

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2022



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

Champions Reserve CDD

Fund Report

As of 7/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets					
Cash--Operating Account	12,438.00	0.00	0.00	0.00	12,438.00
Due From Developer	0.00	0.00	0.00	0.00	0.00
Due From General Fund	0.00	0.00	0.00	0.00	0.00
Due From Debt Service	0.00	0.00	0.00	0.00	0.00
Investments - Revenue 2016 (5000)	0.00	133,641.00	0.00	0.00	133,641.00
Investments - Interest 2016 (5001)	0.00	0.00	0.00	0.00	0.00
Investments - Sinking 2016 (5002)	0.00	0.00	0.00	0.00	0.00
Investments - Reserve 2016 (5003)	0.00	87,200.00	0.00	0.00	87,200.00
Investments - Prepayment 2016 (5004)	0.00	0.00	0.00	0.00	0.00
Prepaid Items	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00
Prepaid Professional Liability Insurance	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00
Prepaid Property Insurance	0.00	0.00	0.00	0.00	0.00
Construction Work in Progress	0.00	0.00	2,330,568.00	0.00	2,330,568.00
Amount Available-Debt Service	0.00	0.00	0.00	301,750.00	301,750.00
Amount To Be Provided--Debt Service	0.00	0.00	0.00	2,138,250.00	2,138,250.00
Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Assets	<u>12,438.00</u>	<u>220,841.00</u>	<u>2,330,568.00</u>	<u>2,440,000.00</u>	<u>5,003,847.00</u>
Liabilities					
Accounts Payable	0.00	0.00	0.00	0.00	0.00
Accounts Payable-Other	0.00	0.00	0.00	0.00	0.00
Unearned Revenues	0.00	0.00	0.00	0.00	0.00
Due To General Fund	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00
Deposits	0.00	0.00	0.00	0.00	0.00
Due to Developer	0.00	0.00	0.00	0.00	0.00
Other Current Liabilities	0.00	0.00	0.00	0.00	0.00
Revenue Bond--Long Term--Series 2016	0.00	0.00	0.00	2,440,000.00	2,440,000.00
Unearned Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,440,000.00</u>	<u>2,440,000.00</u>
Fund Equity & Other Credits					
Fund Balance-All Other Reserves	0.00	214,528.00	0.00	0.00	214,528.00
Fund Balance-Unreserved	(3,641.00)	0.00	0.00	0.00	(3,641.00)
Investment in General Fixed Assets	0.00	0.00	2,330,568.00	0.00	2,330,568.00
Other	<u>16,080.00</u>	<u>6,313.00</u>	<u>0.00</u>	<u>0.00</u>	<u>22,392.00</u>
Total Fund Equity & Other Credits	<u>12,438.00</u>	<u>220,841.00</u>	<u>2,330,568.00</u>	<u>0.00</u>	<u>2,563,847.00</u>

Champions Reserve CDD
Fund Report
As of 7/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Total Liabilities & Fund Equity	<u>12,438.00</u>	<u>220,841.00</u>	<u>2,330,568.00</u>	<u>2,440,000.00</u>	<u>5,003,847.00</u>

Champions Reserve CDD

Statement of R

From 10/1/2021 Through 7/31/2022

001 - General Fund
(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	63,506.00	63,682.00	176.00	0 %
Total Revenues	<u>63,506.00</u>	<u>63,682.00</u>	<u>176.00</u>	<u>0 %</u>
Expenditures				
Legislative				
Supervisor Fees	3,000.00	1,400.00	1,600.00	53 %
Financial & Administrative				
District Manager	27,500.00	20,625.00	6,875.00	26 %
District Engineer	2,000.00	3,686.00	(1,686.00)	(84)%
Disclosure Report	3,000.00	2,250.00	750.00	25 %
Trustee Fees	4,300.00	2,694.00	1,606.00	37 %
Auditing Services	4,200.00	4,229.00	(29.00)	(1)%
Postage, Phone, Faxes, Copies	1,500.00	114.00	1,386.00	92 %
Public Officials Insurance	2,368.00	1,594.00	774.00	33 %
Legal Advertising	2,200.00	882.00	1,318.00	60 %
Bank Fees	200.00	30.00	170.00	85 %
Dues, Licenses, & Fees	500.00	200.00	300.00	60 %
Office Supplies	250.00	0.00	250.00	100 %
Web Administration	500.00	375.00	125.00	26 %
ADA Website Compliance	1,900.00	0.00	1,900.00	100 %
Legal Counsel				
District Counsel	2,000.00	1,148.00	852.00	43 %
Other Physical Environment				
Property & Casualty Insurance	8,088.00	8,376.00	(288.00)	(4)%
Total Expenditures	<u>63,506.00</u>	<u>47,603.00</u>	<u>15,903.00</u>	<u>25 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>16,080.00</u>	<u>16,080.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	(3,641.00)	(3,641.00)	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>12,438.00</u>	<u>12,438.00</u>	<u>0 %</u>

Champions Reserve CDD

Statement of R

From 10/1/2021 Through 7/31/2022

200 - Debt Service Fund - Series 2016
(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	174,563.00	181,867.00	7,304.00	4 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>8.00</u>	<u>8.00</u>	<u>0 %</u>
Total Revenues	<u>174,563.00</u>	<u>181,875.00</u>	<u>7,312.00</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest	119,562.00	120,563.00	(1,001.00)	(1)%
Principal	55,000.00	51,000.00	4,000.00	7 %
Prepayments	<u>0.00</u>	<u>4,000.00</u>	<u>(4,000.00)</u>	<u>0 %</u>
Total Expenditures	<u>174,562.00</u>	<u>175,563.00</u>	<u>(1,001.00)</u>	<u>(1)%</u>
Excess of Revenues Over (Under) Expenditures	<u>1.00</u>	<u>6,313.00</u>	<u>6,312.00</u>	<u>631,178 %</u>
Fund Balance, Beginning of Period	0.00	214,528.00	214,528.00	0 %
Fund Balance, End of Period	<u>1.00</u>	<u>220,841.00</u>	<u>220,840.00</u>	<u>22,083,958 %</u>

Champions Reserve CDD

Statement of R

From 10/1/2021 Through 7/31/2022

900 - General Fixed Assets
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0.00	2,330,568.00	2,330,568.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>2,330,568.00</u>	<u>2,330,568.00</u>	<u>0 %</u>

Champions Reserve CDD

Statement of R

From 10/1/2021 Through 7/31/2022

*950 - General Long-Term Debt
(In Whole Numbers)*

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0.00	2,440,000.00	2,440,000.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>2,440,000.00</u>	<u>2,495,000.00</u>	<u>0 %</u>

Champions Reserve CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	15,884.28
Less Outstanding Checks/Vouchers	3,446.11
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	12,438.17
Balance Per Books	<u>12,438.17</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0274	3/15/2022	Series 2016 FY22 Tax Dist ID 2/1-2/28	854.77	Champions Reserve CDD
0289	7/7/2022	System Generated Check/Voucher	<u>2,591.34</u>	Inframark LLC
Outstanding Checks/Vouchers			<u>3,446.11</u>	

Champions Reserve CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
0287	6/22/2022	System Generated Check/Voucher	1,148.03	Appleton Reiss PLLC
0288	6/29/2022	System Generated Check/Voucher	282.61	CA Florida Holdings, LLC
0290	7/21/2022	System Generated Check/Voucher	<u>2,050.00</u>	Hanson Walter & Associates, Inc
Cleared Checks/Vouchers			<u>3,480.64</u>	