

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 12/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets					
Cash--Operating Account	57,766	0	0	0	57,766
Due From Developer	0	0	0	0	0
Due From General Fund	0	0	0	0	0
Due From Debt Service	1,963	0	0	0	1,963
Investments - Revenue 2016 (5000)	0	184,513	0	0	184,513
Investments - Interest 2016 (5001)	0	0	0	0	0
Investments - Sinking 2016 (5002)	0	0	0	0	0
Investments - Reserve 2016 (5003)	0	87,625	0	0	87,625
Investments - Prepayment 2016 (5004)	0	0	0	0	0
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	2,139,250	2,139,250
Other	0	0	0	0	0
Total Assets	61,413	272,138	2,330,568	2,441,000	5,105,119
Liabilities					
Accounts Payable	19,146	0	0	0	19,146
Accounts Payble-Other	0	0	0	0	0
Unearned Revenues	5,273	0	0	0	5,273
Due To General Fund	0	1,963	0	0	1,963
Due To Debt Service Fund	4,685	0	0	0	4,685
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	2,441,000	2,441,000
Unearned Revenues	0	0	0	0	0
Total Liabilities	29,104	1,963	0	2,441,000	2,472,067
Fund Equity & Other Credits					
Fund Balance--All Other Reserves	0	214,529	0	0	214,529
Fund Balance--Unreserved	(8,934)	0	0	0	(8,934)
Investmeent in General Fixed Assets	0	0	2,330,568	0	2,330,568
Other	41,243	55,646	0	0	96,889
Total Fund Equity & Other Credits	32,309	270,175	2,330,568	0	2,633,052

Champions Reserve CDD

Fund Report

As of 12/31/2021
(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>61,413</u>	<u>272,138</u>	<u>2,330,568</u>	<u>2,441,000</u>	<u>5,105,119</u>

Champions Reserve CDD

Statement of R&E

001 - General Fund

From 10/1/2021 Through 12/31/2021

(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	63,506	62,358	(1,148)	(2)%
Total Revenues	63,506	62,358	(1,148)	(2)%
Expenditures				
Legislative				
Supervisor Fees	3,000	0	3,000	100 %
Financial & Administrative				
District Manager	27,500	6,875	20,625	76 %
District Engineer	2,000	2,044	(44)	(2)%
Disclosure Report	3,000	750	2,250	75 %
Trustee Fees	4,300	1,010	3,290	77 %
Auditing Services	4,200	29	4,171	99 %
Postage, Phone, Faxes, Copies	1,500	19	1,481	99 %
Public Officials Insurance	2,368	2,228	140	6 %
Legal Advertising	2,200	63	2,137	97 %
Bank Fees	200	30	170	85 %
Dues, Licenses, & Fees	500	200	300	60 %
Office Supplies	250	0	250	100 %
Web Administration	500	125	375	75 %
ADA Website Compliance	1,900	0	1,900	100 %
Legal Counsel				
District Counsel	2,000	0	2,000	100 %
Other Physical Environment				
Property & Casualty Insurance	8,088	7,742	346	4 %
Total Expenditures	63,506	21,115	42,391	67 %
Excess of Revenues Over (Under) Expenditures	0	41,243	41,243	0 %
Fund Balance, Beginning of Period	0	(8,934)	(8,934)	0 %
Fund Balance, End of Period	0	32,309	32,309	0 %

Champions Reserve CDD

Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2021 Through 12/31/2021

(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	174,563	170,519	(4,044)	(2)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>174,563</u>	<u>170,521</u>	<u>(4,042)</u>	<u>(2)%</u>
Expenditures				
Debt Service Payments				
Interest	119,562	60,875	58,687	49 %
Principal	55,000	50,000	5,000	9 %
Prepayments	<u>0</u>	<u>4,000</u>	<u>(4,000)</u>	<u>0 %</u>
Total Expenditures	<u>174,562</u>	<u>114,875</u>	<u>59,687</u>	<u>34 %</u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>55,646</u>	<u>55,645</u>	<u>5,564,521 %</u>
Fund Balance, Beginning of Period	0	214,529	214,529	0 %
Fund Balance, End of Period	<u><u>1</u></u>	<u><u>270,175</u></u>	<u><u>270,174</u></u>	<u><u>27,017,391 %</u></u>

Champions Reserve CDD

Statement of R&E

900 - General Fixed Assets
From 10/1/2021 Through 12/31/2021
(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 10/1/2021 Through 12/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	2,441,000	2,441,000	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,441,000</u>	<u>2,495,000</u>	<u>0 %</u>

Champions Reserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 12.31.2021
Reconciliation Date: 12/31/2021
Status: Locked

Bank Balance	209,008.92
Less Outstanding Checks/Vouchers	151,242.83
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	57,766.09
Balance Per Books	<u>57,766.09</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: 12.31.2021
Reconciliation Date: 12/31/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0251	11/4/2021	Series 2016 FY21 Tax Dist ID Excess Fees 21	364.64	Champions Reserve CDD
0253	12/17/2021	Series 2016 FY22 Tax Dist ID 11/24-11/30	140,908.19	Champions Reserve CDD
0252	12/29/2021	System Generated Check/Voucher	9,970.00	Egis Insurance Advisors, LLC
Outstanding Checks/Vouchers			<u>151,242.83</u>	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 12.31.2021
Reconciliation Date: 12/31/2021
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0249	11/7/2021	Series 2016 FY22 Tax Dist ID	4,144.36	Champions Reserve CDD
0250	12/14/2021	Series 2016 FY22 Tax Dist ID	<u>22,379.54</u>	Champions Reserve CDD
Cleared Checks/Vouchers			26,523.90	
			<u><u>26,523.90</u></u>	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 12.31.2021
Reconciliation Date: 12/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR184	12/14/2021	Tax Distribution 12.14.2021	30,219.23	
CR187	12/17/2021	Tax Distribution 12.17.2021	190,269.16	
CR190	12/31/2021	Tax Distribution 01/10/2022	<u>8,977.14</u>	
Cleared Deposits			<u>229,465.53</u>	