

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 9/30/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets					
Cash--Operating Account	14,718	0	0	0	14,718
Due From Developer	0	0	0	0	0
Due From General Fund	0	0	0	0	0
Due From Debt Service	1,947	0	0	0	1,947
Investments - Revenue 2016 (5000)	0	76,237	0	0	76,237
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	539	1,947	0	0	2,486
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	259,497	259,497
Amount To Be Provided--Debt Service	0	0	0	2,469,298	2,469,298
Other	0	0	0	0	0
Total Assets	17,204	259,497	2,330,568	2,728,795	5,336,064
Liabilities					
Accounts Payable	1,900	0	0	0	1,900
Accounts Payable-Other	0	0	0	0	0
Due To General Fund	0	1,947	0	0	1,947
Due To Debt Service Fund	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0
Revenue Bond--Long Term--Series 2016	0	0	0	2,728,795	2,728,795
Unearned Revenues	0	0	0	0	0
Total Liabilities	1,900	1,947	0	2,728,795	2,732,642
Fund Equity & Other Credits					
Fund Balance--All Other Reserves	0	216,265	0	0	216,265
Fund Balance--Unreserved	0	0	0	0	0
Investment in General Fixed Assets	0	0	2,330,568	0	2,330,568
Other	15,304	41,285	0	0	56,588
Total Fund Equity & Other Credits	15,304	257,550	2,330,568	0	2,603,422
Total Liabilities & Fund Equity	17,204	259,497	2,330,568	2,728,795	5,336,064

Champions Reserve CDD

Statement of R&E

001 - General Fund
From 10/1/2018 Through 9/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments-Tax Roll	23,173	30,241	7,068	31 %
O&M Assessments-Off Roll	27,027	8,664	(18,363)	(68)%
Interest Earnings				
Interest Earnings	0	6	6	0 %
Contribution & Donations From Private Sources				
Developer Contribution	0	27,795	27,795	0 %
Total Revenues	<u>50,200</u>	<u>66,706</u>	<u>16,506</u>	<u>33 %</u>
Expenditures				
Financial & Administrative				
District Manager	27,500	27,500	(0)	(0)%
District Engineer	500	719	(219)	(44)%
Disclosure Report	3,000	0	3,000	100 %
Trustee Fees	4,500	2,690	1,810	40 %
Auditing Services	5,500	3,700	1,800	33 %
Postage, Phone, Faxes, Copies	300	30	270	90 %
Public Officials Insurance	1,085	2,000	(915)	(84)%
Legal Advertising	500	946	(446)	(89)%
Bank Fees	300	131	169	56 %
Dues, Licenses, & Fees	175	199	(24)	(14)%
Miscellaneous	0	667	(667)	0 %
Web Administration	500	6,850	(6,350)	(1,270)%
Legal Counsel				
District Counsel	1,943	926	1,017	52 %
Other Physical Environment				
Property & Casualty Insurance	4,397	5,043	(646)	(15)%
Total Expenditures	<u>50,200</u>	<u>51,402</u>	<u>(1,202)</u>	<u>(2)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>15,304</u>	<u>15,304</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	0	0	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,304</u>	<u>15,304</u>	<u>0 %</u>

Champions Reserve CDD

Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 9/30/2019

(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	109,196	109,196	0 %
Debt Service Assessments-Off Roll	179,750	32,376	(147,374)	(82)%
Debt Service Assessments-Developer	0	75,738	75,738	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>695</u>	<u>695</u>	<u>0 %</u>
Total Revenues	<u>179,750</u>	<u>218,004</u>	<u>38,254</u>	<u>21 %</u>
Expenditures				
Financial & Administrative				
Miscellaneous	0	1,154	(1,154)	0 %
Debt Service Payments				
Interest	129,750	130,566	(816)	(1)%
Principal	<u>50,000</u>	<u>45,000</u>	<u>5,000</u>	<u>10 %</u>
Total Expenditures	<u>179,750</u>	<u>176,720</u>	<u>3,030</u>	<u>2 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>41,285</u>	<u>41,285</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	216,265	216,265	0 %
Fund Balance, End of Period	<u>0</u>	<u>257,550</u>	<u>257,550</u>	<u>0 %</u>

Champions Reserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 09/30/19
Reconciliation Date: 9/30/2019
Status: Locked

Bank Balance	4,568.23
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	10,149.48
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	14,717.71
Balance Per Books	<u>14,717.71</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: 09/30/19
Reconciliation Date: 9/30/2019
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1509	9/12/2019	Developer Funding - 09.12.19	9,693.48
	141161	9/30/2019	Off Roll - Lot 201	228.00
	141451	9/30/2019	Off Roll - Lot 138	<u>228.00</u>
Outstanding Deposits				<u><u>10,149.48</u></u>

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 09/30/19
Reconciliation Date: 9/30/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0145	9/19/2019	System Generated Check/Voucher	2,291.67	Meritus Districts
CD032	9/30/2019	Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>2,306.67</u>	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1503	9/13/2019	Developer Funding - 09.13.19	4,846.74
	140309	9/17/2019	Off Roll - Lot 128	228.00
	140504	9/17/2019	Off Roll - Lot 199	228.00
	140662	9/17/2019	Off Roll - Lot 216	228.00
	140921	9/17/2019	Off Roll - Lot 144/183	456.00
Cleared Deposits				5,986.74

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 09/30/19
Reconciliation Date: 9/30/2019
Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
4651668	8/7/2019	Maint. and Administrative Fee	<u>1,947.08</u>
Cleared Other Cash Items			<u>1,947.08</u>