INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Champion's Reserve
Community Development District

FISCAL YEAR 2027

Adopted Budget

August 26, 2026

CLEAR PARTNERSHIPS



Champion's Reserve
Community Development District

Table of Contents

	Page #
OPERATING BUDGET	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Budget Narrative	2-3
DEBT SERVICE BUDGETS	
Series 2016	
Summary of Revenues, Expenditures and Changes in Fund Balances	5
Budget Narrative	6
Amortization Schedule	7
SUPPORTING BUDGET SCHEDULE	
Comparison of Assessment Rates	9

Champion's Reserve

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$670.00	$0.00	$670.00	0%	$0.00
Interest - Tax Collector	$0.00	$439.00	$0.00	$439.00	0%	$0.00
Special Assmnts- Tax Collector	$63,432.00	$64,288.00	$0.00	$64,288.00	1%	$68,207.69
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$2,728.31
TOTAL REVENUES	**$63,432.00**	**$65,397.00**	**$0.00**	**$65,397.00**	**3%**	**$65,479.38**
EXPENDITURES						
Administrative						
Supervisor Fees	$3,000.00	$1,400.00	$1,600.00	$3,000.00	0%	$2,400.00
ProfServ-Trustee Fees	$6,056.00	$7,217.00	$0.00	$7,217.00	19%	$5,632.00
Disclosure Report	$3,000.00	$2,250.00	$750.00	$3,000.00	0%	$3,000.00
District Counsel	$2,000.00	$2,970.00	$0.00	$2,970.00	49%	$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	$21,244.00	$7,081.00	$28,325.00	0%	$28,325.00
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	$46.00	$154.00	$200.00	0%	$200.00
Public Officials Insurance	$6,301.00	$5,966.00	$2,039.85	$8,005.85	27%	$3,006.00
Legal Advertising	$1,500.00	$397.00	$1,103.00	$1,500.00	0%	$1,300.00
Bank Fees	$100.00	$1,808.00	$0.00	$1,808.00	1708%	$400.00
Website Administration	$750.00	$578.00	$172.00	$750.00	0%	$750.00
Dues, Licenses, Subscriptions	$3,500.00	$193.00	$3,307.00	$3,500.00	0%	$3,000.00
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%	$2,046.23
Total Administrative	**$63,432.00**	**$49,149.00**	**$19,826.85**	**$68,975.85**	**9%**	**$65,479.38**
TOTAL EXPENDITURES	**$63,432.00**	**$49,149.00**	**$19,826.85**	**$68,975.85**	**9%**	**$65,479.38**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$16,248.00	-$19,826.85	-$3,578.85	0%	$0.00
FUND BALANCE, BEGINNING	$16,468.00	$16,468.00	$0.00	$16,468.00	0%	$12,889.15
FUND BALANCE, ENDING	**$16,468.00**	**$32,716.00**	**-$19,826.85**	**$12,889.15**	-22%	**$12,889.15**

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 BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$7,387.00	$0.00	$7,387.00	0%	$0.00
Special Assmnts- Tax Collector	$183,025.00	$183,519.00	$0.00	$183,519.00	0%	$194,707.63
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$7,788.31
TOTAL REVENUES	**$183,025.00**	**$190,906.00**	**$0.00**	**$190,906.00**	**4%**	**$186,919.32**
EXPENDITURES						
Administrative						
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**
Debt Service						
Principal Debt Retirement	$60,000.00	$60,000.00	$0.00	$60,000.00	0%	$64,000.00
Interest Expense	$110,619.00	$110,519.00	$100.00	$110,619.00	0%	$107,906.26
Total Debt Service	**$170,619.00**	**$170,519.00**	**$100.00**	**$170,619.00**	**0%**	**$171,906.26**
TOTAL EXPENDITURES	**$170,619.00**	**$170,519.00**	**$100.00**	**$170,619.00**		**$175,800.41**
Excess (deficiency) of revenues Over (under) expenditures	$12,406.00	$20,387.00	-$100.00	$20,287.00	64%	$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	$20,387.00	-$100.00	$20,287.00	0%	$11,118.91
FUND BALANCE, BEGINNING	$279,590.00	$279,590.00	$0.00	$279,590.00	0%	$299,877.00
FUND BALANCE, ENDING	**$279,590.00**	**$299,977.00**	**-$100.00**	**$299,877.00**	7%	**$310,995.91**

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

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.

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

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