INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Champion's Reserve Community Development District

November 17, 2026

Agenda Package

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

CLEAR PARTNERSHIPS



Champion's Reserve
Community Development District

Board of Supervisors
Kyle Davis, Chairman
Calley Molina, Vice Chairman
Terry Alfrey, Assistant Secretary
Kevin Heidinger, Assistant Secretary
Shawna Davis, Assistant Secretary

District Staff
Michael Perez, 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, November 17, 2026, at 6:00 p.m.

The Regular Meeting of the **Champion's Reserve of District Community Development District** will be held 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:

Teams Meeting Information
Join the meeting now
Meeting ID: 262 006 000 023 037 **Passcode:** GY7UZ2tm
Dial in by phone
+1 314-798-1835,,192546137#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **Call to Order and 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. **Special Business Items**
   - **A.** Acceptance of Calley Molina's Letter of Resignation ..... Page 3
   - **B.** Consideration of Resolution 2027-01; Designation of Officers ..... Page 4
   - **C.** Oath of Office ..... Page 5
5. **Staff Reports**
   - **A.** District Counsel
   - **B.** District Engineer
   - **C.** District Manager
     - **i.** Discussion of Banking Options
6. **Business Item**
   - **A.** Consideration of Completed FY2026 Goals and Objectives ..... Page 6
   - **B.** Consideration of Polk County Purchase Agreement ..... Page 8
7. **Consent Agenda**
   - **A.** Consideration of Meeting Minutes: August 26, 2026 ..... Page 12
   - **B.** Acceptance of July – September 2026 Financial Statements ..... Page 16
8. **Board of Supervisor's Requests and Comments**
9. **Adjournment**

The next meeting is scheduled for May 18, 2027, at 6:00 p.m.

From: Seat3 ChampionsReserveCDD
Sent: Thursday, October 29, 2026 12:31 PM
To: Graffius, Lee <lee.graffius@inframark.com>
Subject: Seat 3 Resignation - Champions Reserve

Good afternoon,

I am reaching out to inform you I will need to resign from the Champion's Reserve Community CDD board – Seat 3. My seats term is already up as of this November 2026. I am requesting to step down due to a current health issue. Please let me know if there are any additional steps needed to remove me from the CDD board.

Thank you,

Calley Molina

RESOLUTION 2027-01

A RESOLUTION DESIGNATING OFFICERS OF CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of Champion's Reserve Community Development District at a regular business meeting following the General Election held on November 3, 2026, desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
Jennifer Goldyn	Secretary
Stephen Bloom	Treasurer
Angel Montagna	Assistant Treasurer
Michael Perez	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED this 17TH day of November, 2026

_____

Chairman/ Vice Chairman

_____

Secretary/ Assistant Secretary

Oath or Affirmation of Office

I _____ a citizen of the State of Florida and of the United States of America, and being an officer of the **Champion's Reserve Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Champion's Reserve Community Development District,** Polk County, Florida.

_____
Signature

_____
Printed Name

STATE OF FLORIDA
COUNTY OF POLK

Sworn to (or affirmed) before me this _____ day of _____, 20_____, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

_____
NOTARY PUBLIC
STATE OF FLORIDA

_____
Print Name

My Commission Expires: _____

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three Board meetings were held during the fiscal year.
Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☑ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☑ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Champion's Reserve Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Champion's Reserve Community Development District

Board of County Commissioners

Lift Station 302
Parcel ID Number: 272604-701108-001060

AGREEMENT

COUNTY OF POLK
STATE OF FLORIDA

THIS AGREEMENT made and entered into this _____day of _____,2026, between **CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT,** a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes, whose mailing address is 2005 Pan Am circle, Suite 120, Tampa, Florida 33607, (the "Owner"), and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Bartow, Florida 33831-9005 (the "Purchaser").

WITNESSETH

WHEREAS, Owner agrees to sell to Purchaser and Purchaser agrees to purchase from Owner the land identified as Parcel ID Number 272604-701108-001060 located in Polk County, Florida, more particularly described as Tract "E", CHAMPION'S RESERVE, according to the map or plat thereof as recorded in Plat Book 160, at Pages 47 through 51, Public Records of Polk County, Florida, together with all improvements, easements, and appurtenances, (collectively, the "Property"), in accordance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar each to the other paid, it is agreed as follows:

(a) Owner agrees to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto Purchaser, for the sum of **$75,000 (Seventy-Five Thousand Dollars**).

(b) Purchaser shall pay unto the Owner the total sum of $75,000, by County Warrant, within ninety (90) days from the date hereof upon simultaneous delivery of such instrument of conveyance. Any improvements or personal property not removed from the Property by closing shall be considered abandoned by the Owner.

(c) The Warranty Deed shall contain a reservation that the Owner reserves unto itself, its successors and assigns, an easement for the operation, maintenance, repair or replacement of a masonry wall over the southerly 5-feet of the Property.

(d) As part of the construction of the proposed lift station improvements on the Property the County agrees to install fencing surrounding the improvements as well as a landscaping buffer along the southernmost fencing.

(e) Owner shall be responsible for the payment of any and all, current and/or past due real property taxes, or pro-rations thereof, pro-rated to the date of closing, and assessments due on the date of closing, if any. Purchaser shall be responsible for the recording of the deed of conveyance and the cost associated therewith including documentary stamp taxes.

(f) Owner shall be responsible for the payment of all real estate fees or commission due and attorney's fees, if any. Purchaser represents it has not incurred the services of a broker.

(g) The Owner agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement is just and full compensation for all property interest and/or claims arising from this acquisition and no other monies, including fees and/or costs, are owed by the County to Owner.

- **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names on the date shown above.

PURCHASER:
POLK COUNTY, a political subdivision of the State of Florida

By:_____
Scott C. Lowery, Director
Real Estate Services

OWNER:
CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT, a unit of special Purpose local government organized and Existing under Chapter 190, Florida Statutes

By:_____
Kyle Davis, Chair

Board of County Commissioners

Lift Station 302
Parcel ID Number: 272604-701108-001060

AGREEMENT

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STATE OF FLORIDA

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(c) The Warranty Deed shall contain a reservation that the Owner reserves unto itself, its successors and assigns, an easement for the operation, maintenance, repair or replacement of a masonry wall or fencing over the southerly 5-feet of the Property.

(d) As part of the construction of the proposed lift station improvements on the Property, the County agrees to install fencing surrounding the improvements as well as a landscaping buffer along the southernmost fencing. In the event of any damage to other District property as a result the lift station improvements and construction, the County shall repair such damage and restore the District property to the condition it was in prior to the damage at the County's sole expense.

(e) Owner shall be responsible for the payment of any and all, current and/or past due real property taxes, or pro-rations thereof, pro-rated to the date of closing, and assessments due on the date of closing, if any. Purchaser shall be responsible for the recording of the deed of conveyance and the cost associated therewith including documentary stamp taxes.

(f) Owner shall be responsible for the payment of all real estate fees or commission due and attorney's fees, if any. Purchaser represents it has not incurred the services of a broker.

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IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names on the date shown above.

PURCHASER:
POLK COUNTY, a political subdivision
of the State of Florida

By:_____
Scott C. Lowery, Director
Real Estate Services

OWNER:
CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT, a unit of special Purpose local government organized and Existing under Chapter 190, Florida Statutes

By:_____
Kyle Davis, Chair

MINUTES OF MEETING
CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Champion's Reserve Community Development District was held on Tuesday, August 26, 2026, and called to order at 6:01 p.m. at the Polk County Sheriff's Northeast Substation Office located at 1100 Dunson Road, Davenport, Florida 33896.

Present and constituting a quorum were:

Kyle Davis	Chairperson
Calley Molina	Vice Chairperson
Terry Alfrey	Assistant Secretary
Kevin Heidinger	Assistant Secretary
Shawna Davis	Assistant Secretary

Also present, either in person or via Teams Communications, were:

Lee Graffius	District Manager, Inframark
Michelle Reiss	District Counsel, Michelle T. Reiss
Mark Vincutonis	District Engineer, Hanson Walter & Associates Inc.

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

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

Mr. Graffius called the meeting to order and conducted roll call. A quorum was established.

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

> On MOTION by Mr. Davis, seconded by Mr. Alfrey, with all in favor, the motion to approve the August 26, 2026, agenda carried. 4-0

THIRD ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Special Business Items**

A. Consideration of Shawna Davis's Resume

> On MOTION by Ms. Molina, seconded by Mr. Heidinger, with all in favor, the motion to appoint Shawna Davis to District Seat 4 carried. 4-0

B. Oath of Office

Ms. Davis took the oath of office on record and accepted compensation for services to the District.

C. Consideration of Resolution 2026-09; Designation of Officers

> On MOTION by Mr. Heidinger, seconded by Mr. Davis, with all in favor, the motion to adopt Resolution 2026-09; Designation of Officers appointing Shawna Davis to Assistant Secretary carried. 5-0

FIFTH ORDER OF BUSINESS **Public Hearing on FY2027 Budget and Levying O&M Assessments**

A. Open Public Hearing

> On MOTION by Mr. Alfrey, seconded by Mr. Davis, with all in favor, the motion to open the Public Hearing on FY2027 Budget and Levying O&M Assessments carried. 5-0

There were no public comments regarding the FY2027 Budget and Levying O&M Assessments.

B. Consideration of Resolution 2026-05; Adopting FY2027 Final Budget

> On MOTION by Ms. Molina, seconded by Mr. Davis, with all in favor, the motion to adopt Resolution 2026-05; Adopting FY2027 Final Budget carried. 5-0

C. Consideration of Resolution 2026-06; Levying O&M Assessments

> On MOTION by Mr. Heidinger, seconded by Mr. Alfrey, with all in favor, the motion to adopt Resolution 2026-06; Levying O&M Assessments carried. 5-0

D. Close Public Hearing

> On MOTION by Ms. Davis, seconded by Mr. Davis, with all in favor, the motion to close the Public Hearing on FY2027 Budget and Levying O&M Assessments carried. 5-0

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Reiss discussed the County land purchase with the Board.

B. District Engineer

Mr. Vincutonis discussed the County land purchase with the Board.

C. District Manager

Mr. Graffius announced that there had been no registered candidates for District Seats 3,4, & 5 in the 2026 General Election. The Board may appoint new residents to these seats at the November 17, 2026, meeting or they may retain the three current Board Supervisors. The Seats are not automatically vacated, and current Supervisors would remain as holdovers until new appointments are made.

SEVENTH ORDER OF BUSINESS **Business Items**

A. Consideration of Polk County Land Purchase Proposal

Ms. Reiss provided a summary of the appraisal and proposal from the county which offered the District $40,000.00 for the land purchase to build a new sewer lift station.

Mr. Vincutonis provided feedback from an engineer's perspective.

The Board deliberated at length regarding the value of the property and the benefits and concerns over approving the sale. If the proposal was rejected, the county would still have the option to pursue eminent domain.

> On MOTION by Mr. Davis, seconded by Ms. Molina, with all in favor, the motion to counteroffer in the amount of $75,000.00 requiring the County to provide proper shrubbery, fencing and fence screening around the lift station, guaranteed access to the District's concrete walls for maintenance, and restore the entire area properly when completed. The Board appointing Mr. Davis as the Liaison to finalize the land purchase if the counteroffer is accepted carried. 5-0

B. Consideration of Resolution 2026-07; Setting Meeting Schedule

> On MOTION by Mr. Davis, seconded by Mr. Heidinger, with all in favor, the motion to adopt Resolution 2026-07; Setting Meeting Schedule carried. 5-0

C. Consideration of Resolution 2026-08; Goals & Objectives

> On MOTION by Mr. Heidinger, seconded by Ms. Molina, with all in favor, the motion to adopt Resolution 2026-08; Goals & Objectives carried. 5-0

D. Consideration of FY2025 Final Audit Report

> On MOTION by Mr. Heidinger, seconded by Ms. Molina, with all in favor, the motion to accept FY2025 Final Audit Report carried. 5-0

E. Consideration of FIA Egis Insurance Proposal Package

On MOTION by Mr. Davis, seconded by Mr. Alfrey, with all in favor, the motion to approve the FIA Egis Insurance Proposal Package carried. 5-0

F. Consideration of FY2026 Grau & Associates Audit Engagement Letter

On MOTION by Mr. Davis, seconded by Mr. Heidinger, with all in favor, the motion to approve the FY2026 Grau & Associates Audit Engagement Letter carried. 5-0

EIGHTH ORDER OF BUSINESS **Consent Agenda Items**

A. Consideration of Minutes from Meeting Held on May 19, 2026

On MOTION by Mr. Alfrey, seconded by Mr. Heidinger, with all in favor, the motion to approve May 19, 2026, Meeting Minutes carried. 5-0

B. Acceptance of April 2026 – June 2026 Financial Statements

On MOTION by Ms. Molina, seconded by Mr. Davis, with all in favor, the motion to accept the April 2026 – June 2026 Financial Statements carried. 5-0

NINTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

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

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Davis, seconded by Mr. Alfrey, with all in favor, the motion to adjourn the meeting at 7:27 p.m. carried. 5-0

_____ _____

Assistant Secretary Chairperson/Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Champions Reserve Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS					
Cash - Operating Account	$ 29,915	$ -	$ -	$ -	$ 29,915
Investments:					
Prepayment Account	-	100	-	-	100
Reserve Fund	-	86,875	-	-	86,875
Revenue Fund	-	213,863	-	-	213,863
Fixed Assets					
Infrastructure	-	-	2,702,462	-	2,702,462
Equipment and Furniture	-	-	25,045	-	25,045
Amount Avail In Debt Services	-	-	-	301,750	301,750
Amount To Be Provided	-	-	-	1,907,250	1,907,250
TOTAL ASSETS	**$ 29,915**	**$ 300,838**	**$ 2,727,507**	**$ 2,209,000**	**$ 5,267,260**
LIABILITIES					
Accounts Payable	$ 897	$ -	$ -	$ -	$ 897
Bonds Payable	-	-	-	2,209,000	2,209,000
TOTAL LIABILITIES	**897**	**-**	**-**	**2,209,000**	**2,209,897**
FUND BALANCES					
Restricted for:					
Debt Service	-	300,838	-	-	300,838
Unassigned:	29,018	-	2,727,507	-	2,756,525
TOTAL FUND BALANCES	**29,018**	**300,838**	**2,727,507**	**-**	**3,057,363**
TOTAL LIABILITIES & FUND BALANCES	**$ 29,915**	**$ 300,838**	**$ 2,727,507**	**$ 2,209,000**	**$ 5,267,260**

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 709	$ 709	0.00%
Interest - Tax Collector	-	441	441	0.00%
Special Assmnts- Tax Collector	63,432	64,288	856	101.35%
TOTAL REVENUES	**63,432**	**65,438**	**2,006**	**103.16%**
EXPENDITURES				
Administration				
Supervisor Fees	3,000	1,400	1,600	46.67%
ProfServ-Trustee Fees	6,056	7,217	(1,161)	119.17%
Disclosure Report	3,000	2,500	500	83.33%
District Counsel	2,000	3,049	(1,049)	152.45%
District Engineer	2,000	380	1,620	19.00%
District Manager	28,325	23,604	4,721	83.33%
Auditing Services	4,800	4,700	100	97.92%
Website Compliance	1,900	-	1,900	0.00%
Postage, Phone, Faxes, Copies	200	46	154	23.00%
Legal Advertising	1,500	1,233	267	82.20%
Bank Fees	100	1,959	(1,859)	1959.00%
Website Administration	750	641	109	85.47%
Dues, Licenses, Subscriptions	3,500	193	3,307	5.51%
Total Administration	57,131	46,922	10,209	82.13%
Other Physical Environment				
Insurance -Property & Casualty	6,301	5,966	335	94.68%
Total Other Physical Environment	6,301	5,966	335	94.68%
TOTAL EXPENDITURES	**63,432**	**52,888**	**10,544**	**83.38%**
Excess (deficiency) of revenues Over (under) expenditures	-	12,550	12,550	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**16,468**		
FUND BALANCE, ENDING		**$ 29,018**		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2016 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 7,623	$ 7,623	0.00%
Interest - Checking	-	625	625	0.00%
Special Assmnts- Tax Collector	183,025	183,519	494	100.27%
TOTAL REVENUES	**183,025**	**191,767**	**8,742**	**104.78%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	60,000	60,000	-	100.00%
Interest Expense	110,619	110,519	100	99.91%
Total Debt Service	170,619	170,519	100	99.94%
TOTAL EXPENDITURES	**170,619**	**170,519**	**100**	**99.94%**
Excess (deficiency) of revenues Over (under) expenditures	12,406	21,248	8,842	171.27%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	12,406	-	(12,406)	0.00%
TOTAL FINANCING SOURCES (USES)	**12,406**	**-**	**(12,406)**	**0.00%**
Net change in fund balance	$ 12,406	$ 21,248	$ (15,970)	171.27%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**279,590**		
FUND BALANCE, ENDING		**$ 300,838**		

Bank Account Statement

Champions Reserve CDD

Bank Account No.	7969
Statement No.	26_07
Statement Date	07/31/2026

G/L Account No. 101001 Balance	29,915.18	**Statement Balance**	29,915.18
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	29,915.18
Subtotal	29,915.18	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	29,915.18
Ending G/L Balance	29,915.18		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Champions Reserve Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS					
Cash - Operating Account	$ 25,623	$ -	$ -	$ -	$ 25,623
Investments:					
Prepayment Account	-	100	-	-	100
Reserve Fund	-	86,875	-	-	86,875
Revenue Fund	-	214,756	-	-	214,756
Fixed Assets					
Infrastructure	-	-	2,702,462	-	2,702,462
Equipment and Furniture	-	-	25,045	-	25,045
Amount Avail In Debt Services	-	-	-	301,750	301,750
Amount To Be Provided	-	-	-	1,907,250	1,907,250
TOTAL ASSETS	**$ 25,623**	**$ 301,731**	**$ 2,727,507**	**$ 2,209,000**	**$ 5,263,861**
LIABILITIES					
Accounts Payable	$ 2,747	$ -	$ -	$ -	$ 2,747
Bonds Payable	-	-	-	2,209,000	2,209,000
TOTAL LIABILITIES	**2,747**	**-**	**-**	**2,209,000**	**2,211,747**
FUND BALANCES					
Restricted for:					
Debt Service	-	301,731	-	-	301,731
Unassigned:	22,876	-	2,727,507	-	2,750,383
TOTAL FUND BALANCES	**22,876**	**301,731**	**2,727,507**	**-**	**3,052,114**
TOTAL LIABILITIES & FUND BALANCES	**$ 25,623**	**$ 301,731**	**$ 2,727,507**	**$ 2,209,000**	**$ 5,263,861**

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 743	$ 743	0.00%
Interest - Tax Collector	-	441	441	0.00%
Special Assmnts- Tax Collector	63,432	64,288	856	101.35%
TOTAL REVENUES	**63,432**	**65,472**	**2,040**	**103.22%**
EXPENDITURES				
Administration				
Supervisor Fees	3,000	1,400	1,600	46.67%
ProfServ-Trustee Fees	6,056	7,217	(1,161)	119.17%
Disclosure Report	3,000	2,750	250	91.67%
District Counsel	2,000	6,406	(4,406)	320.30%
District Engineer	2,000	380	1,620	19.00%
District Manager	28,325	25,965	2,360	91.67%
Auditing Services	4,800	4,700	100	97.92%
Website Compliance	1,900	-	1,900	0.00%
Postage, Phone, Faxes, Copies	200	46	154	23.00%
Legal Advertising	1,500	1,233	267	82.20%
Bank Fees	100	2,104	(2,004)	2104.00%
Website Administration	750	704	46	93.87%
Dues, Licenses, Subscriptions	3,500	193	3,307	5.51%
Total Administration	57,131	53,098	4,033	92.94%
Other Physical Environment				
Insurance -Property & Casualty	6,301	5,966	335	94.68%
Total Other Physical Environment	6,301	5,966	335	94.68%
TOTAL EXPENDITURES	**63,432**	**59,064**	**4,368**	**93.11%**
Excess (deficiency) of revenues Over (under) expenditures	-	6,408	6,408	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**16,468**		
FUND BALANCE, ENDING		**$ 22,876**		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2016 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 8,516	$ 8,516	0.00%
Interest - Checking	-	625	625	0.00%
Special Assmnts- Tax Collector	183,025	183,519	494	100.27%
TOTAL REVENUES	**183,025**	**192,660**	**9,635**	**105.26%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	60,000	60,000	-	100.00%
Interest Expense	110,619	110,519	100	99.91%
Total Debt Service	170,619	170,519	100	99.94%
TOTAL EXPENDITURES	**170,619**	**170,519**	**100**	**99.94%**
Excess (deficiency) of revenues Over (under) expenditures	12,406	22,141	9,735	178.47%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	12,406	-	(12,406)	0.00%
TOTAL FINANCING SOURCES (USES)	**12,406**	**-**	**(12,406)**	**0.00%**
Net change in fund balance	$ 12,406	$ 22,141	$ (15,077)	178.47%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**279,590**		
FUND BALANCE, ENDING		**$ 301,731**		

Bank Account Statement

Champions Reserve CDD

Bank Account No. 7969
Statement No. 26_08

Statement Date 08/31/2026

G/L Account No. 101001 Balance	25,622.63	**Statement Balance**	25,622.63
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	25,622.63
Subtotal	25,622.63	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	25,622.63
Ending G/L Balance	25,622.63		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Champions Reserve Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS					
Cash - Operating Account	$ 12,166	$ -	$ -	$ -	$ 12,166
Investments:					
Prepayment Account	-	100	-	-	100
Reserve Fund	-	86,875	-	-	86,875
Revenue Fund	-	215,652	-	-	215,652
Prepaid Insurance	6,376	-	-	-	6,376
Fixed Assets					
Infrastructure	-	-	2,702,462	-	2,702,462
Equipment and Furniture	-	-	25,045	-	25,045
Amount Avail In Debt Services	-	-	-	301,750	301,750
Amount To Be Provided	-	-	-	1,907,250	1,907,250
TOTAL ASSETS	**$ 18,542**	**$ 302,627**	**$ 2,727,507**	**$ 2,209,000**	**$ 5,257,676**
LIABILITIES					
Accounts Payable	$ 61	$ -	$ -	$ -	$ 61
Bonds Payable	-	-	-	2,209,000	2,209,000
TOTAL LIABILITIES	**61**	**-**	**-**	**2,209,000**	**2,209,061**
FUND BALANCES					
Nonspendable:					
Prepaid Insurance	6,376	-	-	-	6,376
Restricted for:					
Debt Service	-	302,627	-	-	302,627
Unassigned:	12,105	-	2,727,507	-	2,739,612
TOTAL FUND BALANCES	**18,481**	**302,627**	**2,727,507**	**-**	**3,048,615**
TOTAL LIABILITIES & FUND BALANCES	**$ 18,542**	**$ 302,627**	**$ 2,727,507**	**$ 2,209,000**	**$ 5,257,676**

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 767	$ 767	0.00%
Interest - Tax Collector	-	441	441	0.00%
Special Assmnts- Tax Collector	63,432	64,288	856	101.35%
TOTAL REVENUES	**63,432**	**65,496**	**2,064**	**103.25%**
EXPENDITURES				
Administration				
Supervisor Fees	3,000	2,000	1,000	66.67%
ProfServ-Trustee Fees	6,056	7,217	(1,161)	119.17%
Disclosure Report	3,000	3,000	-	100.00%
District Counsel	2,000	6,406	(4,406)	320.30%
District Engineer	2,000	811	1,189	40.55%
District Manager	28,325	28,325	-	100.00%
Auditing Services	4,800	4,700	100	97.92%
Website Compliance	1,900	-	1,900	0.00%
Postage, Phone, Faxes, Copies	200	46	154	23.00%
Legal Advertising	1,500	1,355	145	90.33%
Bank Fees	100	2,525	(2,425)	2525.00%
Website Administration	750	767	(17)	102.27%
Dues, Licenses, Subscriptions	3,500	365	3,135	10.43%
Total Administration	57,131	57,517	(386)	100.68%
Other Physical Environment				
Insurance -Property & Casualty	6,301	5,966	335	94.68%
Total Other Physical Environment	6,301	5,966	335	94.68%
TOTAL EXPENDITURES	**63,432**	**63,483**	**(51)**	**100.08%**
Excess (deficiency) of revenues Over (under) expenditures	-	2,013	2,013	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**16,468**		
FUND BALANCE, ENDING		**$ 18,481**		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2016 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 9,412	$ 9,412	0.00%
Interest - Checking	-	625	625	0.00%
Special Assmnts- Tax Collector	183,025	183,519	494	100.27%
TOTAL REVENUES	**183,025**	**193,556**	**10,531**	**105.75%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	60,000	60,000	-	100.00%
Interest Expense	110,619	110,519	100	99.91%
Total Debt Service	170,619	170,519	100	99.94%
TOTAL EXPENDITURES	**170,619**	**170,519**	**100**	**99.94%**
Excess (deficiency) of revenues Over (under) expenditures	12,406	23,037	10,631	185.69%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	12,406	-	(12,406)	0.00%
TOTAL FINANCING SOURCES (USES)	**12,406**	**-**	**(12,406)**	**0.00%**
Net change in fund balance	$ 12,406	$ 23,037	$ (14,181)	185.69%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**279,590**		
FUND BALANCE, ENDING		**$ 302,627**		

Bank Account Statement

Champions Reserve CDD

Bank Account No. 7969
Statement No. 26_09

Statement Date 09/30/2026

G/L Account No. 101001 Balance	12,165.59	**Statement Balance**	12,165.59
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	12,165.59
Subtotal	12,165.59	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Ending Balance**	12,165.59
Ending G/L Balance	12,165.59		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference