

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2022



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 2/28/2022
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets					
Cash--Operating Account	28,915	0	0	0	28,915
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	188,701	0	0	188,701
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	1,010	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	2,139,250	2,139,250
Other	0	0	0	0	0
Total Assets	<u>31,889</u>	<u>276,326</u>	<u>2,330,568</u>	<u>2,441,000</u>	<u>5,079,783</u>
Liabilities					
Accounts Payable	0	0	0	0	0
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	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	2,441,000	2,441,000
Unearned Revenues	0	0	0	0	0
Total Liabilities	<u>5,273</u>	<u>1,963</u>	<u>0</u>	<u>2,441,000</u>	<u>2,448,236</u>
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	35,549	59,835	0	0	95,384
Total Fund Equity & Other Credits	<u>26,616</u>	<u>274,363</u>	<u>2,330,568</u>	<u>0</u>	<u>2,631,547</u>

Champions Reserve CDD

Fund Report

As of 2/28/2022

(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>31,889</u>	<u>276,326</u>	<u>2,330,568</u>	<u>2,441,000</u>	<u>5,079,783</u>

Champions Reserve CDD

Statement of R&E

001 - General Fund
From 10/1/2021 Through 2/28/2022
(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	63,825	319	1 %
Total Revenues	63,506	63,825	319	1 %
Expenditures				
Legislative				
Supervisor Fees	3,000	600	2,400	80 %
Financial & Administrative				
District Manager	27,500	11,458	16,042	58 %
District Engineer	2,000	2,044	(44)	(2)%
Disclosure Report	3,000	1,250	1,750	58 %
Trustee Fees	4,300	1,684	2,616	61 %
Auditing Services	4,200	1,029	3,171	76 %
Postage, Phone, Faxes, Copies	1,500	22	1,478	99 %
Public Officials Insurance	2,368	1,409	959	41 %
Legal Advertising	2,200	599	1,601	73 %
Bank Fees	200	30	170	85 %
Dues, Licenses, & Fees	500	200	300	60 %
Office Supplies	250	0	250	100 %
Web Administration	500	208	292	58 %
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	28,275	35,231	55 %
Excess of Revenues Over (Under) Expenditures	0	35,549	35,549	0 %
Fund Balance, Beginning of Period	0	(8,934)	(8,934)	0 %
Fund Balance, End of Period	0	26,616	26,616	0 %

Champions Reserve CDD

Statement of R&E

200 - Debt Service Fund - Series 2016

From 10/1/2021 Through 2/28/2022

(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	174,707	144	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Total Revenues	<u>174,563</u>	<u>174,710</u>	<u>147</u>	<u>0 %</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>59,835</u>	<u>59,834</u>	<u>5,983,371 %</u>
Fund Balance, Beginning of Period	0	214,529	214,529	0 %
Fund Balance, End of Period	<u><u>1</u></u>	<u><u>274,363</u></u>	<u><u>274,362</u></u>	<u><u>27,436,241 %</u></u>

Champions Reserve CDD

Statement of R&E

900 - General Fixed Assets
From 10/1/2021 Through 2/28/2022
(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 2/28/2022
(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: 2.28.2022
Reconciliation Date: 2/28/2022
Status: Locked

Bank Balance	32,884.29
Less Outstanding Checks/Vouchers	3,968.87
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	28,915.42
Balance Per Books	<u>28,915.42</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: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0270	2/18/2022	Series 2016 FY22 Tax Dist ID 1/1/22 - 1/31/22	846.14	Champions Reserve CDD
0271	2/24/2022	System Generated Check/Voucher	536.48	CA Florida Holdings, LLC
0272	2/24/2022	System Generated Check/Voucher	2,586.25	Meritus Districts
Outstanding Checks/Vouchers			<u>3,968.87</u>	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
0253	12/17/2021	Series 2016 FY22 Tax Dist ID 11/24-11/30	140,908.19	Champions Reserve CDD
0253	12/17/2021	Series 2016 FY22 Tax Dist ID 11/24-11/30	(140,908.19)	Champions Reserve CDD
0253	12/17/2021	Series 2016 FY22 Tax Dist ID 11/24-11/30	140,908.19	Champions Reserve CDD
0263	1/10/2022	Series 2016 FY22 Tax Dist ID 12/01-12/15	4,685.25	Champions Reserve CDD
0264	1/18/2022	Series 2016 FY22 Tax Dist ID 12/16-12/31	3,341.38	Champions Reserve CDD
0265	2/3/2022	System Generated Check/Voucher	1,000.00	Grau and Associates
0266	2/3/2022	System Generated Check/Voucher	200.00	James M.F. Rohrbach
0267	2/3/2022	System Generated Check/Voucher	200.00	Kyle Eric Davis
0268	2/3/2022	System Generated Check/Voucher	2,583.34	Meritus Districts
0269	2/3/2022	System Generated Check/Voucher	200.00	Richard L. Von Hatten
Cleared Checks/Vouchers			153,118.16	

Champions Reserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 2.28.2022
Reconciliation Date: 2/28/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR192	1/28/2022	Insurance Premium Refund - 1.28.2022	819.45	
CR194	2/18/2022	Tax Distribution 02/18/2022	<u>1,142.55</u>	
Cleared Deposits			1,962.00	
			<u><u>1,962.00</u></u>	