

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2023

Prepared by:



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

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of April 30, 2023
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2016	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	FIXED ASSETS	LONG-TERM	
	FUND	FUND	ACCOUNT	DEBT	
			GROUP FUND	ACCOUNT	
				GROUP FUND	
<u>ASSETS</u>					
	35,560	-	-	-	35,560
Due From Other Funds	-	9,157	-	-	9,157
Investments:					
Interest Account	-	58,459	-	-	58,459
Prepayment Account	-	100	-	-	100
Reserve Fund	-	87,075	-	-	87,075
Revenue Fund	-	131,890	-	-	131,890
Fixed Assets					
Construction Work In Process	-	-	2,330,568	-	2,330,568
Amount Avail In Debt Services	-	-	-	301,750	301,750
Amount To Be Provided	-	-	-	2,138,250	2,138,250
TOTAL ASSETS	\$ 35,560	\$ 286,681	\$ 2,330,568	\$ 2,440,000	\$ 5,092,809
<u>LIABILITIES</u>					
Accounts Payable	\$ 2,584	\$ -	\$ -	\$ -	\$ 2,584
Bonds Payable	-	-	-	2,440,000	2,440,000
Due To Other Funds	9,157	-	-	-	9,157
TOTAL LIABILITIES	11,741	-	-	2,440,000	2,451,741
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	286,681	-	-	286,681
Unassigned:	23,819	-	2,330,568	-	2,354,387
TOTAL FUND BALANCES	23,819	286,681	2,330,568	-	2,641,068
TOTAL LIABILITIES & FUND BALANCES	\$ 35,560	\$ 286,681	\$ 2,330,568	\$ 2,440,000	\$ 5,092,809

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- Tax Collector	\$ 63,506	\$ 63,490	\$ (16)	99.97%
TOTAL REVENUES	63,506	63,490	(16)	99.97%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	3,000	1,200	1,800	40.00%
ProfServ-Trustee Fees	4,300	2,694	1,606	62.65%
Disclosure Report	3,000	1,750	1,250	58.33%
District Counsel	2,690	869	1,821	32.30%
District Engineer	3,000	-	3,000	0.00%
District Manager	27,500	16,042	11,458	58.33%
Auditing Services	4,400	-	4,400	0.00%
Website Compliance	1,900	1,500	400	78.95%
Postage, Phone, Faxes, Copies	125	52	73	41.60%
Public Officials Insurance	1,500	2,395	(895)	159.67%
Legal Advertising	2,000	1,533	467	76.65%
Bank Fees	100	-	100	0.00%
Website Administration	500	292	208	58.40%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	54,215	28,502	25,713	52.57%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	9,291	8,447	844	90.92%
Total Other Physical Environment	9,291	8,447	844	90.92%
TOTAL EXPENDITURES	63,506	36,949	26,557	58.18%
Excess (deficiency) of revenues				
Over (under) expenditures	-	26,541	26,541	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(2,722)		
FUND BALANCE, ENDING		\$ 23,819		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

Series 2016 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 114	\$ 114	0.00%
Special Assmnts- Tax Collector	172,013	181,242	9,229	105.37%
TOTAL REVENUES	172,013	181,356	9,343	105.43%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	55,000	-	55,000	0.00%
Interest Expense	117,013	114,663	2,350	97.99%
Total Debt Service	172,013	114,663	57,350	66.66%
TOTAL EXPENDITURES	172,013	114,663	57,350	66.66%
Excess (deficiency) of revenues Over (under) expenditures	-	66,693	66,693	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		219,988		
FUND BALANCE, ENDING		\$ 286,681		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

General Fixed Assets Account Group Fund (900)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		2,330,568		
FUND BALANCE, ENDING		\$ 2,330,568		

CHAMPIONS RESERVE CDD

Bank Reconciliation

Bank Account No. 7969 TRUIST - GF Operating
 Statement No. 4-23
 Statement Date 4/30/2023

G/L Balance (LCY)	35,560.05	Statement Balance	37,419.54
G/L Balance	35,560.05	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	35,560.05	Subtotal	37,419.54
Negative Adjustments	0.00	Outstanding Checks	1,859.49
	<hr/>	Differences	0.00
Ending G/L Balance	35,560.05	Ending Balance	35,560.05
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
4/6/2023	Payment	320	CALLEY L MOLINA	200.00	200.00	0.00
4/6/2023	Payment	321	KYLE ERIC DAVIS	200.00	200.00	0.00
4/6/2023	Payment	322	TERRY L. ALFREY	200.00	200.00	0.00
4/13/2023	Payment	323	APPLETON REISS PLLC	434.50	434.50	0.00
4/19/2023	Payment	324	CHAMPIONS RESERVE CDD	1,726.82	1,726.82	0.00
Total Checks				2,761.32	2,761.32	0.00
Deposits						
4/11/2023		JE000057	Debt Service/Tax Revenue	G/L 2,331.73	2,331.73	0.00
Total Deposits				2,331.73	2,331.73	0.00
Outstanding Checks						
10/1/2022		JE000014	Outstanding check# 0274; Champions	854.77	0.00	854.77
4/27/2023	Payment	325	CA FLORIDA HOLDINGS, LLC	804.72	0.00	804.72
4/27/2023	Payment	326	L. MICHELLE VON HATTEN	200.00	0.00	200.00
Total Outstanding Checks.....				1,859.49		1,859.49