

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Champions Reserve CDD

Fund Report

As of 1/31/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets					
Cash--Operating Account	14,730	0	0	0	14,730
Due From Developer	0	0	0	0	0
Due From General Fund	0	0	0	0	0
Due From Debt Service	0	0	0	0	0
Investments - Revenue 2016 (5000)	0	108,905	0	0	108,905
Investments - Interest 2016 (5001)	0	0	0	0	0
Investments - Sinking 2016 (5002)	0	0	0	0	0
Investments - Reserve 2016 (5003)	0	181,313	0	0	181,313
Prepaid Items	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0
Prepaid Professional Liability Insurance	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0
Prepaid Property Insurance	0	0	0	0	0
Construction Work in Progress	0	0	2,330,568	0	2,330,568
Amount Available--Debt Service	0	0	0	196,716	196,716
Amount To Be Provided--Debt Service	0	0	0	2,532,079	2,532,079
Other	0	0	0	0	0
Total Assets	<u>14,730</u>	<u>290,218</u>	<u>2,330,568</u>	<u>2,728,795</u>	<u>5,364,311</u>
Liabilities					
Accounts Payable	122	0	0	0	122
Accounts Payable--Other	0	0	0	0	0
Due To General Fund	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0
Other Current Liabilities	3,589	0	0	0	3,589
Revenue Bond--Long Term--Series 2016	0	0	0	2,728,795	2,728,795
Unearned Revenues	0	0	0	0	0
Total Liabilities	<u>3,711</u>	<u>0</u>	<u>0</u>	<u>2,728,795</u>	<u>2,732,506</u>
Fund Equity & Other Credits					
Fund Balance--All Other Reserves	0	216,265	0	0	216,265
Fund Balance--Unreserved	7,159	0	0	0	7,159
Investment in General Fixed Assets	0	0	2,330,568	0	2,330,568
Other	3,860	73,953	0	0	77,813
Total Fund Equity & Other Credits	<u>11,020</u>	<u>290,218</u>	<u>2,330,568</u>	<u>0</u>	<u>2,631,805</u>
Total Liabilities & Fund Equity	<u>14,730</u>	<u>290,218</u>	<u>2,330,568</u>	<u>2,728,795</u>	<u>5,364,311</u>

Champions Reserve CDD

Statement of R&E

001 - General Fund

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assessments-Tax Roll	23,173	28,531	5,358	23 %
Operations & Maintenance Assessments-Off Roll	27,027	1,824	(25,203)	(93)%
Total Revenues	<u>50,200</u>	<u>30,355</u>	<u>(19,845)</u>	<u>(40)%</u>
Expenditures				
Financial & Administrative				
District Manager	27,500	9,167	18,333	67 %
District Engineer	500	313	188	38 %
Disclosure Report	3,000	0	3,000	100 %
Trustee Fees	4,500	2,690	1,810	40 %
Auditing Services	5,500	500	5,000	91 %
Postage, Phone, Faxes, Copies	300	11	289	96 %
Public Officials Insurance	1,085	2,000	(915)	(84)%
Legal Advertising	500	291	210	42 %
Bank Fees	300	86	214	71 %
Dues, Licenses, & Fees	175	199	(24)	(14)%
Miscellaneous	0	667	(667)	0 %
Web Administration	500	4,950	(4,450)	(890)%
Legal Counsel				
District Counsel	1,943	577	1,366	70 %
Other Physical Environment				
Property & Casualty Insurance	4,397	5,043	(646)	(15)%
Total Expenditures	<u>50,200</u>	<u>26,494</u>	<u>23,706</u>	<u>47 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>3,860</u>	<u>3,860</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>7,159</u>	<u>7,159</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>11,020</u></u>	<u><u>11,020</u></u>	<u><u>0 %</u></u>

Champions Reserve CDD

Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	0	103,031	103,031	0 %
Debt Service Assessments-Off Roll	179,750	6,816	(172,934)	(96)%
Debt Service Assessments-Developer	0	75,738	75,738	0 %
Interest Earnings				
Interest Earnings	0	212	212	0 %
Total Revenues	<u>179,750</u>	<u>185,797</u>	<u>6,047</u>	<u>3 %</u>
Expenditures				
Financial & Administrative				
Miscellaneous	0	1,154	(1,154)	0 %
Debt Service Payments				
Interest	129,750	65,691	64,059	49 %
Principal	50,000	45,000	5,000	10 %
Total Expenditures	<u>179,750</u>	<u>111,845</u>	<u>67,905</u>	<u>38 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>73,953</u>	<u>73,953</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	216,265	216,265	0 %
Fund Balance, End of Period	<u>0</u>	<u>290,218</u>	<u>290,218</u>	<u>0 %</u>

Champions Reserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019
Status: Locked

Bank Balance	14,640.91
Less Outstanding Checks/Vouchers	138.58
Plus Deposits in Transit	228.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	14,730.33
Balance Per Books	<u>14,730.33</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0121	1/30/2019	Series 2016 FY19 Tax Dist ID Dec Int	138.58	Champions Reserve CDD
Outstanding Checks/Vouchers			138.58	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	133790	1/30/2019	Off Roll - Lot 205	<u>228.00</u>
Outstanding Deposits				<u>228.00</u>

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 01/31/19

Reconciliation Date: 1/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0108	12/12/2018	System Generated Check/Voucher	23.00	Grau and Associates
0111	12/19/2018	System Generated Check/Voucher	4,900.00	ADA Site Compliance
0112	12/19/2018	System Generated Check/Voucher	312.50	Hanson Walter & Associates, Inc
0115	12/31/2018	Series 2016 FY19 Tax Distribution	49,732.38	Champions Reserve CDD
0116	1/3/2019	System Generated Check/Voucher	2,291.67	Meritus Districts
0117	1/10/2019	System Generated Check/Voucher	500.00	Grau and Associates
0118	1/10/2019	System Generated Check/Voucher	598.22	IPFS Corporation
0119	1/14/2019	Series 2016 FY19 Tax Dist ID Dec. 1 - 31	11,716.46	Champions Reserve CDD
0120	1/24/2019	System Generated Check/Voucher	50.00	Meritus Districts
Cleared Checks/Vouchers			70,124.23	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 01/31/19

Reconciliation Date: 1/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	133247	1/2/2019	Off Roll - Lot 203	228.00
	133083	1/9/2019	Lot Closings - Lot 175 178 182	684.00
	133535	1/10/2019	Off Roll - Lot 180 204	456.00
	CR077	1/15/2019	Tax Distribution - 01.15.19	14,960.92
	133582	1/23/2019	Off Roll - Lot 181	228.00
	CR077	1/31/2019	Interest Distribution - 01.31.19	176.95
				<hr/>
Cleared Deposits				16,733.87
				<hr/> <hr/>

01/31/2019



Account Statement

CHAMPIONS RESERVE COMMUNITY DEVELOPM
 2005 PAM AM CIRCLE
 SUITE 120
 TAMPA FL 33607

Questions? Please call
 1-800-786-8787

As of January 2, 2019 changes will be made to Rules and Regulations for Deposit Accounts and Funds Availability Policy. The changes will be reflected in the January 2, 2019 versions and can be viewed or obtained online at www.suntrust.com/disclosures, by requesting a copy at 800.SUNTRUST or by visiting a SunTrust branch.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		01/01/2019 - 01/31/2019
	Description	Amount	Description
	Beginning Balance	\$68,031.27	Average Balance
	Deposits/Credits	\$16,733.87	Average Collected Balance
	Checks	\$70,124.23	Number of Days in Statement Period
	Withdrawals/Debits	\$.00	
	Ending Balance	\$14,640.91	

Overdraft Protection
 Account Number: [Redacted] Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	01/04	228.00		DEPOSIT	01/17	684.00		DEPOSIT
	01/17	456.00		DEPOSIT	01/24	228.00		DEPOSIT
	01/15	14,960.92		ELECTRONIC/ACH CREDIT				
	01/31	176.95		JOE G TEDDER POL TAX DISTR 87				
				ELECTRONIC/ACH CREDIT				
				JOE G TEDDER POL TAX DISTR 87				
	Deposits/Credits: 6		Total Items Deposited: 4					

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	108	23.00	01/08	*115	49,732.38	01/30	118	598.22	01/18
	*111	4,900.00	01/11	116	2,291.67	01/07	119	11,716.46	01/30
	112	312.50	01/03	117	500.00	01/16	120	50.00	01/28

Checks: 9
 * Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	68,031.27	68,031.27	01/17	76,333.02	75,193.02
	01/03	67,718.77	67,718.77	01/18	75,734.80	75,734.80
	01/04	67,946.77	67,718.77	01/24	75,962.80	75,734.80
	01/07	65,655.10	65,655.10	01/25	75,962.80	75,962.80
	01/08	65,632.10	65,632.10	01/28	75,912.80	75,912.80
	01/11	60,732.10	60,732.10	01/30	14,463.96	14,463.96
	01/15	75,693.02	75,693.02	01/31	14,640.91	14,640.91
	01/16	75,193.02	75,193.02			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.