

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2021



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 1/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets					
Cash--Operating Account	31,671	0	0	0	31,671
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	179,374	0	0	179,374
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	1,347	0	0	0	1,347
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>33,018</u>	<u>360,687</u>	<u>2,330,568</u>	<u>2,585,000</u>	<u>5,309,272</u>
Liabilities					
Accounts Payable	0	0	0	0	0
Accounts Payable-Other	0	0	0	0	0
Unearned Revenues	5,273	0	0	0	5,273
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>5,273</u>	<u>0</u>	<u>0</u>	<u>2,585,000</u>	<u>2,590,273</u>
Fund Equity & Other Credits					
Fund Balance--All Other Reserves	0	299,803	0	0	299,803
Fund Balance--Unreserved	535	0	0	0	535
Investment in General Fixed Assets	0	0	2,330,568	0	2,330,568
Other	27,210	60,884	0	0	88,094
Total Fund Equity & Other Credits	<u>27,745</u>	<u>360,687</u>	<u>2,330,568</u>	<u>0</u>	<u>2,718,999</u>

Champions Reserve CDD

Fund Report

As of 1/31/2021
(In Whole Numbers)

	<u>General Fund</u>	<u>Debt Service Fund - Series 2016</u>	<u>General Fixed Assets</u>	<u>General Long-Term Debt</u>	<u>Total</u>
Total Liabilities & Fund Equity	<u>33,018</u>	<u>360,687</u>	<u>2,330,568</u>	<u>2,585,000</u>	<u>5,309,272</u>

Champions Reserve CDD

Statement of R&E

001 - General Fund
From 10/1/2020 Through 1/31/2021
(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	48,418	(1,782)	(4)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>16</u>	<u>16</u>	<u>0 %</u>
Total Revenues	<u>50,200</u>	<u>48,434</u>	<u>(1,766)</u>	<u>(4)%</u>
Expenditures				
Financial & Administrative				
District Manager	27,500	9,167	18,333	67 %
District Engineer	500	219	281	56 %
Disclosure Report	3,000	0	3,000	100 %
Trustee Fees	4,500	1,347	3,153	70 %
Accounting Services	0	263	(263)	0 %
Auditing Services	5,500	3,000	2,500	45 %
Postage, Phone, Faxes, Copies	250	197	53	21 %
Public Officials Insurance	1,378	1,114	264	19 %
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	167	333	67 %
Legal Counsel				
District Counsel	1,600	0	1,600	100 %
Other Physical Environment				
Property & Casualty Insurance	<u>4,397</u>	<u>3,844</u>	<u>553</u>	<u>13 %</u>
Total Expenditures	<u>50,200</u>	<u>21,224</u>	<u>28,976</u>	<u>58 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>27,210</u>	<u>27,210</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	535	535	0 %
Fund Balance, End of Period	<u>0</u>	<u>27,745</u>	<u>27,745</u>	<u>0 %</u>

Champions Reserve CDD

Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2020 Through 1/31/2021

(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	174,848	(6,277)	(3)%
Interest Earnings				
Interest Earnings	0	4	4	0 %
Total Revenues	181,125	174,852	(6,273)	(3)%
Expenditures				
Debt Service Payments				
Interest	126,125	63,969	62,156	49 %
Principal	55,000	50,000	5,000	9 %
Total Expenditures	181,125	113,969	67,156	37 %
Excess of Revenues Over (Under) Expenditures	0	60,884	60,884	0 %
Fund Balance, Beginning of Period	0	299,803	299,803	0 %
Fund Balance, End of Period	0	360,687	360,687	0 %

Champions Reserve CDD

Statement of R&E

900 - General Fixed Assets
From 10/1/2020 Through 1/31/2021
(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 1/31/2021
(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: 01/31/21
Reconciliation Date: 1/31/2021
Status: Locked

Bank Balance	31,654.64
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	16.27
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	31,670.91
Balance Per Books	<u>31,670.91</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: 01/31/21
Reconciliation Date: 1/31/2021
Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR159	1/29/2021	Interest Distribution - 01.29.21	16.27	
Outstanding Deposits			16.27	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Cleared 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
0212	1/4/2021	System Generated Check/Voucher	2,333.33	Meritus Districts
0213	1/7/2021	System Generated Check/Voucher	3,000.00	Grau and Associates
0214	1/15/2021	Series 2016 FY21 Tax Dist ID 5	828.87	Champions Reserve CDD
0215	1/21/2021	System Generated Check/Voucher	819.45	IPFS Corporation
0216	1/21/2021	System Generated Check/Voucher	262.50	Meritus Districts
Cleared Checks/Vouchers			<u>178,663.12</u>	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 01/31/21
Reconciliation Date: 1/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR158	1/15/2021	Tax Distribution - 01.15.21	<u>1,058.40</u>	
Cleared Deposits			<u>1,058.40</u>	