

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 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 2/28/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets					
Cash--Operating Account	8,518	0	0	0	8,518
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	108,962	0	0	108,962
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	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	196,716	196,716
Amount To Be Provided--Debt Service	0	0	0	2,532,079	2,532,079
Other	0	0	0	0	0
Total Assets	<u>8,518</u>	<u>290,275</u>	<u>2,330,568</u>	<u>2,728,795</u>	<u>5,358,156</u>
Liabilities					
Accounts Payable	349	0	0	0	349
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
Other Current Liabilities	2,991	0	0	0	2,991
Revenue Bond--Long Term--Series 2016	0	0	0	2,728,795	2,728,795
Unearned Revenues	0	0	0	0	0
Total Liabilities	<u>3,341</u>	<u>0</u>	<u>0</u>	<u>2,728,795</u>	<u>2,732,136</u>
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	5,177	74,010	0	0	79,187
Total Fund Equity & Other Credits	<u>5,177</u>	<u>290,275</u>	<u>2,330,568</u>	<u>0</u>	<u>2,626,020</u>
Total Liabilities & Fund Equity	<u>8,518</u>	<u>290,275</u>	<u>2,330,568</u>	<u>2,728,795</u>	<u>5,358,156</u>

Champions Reserve CDD

Statement of R&E

001 - General Fund
From 10/1/2018 Through 2/28/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assessments-Tax Roll	23,173	28,531	5,358	23 %
Operations & Maintenance Assessments-Off Roll	27,027	1,824	(25,203)	(93)%
Contribution & Donations From Private Sources				
Developer Contribution	0	7,159	7,159	0 %
Total Revenues	<u>50,200</u>	<u>37,514</u>	<u>(12,686)</u>	<u>(25)%</u>
Expenditures				
Financial & Administrative				
District Manager	27,500	11,458	16,042	58 %
District Engineer	500	313	188	38 %
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	12	288	96 %
Public Officials Insurance	1,085	2,000	(915)	(84)%
Legal Advertising	500	291	210	42 %
Bank Fees	300	86	214	71 %
Dues, Licenses, & Fees	175	199	(24)	(14)%
Miscellaneous	0	667	(667)	0 %
Web Administration	500	4,950	(4,450)	(890)%
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>32,336</u>	<u>17,864</u>	<u>36 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>5,177</u>	<u>5,177</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	0	0	0 %
Fund Balance, End of Period	<u>0</u>	<u>5,177</u>	<u>5,177</u>	<u>0 %</u>

Champions Reserve CDD

Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 2/28/2019

(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	103,031	103,031	0 %
Debt Service Assessments-Off Roll	179,750	6,816	(172,934)	(96)%
Debt Service Assessments-Developer	0	75,738	75,738	0 %
Interest Earnings				
Interest Earnings	0	269	269	0 %
Total Revenues	<u>179,750</u>	<u>185,854</u>	<u>6,104</u>	<u>3 %</u>
Expenditures				
Financial & Administrative				
Miscellaneous	0	1,154	(1,154)	0 %
Debt Service Payments				
Interest	129,750	65,691	64,059	49 %
Principal	50,000	45,000	5,000	10 %
Total Expenditures	<u>179,750</u>	<u>111,845</u>	<u>67,905</u>	<u>38 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>74,010</u>	<u>74,010</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	216,265	216,265	0 %
Fund Balance, End of Period	<u>0</u>	<u>290,275</u>	<u>290,275</u>	<u>0 %</u>

Champions Reserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Bank Balance	8,518.00
Less Outstanding Checks/Vouchers	0.00
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	8,518.00
Balance Per Books	<u>8,518.00</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: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0121	1/30/2019	Series 2016 FY19 Tax Dist ID Dec Int	138.58	Champions Reserve CDD
0122	2/1/2019	System Generated Check/Voucher	2,292.61	Meritus Districts
0123	2/1/2019	System Generated Check/Voucher	121.50	Straley Robin Vericker
0124	2/7/2019	System Generated Check/Voucher	598.22	IPFS Corporation
0125	2/14/2019	System Generated Check/Voucher	3,200.00	Grau and Associates
Cleared Checks/Vouchers			<u>6,350.91</u>	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	133790	1/30/2019	Off Roll - Lot 205	<u>228.00</u>
Cleared Deposits				<u>228.00</u>

02/28/2019



Account Statement

CHAMPIONS RESERVE COMMUNITY DEVELOPM
 2005 PAM AM CIRCLE
 SUITE 120
 TAMPA FL 33607

Questions? Please call
 1-800-786-8787

Reminder:

Clients using any non-SunTrust ATM located in the U.S. are charged a \$3 fee, and are charged a \$5 fee for using ATMs located outside the U.S. The ATM owner may also charge an additional fee. For clients who use their debit card for transactions in a currency other than U.S. dollars, the exchange rate will be increased by 3%. See the Business Accounts Fee Schedule at www.suntrust.com/businessfeeschedule for more information.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		02/01/2019 - 02/28/2019

Description	Amount	Description	Amount
Beginning Balance	\$14,640.91	Average Balance	\$11,389.82
Deposits/Credits	\$228.00	Average Collected Balance	\$11,365.39
Checks	\$6,350.91	Number of Days in Statement Period	28
Withdrawals/Debits	\$0.00		
Ending Balance	\$8,518.00		

Overdraft Protection
 Account Number: [Redacted] Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	02/08	228.00		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	121	138.58	02/26	123	121.50	02/05	125	3,200.00	02/21
	122	2,292.61	02/04	124	598.22	02/13			
Checks: 5									

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/01	14,640.91	14,640.91	02/11	12,454.80	12,454.80
	02/04	12,348.30	12,348.30	02/13	11,856.58	11,856.58
	02/05	12,226.80	12,226.80	02/21	8,656.58	8,656.58
	02/08	12,454.80	12,226.80	02/26	8,518.00	8,518.00

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.