00			\$35,725.00	\$35,725.00
11/1/2036	\$1,315,000.00	\$100,000.00	5.000%	\$35,725.00	\$135,725.00
5/1/2037	\$1,215,000.00			\$33,225.00	\$33,225.00
11/1/2037	\$1,215,000.00	\$105,000.00	5.000%	\$33,225.00	\$138,225.00
5/1/2038	\$1,110,000.00			\$30,600.00	\$30,600.00
11/1/2038	\$1,110,000.00	\$110,000.00	5.000%	\$30,600.00	\$140,600.00
5/1/2039	\$1,000,000.00			\$27,850.00	\$27,850.00
11/1/2039	\$1,000,000.00	\$115,000.00	5.000%	\$27,850.00	\$142,850.00
5/1/2040	\$885,000.00			\$24,975.00	\$24,975.00
11/1/2040	\$885,000.00	\$124,000.00	5.000%	\$24,975.00	\$148,975.00
5/1/2041	\$761,000.00			\$21,875.00	\$21,875.00
11/1/2041	\$761,000.00	\$130,000.00	5.000%	\$21,875.00	\$151,875.00
5/1/2042	\$631,000.00			\$18,625.00	\$18,625.00
11/1/2042	\$631,000.00	\$135,000.00	5.000%	\$18,625.00	\$153,625.00
5/1/2043	\$496,000.00			\$15,250.00	\$15,250.00
11/1/2043	\$496,000.00	\$140,000.00	5.000%	\$15,250.00	\$155,250.00
5/1/2044	\$356,000.00			\$11,750.00	\$11,750.00
11/1/2044	\$356,000.00	\$150,000.00	5.000%	\$11,750.00	\$161,750.00
5/1/2045	\$206,000.00			\$8,000.00	\$8,000.00
11/1/2045	\$206,000.00	\$155,000.00	5.000%	\$8,000.00	\$163,000.00
5/1/2046	\$51,000.00			\$4,125.00	\$4,125.00
11/1/2046	\$51,000.00	\$165,000.00	5.000%	\$4,125.00	\$169,125.00
Total		\$2,271,000.00		\$1,517,856.28	\$3,788,856.28



Champion's Reserve

Community Development District

Supporting Budget Schedule

FY 2027



Budget Narrative
Fiscal Year 2027**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

All Funds

Product	General Fund			Series 2016 Debt Service			Total Assessments per Unit				Units
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	
Executive	\$308.63	\$308.63	0.00%	\$881.03	\$881.03	0%	\$1,189.66	\$1,189.66	\$0.00	0%	221
											221

RESOLUTION 2026-04

A RESOLUTION DESIGNATING LEE GRAFFIUS AS ASSISTANT SECRETARY OF CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Champion's Reserve Community Development District desires to appoint Lee Graffius as Assistant Secretary;

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

1. Lee Graffius is appointed Assistant Secretary.

Adopted this 19th day of May, 2026.

Chairman/Vice Chairman

Secretary/Assistant Secretary

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

1 The regular meeting of the Board of Supervisors of the Champion's Reserve Community
2 Development District was held on Wednesday, November 18, 2025, and called to order at 6:10 p.m.
3 at the Polk County Sheriff's Northeast Substation Office located at 1100 Dunson Road, Davenport,
4 Florida 33896.
5

6 Present and constituting a quorum were:

7	Kyle Davis	Chairperson
8	Calley Molina	Vice Chairperson
9	Terry Alfrey	Assistant Secretary
10	Kevin Heidinger	Assistant Secretary

11

12 Also present, either in person or via Teams Communication were:

13	Samantha Zanoni	District Manager
----	-----------------	------------------

14

15 *This is not a certified or verbatim transcript but rather represents the context and summary of the*
16 *meeting. The full meeting is available in audio format upon request. Contact the District Office for*
17 *any related costs for an audio copy.*
18

19 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

20 Ms. Zanoni called the meeting to order, and a quorum was established.

21

22 **SECOND ORDER OF BUSINESS**

Motion to Approve Agenda

23 On MOTION by Mr. Davis, seconded by Mr. Alfrey, with all in favor, the Board
24 approved the November 18, 2025, agenda.

25

26 **THIRD ORDER OF BUSINESS**

Audience Comments

27 There being no audience, the next order of business followed.

28

29 **FOURTH ORDER OF BUSINESS**

Staff Reports

30 **A. District Accountant**

31 **i. Review of August 2025 – September 2025 Financial Statements**

32 The Board had no question regarding the Financial Statements.

33

34 **ii. Consideration of August 2025 – September 2025 O&M Report**

35 On MOTION by Mr. Heidinger, seconded by Ms. Molina, with all in favor, motion
36 to approve the August 2025 – September 2025 O&M Report carried.

37

38

39 **B. District Counsel**

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

41

42 **C. District Engineer**

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

44

45 **D. District Manager**

46 Ms. Zanoni announced the next meeting date scheduled for May 19, 2026, and provided the Board
47 with a status update regarding the parcel sale.

48

49 **FIFTH ORDER OF BUSINESS** **Business Items**

50 **A. Ratification of FY2025 Audit Engagement Letter**

51 On MOTION by Mr. Alfrey, seconded by Mr. Heidinger, with all in favor, motion
52 to approve Ratification of FY2025 Audit Engagement Letter carried.

53

54 **SIXTH ORDER OF BUSINESS** **Administrative Items**

55 **A. Consideration of Minutes from Meeting Held on August 19, 2025**

56 On MOTION by Ms. Molina, seconded by Mr. Alfrey, with all in favor, motion to
57 approve the Minutes from Meeting Held on August 19, 2025, carried.

58

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

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

61

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

63 On MOTION by Mr. Alfrey, seconded by Mr. Heidinger, with all in favor, the
64 meeting was adjourned at 6:17 p.m.

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67

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69 _____
Assistant Secretary

Chairperson/Vice Chairperson

70

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot May 8, 2026

- **Current Cash Balances:**
 - Truist Bank Operating: \$39,989.66
- **Assessment collections:**
 - We received a tax distribution of \$6,412.38 on 4/23/26
 - We are 100% fully collected on the tax roll
- **Expenses:**
 - Current expenses make up 57% of the annual budget through the end of April 2026
Total expenses for the first 7 months are approximately \$43,823.00. This figure may change as we finalize the April financials