

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2020



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 12/31/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets					
Cash--Operating Account	37,840	0	0	0	37,840
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	178,544	0	0	178,544
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	1,684	0	0	0	1,684
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	301,750	301,750
Amount To Be Provided--Debt Service	0	0	0	2,283,250	2,283,250
Other	0	0	0	0	0
Total Assets	<u>39,524</u>	<u>359,857</u>	<u>2,330,568</u>	<u>2,585,000</u>	<u>5,314,949</u>
Liabilities					
Accounts Payable	0	0	0	0	0
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
Deposits	0	0	0	0	0
Due to Developer	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0
Revenue Bond--Long Term--Series 2016	0	0	0	2,585,000	2,585,000
Unearned Revenues	0	0	0	0	0
Total Liabilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,585,000</u>	<u>2,585,000</u>
Fund Equity & Other Credits					
Fund Balance--All Other Reserves	0	300,048	0	0	300,048
Fund Balance--Unreserved	5,876	0	0	0	5,876
Investment in General Fixed Assets	0	0	2,330,568	0	2,330,568
Other	33,648	59,809	0	0	93,457
Total Fund Equity & Other Credits	<u>39,524</u>	<u>359,857</u>	<u>2,330,568</u>	<u>0</u>	<u>2,729,949</u>
Total Liabilities & Fund Equity	<u>39,524</u>	<u>359,857</u>	<u>2,330,568</u>	<u>2,585,000</u>	<u>5,314,949</u>

Champions Reserve CDD

Statement of R&E

001 - General Fund
From 10/1/2020 Through 12/31/2020
(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	50,200	48,121	(2,079)	(4)%
Total Revenues	<u>50,200</u>	<u>48,121</u>	<u>(2,079)</u>	<u>(4)%</u>
Expenditures				
Financial & Administrative				
District Manager	27,500	6,875	20,625	76 %
District Engineer	500	219	281	56 %
Disclosure Report	3,000	0	3,000	100 %
Trustee Fees	4,500	1,010	3,490	78 %
Auditing Services	5,500	0	5,500	100 %
Postage, Phone, Faxes, Copies	250	197	53	21 %
Public Officials Insurance	1,378	928	450	33 %
Legal Advertising	700	1,364	(664)	(95)%
Bank Fees	200	15	185	93 %
Dues, Licenses, & Fees	175	425	(250)	(143)%
Office Supplies	0	104	(104)	0 %
Web Administration	500	125	375	75 %
Legal Counsel				
District Counsel	1,600	0	1,600	100 %
Other Physical Environment				
Property & Casualty Insurance	4,397	3,210	1,187	27 %
Total Expenditures	<u>50,200</u>	<u>14,472</u>	<u>35,728</u>	<u>71 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>33,648</u>	<u>33,648</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	5,876	5,876	0 %
Fund Balance, End of Period	<u>0</u>	<u>39,524</u>	<u>39,524</u>	<u>0 %</u>

Champions Reserve CDD

Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2020 Through 12/31/2020

(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	181,125	173,774	(7,351)	(4)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Total Revenues	<u>181,125</u>	<u>173,777</u>	<u>(7,348)</u>	<u>(4)%</u>
Expenditures				
Debt Service Payments				
Interest	126,125	63,969	62,156	49 %
Principal	<u>55,000</u>	<u>50,000</u>	<u>5,000</u>	<u>9 %</u>
Total Expenditures	<u>181,125</u>	<u>113,969</u>	<u>67,156</u>	<u>37 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>59,809</u>	<u>59,809</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	300,048	300,048	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>359,857</u></u>	<u><u>359,857</u></u>	<u><u>0 %</u></u>

Champions Reserve CDD

Statement of R&E

900 - General Fixed Assets
From 10/1/2020 Through 12/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	2,330,568	2,330,568	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,330,568</u>	<u>2,330,568</u>	<u>0 %</u>

Champions Reserve CDD

Statement of R&E

950 - General Long-Term Debt
From 10/1/2020 Through 12/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	2,585,000	2,585,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,585,000</u>	<u>2,635,000</u>	<u>0 %</u>

Champions Reserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Bank Balance	209,259.36
Less Outstanding Checks/Vouchers	171,418.97
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	37,840.39
Balance Per Books	<u>37,840.39</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: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0205	12/11/2020	Series 2016 FY21 Tax Dist ID 3	7,459.86	Champions Reserve CDD
0209	12/17/2020	Series 2016 FY21 Tax Dist ID 4	162,459.11	Champions Reserve CDD
0210	12/23/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
Outstanding Checks/Vouchers			<u>171,418.97</u>	

**Champions Reserve CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0198	11/23/2020	Series 2016 FY21 Tax Dist ID 1	2,197.29	Champions Reserve CDD
0201	11/30/2020	Series 2016 FY21 Tax Dist ID 2	1,657.75	Champions Reserve CDD
0199	12/1/2020	System Generated Check/Voucher	26.00	Grau and Associates
0200	12/1/2020	System Generated Check/Voucher	819.45	IPFS Corporation
0202	12/10/2020	System Generated Check/Voucher	819.45	IPFS Corporation
0202	12/10/2020	System Generated Check/Voucher	(819.45)	IPFS Corporation
0203	12/10/2020	System Generated Check/Voucher	250.00	Speare Enterprises, LLC
0204	12/10/2020	System Generated Check/Voucher	860.42	IPFS Corporation
0206	12/17/2020	System Generated Check/Voucher	218.75	Hanson Walter & Associates, Inc
0207	12/17/2020	System Generated Check/Voucher	819.45	IPFS Corporation
0208	12/17/2020	System Generated Check/Voucher	104.48	Kaeser & Blair Incorporated
0211	12/23/2020	System Generated Check/Voucher	8,363.62	Meritus Districts
Cleared Checks/Vouchers			15,317.21	
			15,317.21	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR152	11/30/2020	Tax Distribution - 11.30.20	2,116.80	
CR154	12/11/2020	Tax Distribution - 12.11.20	9,525.60	
CR155	12/17/2020	Tax Distribution - 12.17.20	<u>207,446.40</u>	
Cleared Deposits			<u>219,088.80</u>	