

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 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 2/28/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets					
Cash--Operating Account	24,983	0	0	0	24,983
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	181,068	0	0	181,068
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	1,010	0	0	0	1,010
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>25,993</u>	<u>362,380</u>	<u>2,330,568</u>	<u>2,585,000</u>	<u>5,303,941</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	20,185	62,577	0	0	82,763
Total Fund Equity & Other Credits	<u>20,720</u>	<u>362,380</u>	<u>2,330,568</u>	<u>0</u>	<u>2,713,668</u>

Champions Reserve CDD

Fund Report

As of 2/28/2021
(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>25,993</u>	<u>362,380</u>	<u>2,330,568</u>	<u>2,585,000</u>	<u>5,303,941</u>

Champions Reserve CDD

Statement of R&E

001 - General Fund
From 10/1/2020 Through 2/28/2021
(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	48,887	(1,313)	(3)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>16</u>	<u>16</u>	<u>0 %</u>
Total Revenues	<u>50,200</u>	<u>48,903</u>	<u>(1,297)</u>	<u>(3)%</u>
Expenditures				
Financial & Administrative				
District Manager	27,500	11,458	16,042	58 %
District Engineer	500	219	281	56 %
Disclosure Report	3,000	3,000	0	0 %
Trustee Fees	4,500	1,684	2,816	63 %
Accounting Services	0	263	(263)	0 %
Auditing Services	5,500	4,000	1,500	27 %
Postage, Phone, Faxes, Copies	250	201	49	20 %
Public Officials Insurance	1,378	1,299	79	6 %
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	208	292	58 %
Legal Counsel				
District Counsel	1,600	0	1,600	100 %
Other Physical Environment				
Property & Casualty Insurance	<u>4,397</u>	<u>4,478</u>	<u>(81)</u>	<u>(2)%</u>
Total Expenditures	<u>50,200</u>	<u>28,718</u>	<u>21,482</u>	<u>43 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>20,185</u>	<u>20,185</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	535	535	0 %
Fund Balance, End of Period	<u>0</u>	<u>20,720</u>	<u>20,720</u>	<u>0 %</u>

Champions Reserve CDD

Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2020 Through 2/28/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	181,125	176,541	(4,584)	(3)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
Total Revenues	<u>181,125</u>	<u>176,546</u>	<u>(4,579)</u>	<u>(3)%</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>62,577</u>	<u>62,577</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	299,803	299,803	0 %
Fund Balance, End of Period	<u>0</u>	<u>362,380</u>	<u>362,380</u>	<u>0 %</u>

Champions Reserve CDD

Statement of R&E

900 - General Fixed Assets
From 10/1/2020 Through 2/28/2021
(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 2/28/2021
(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: 02/28/21
Reconciliation Date: 2/28/2021
Status: Locked

Bank Balance	24,982.75
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	24,982.75
Balance Per Books	<u>24,982.75</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: 02/28/21

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0217	2/1/2021	System Generated Check/Voucher	2,337.33	Meritus Districts
0218	2/4/2021	System Generated Check/Voucher	1,000.00	Grau and Associates
0219	2/11/2021	System Generated Check/Voucher	819.45	IPFS Corporation
0221	2/15/2021	Series 2016 FY21 Tax Dist ID 6	1,692.28	Champions Reserve CDD
0220	2/18/2021	System Generated Check/Voucher	3,000.00	Meritus Districts
Cleared Checks/Vouchers			<u>8,849.06</u>	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 02/28/21
Reconciliation Date: 2/28/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR159	1/29/2021	Interest Distribution - 01.29.21	16.27	
CR160	2/15/2021	Tax Distribution - 02.15.21	<u>2,160.90</u>	
Cleared Deposits			<u>2,177.17</u>	