

# Champions Reserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2022

Prepared by:



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**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2022

*(In Whole Numbers)*

| <u>ACCOUNT DESCRIPTION</u>                   | <u>GENERAL FUND</u> | <u>SERIES 2016 DEBT SERVICE FUND</u> | <u>GENERAL FIXED ASSETS ACCOUNT GROUP FUND</u> | <u>GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND</u> | <u>TOTAL</u>        |
|--|---------------------|--------------------------------------|--|--|---------------------|
| <b><u>ASSETS</u></b>                         |                     |                                      |  |  |                     |
| Cash - Operating Account                     | 8,006               | -                                    | -  | -  | 8,006               |
| Due From Other Funds                         | -                   | 7,023                                | -  | -  | 7,023               |
| Investments:                                 |                     |                                      |  |  |                     |
| Reserve Fund                                 | -                   | 87,175                               | -  | -  | 87,175              |
| Revenue Fund                                 | -                   | 18,152                               | -  | -  | 18,152              |
| 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           |
| <b>TOTAL ASSETS</b>                          | <b>\$ 8,006</b>     | <b>\$ 112,350</b>                    | <b>\$ 2,330,568</b>                            | <b>\$ 2,440,000</b>                              | <b>\$ 4,890,924</b> |
| <b><u>LIABILITIES</u></b>                    |                     |                                      |  |  |                     |
| Accounts Payable                             | \$ 11,722           | \$ -                                 | \$ -   | \$ -   | \$ 11,722           |
| Bonds Payable                                | -                   | -                                    | -  | 2,440,000  | 2,440,000           |
| Due To Other Funds                           | 5,815               | -                                    | -  | -  | 5,815               |
| <b>TOTAL LIABILITIES</b>                     | <b>17,537</b>       | <b>-</b>                             | <b>-</b>                                       | <b>2,440,000</b>                                 | <b>2,457,537</b>    |
| <b><u>FUND BALANCES</u></b>                  |                     |                                      |  |  |                     |
| Restricted for:                              |                     |                                      |  |  |                     |
| Debt Service                                 | -                   | 112,350                              | -  | -  | 112,350             |
| Unassigned:                                  | (9,531)             | -                                    | 2,330,568                                      | -  | 2,321,037           |
| <b>TOTAL FUND BALANCES</b>                   | <b>(9,531)</b>      | <b>112,350</b>                       | <b>2,330,568</b>                               | <b>-</b>   | <b>2,433,387</b>    |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 8,006</b>     | <b>\$ 112,350</b>                    | <b>\$ 2,330,568</b>                            | <b>\$ 2,440,000</b>                              | <b>\$ 4,890,924</b> |

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 2022

General Fund (001)

*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b>REVENUES</b>                              |                             |                        |                             |  |
| Special Assmnts- Tax Collector               | \$ 63,506                   | \$ 2,460               | \$ (61,046)                 | 3.87%                                  |
| <b>TOTAL REVENUES</b>                        | <b>63,506</b>               | <b>2,460</b>           | <b>(61,046)</b>             | <b>3.87%</b>                           |
| <b>EXPENDITURES</b>                          |                             |                        |                             |  |
| <b><u>Administration</u></b>                 |                             |                        |                             |  |
| Supervisor Fees                              | 3,000                       | 400                    | 2,600                       | 13.33%                                 |
| ProfServ-Trustee Fees                        | 4,300                       | 2,694                  | 1,606                       | 62.65%                                 |
| Disclosure Report                            | 3,000                       | 250                    | 2,750                       | 8.33%                                  |
| District Counsel                             | 2,690                       | 356                    | 2,334                       | 13.23%                                 |
| District Engineer                            | 3,000                       | -                      | 3,000                       | 0.00%                                  |
| District Manager                             | 27,500                      | 4,583                  | 22,917                      | 16.67%                                 |
| Auditing Services                            | 4,400                       | -                      | 4,400                       | 0.00%                                  |
| Website Compliance                           | 1,900                       | -                      | 1,900                       | 0.00%                                  |
| Postage, Phone, Faxes, Copies                | 125                         | -                      | 125                         | 0.00%                                  |
| Public Officials Insurance                   | 1,500                       | -                      | 1,500                       | 0.00%                                  |
| Legal Advertising                            | 2,000                       | 728                    | 1,272                       | 36.40%                                 |
| Bank Fees                                    | 100                         | -                      | 100                         | 0.00%                                  |
| Website Administration                       | 500                         | 83                     | 417                         | 16.60%                                 |
| Dues, Licenses, Subscriptions                | 200                         | 175                    | 25                          | 87.50%                                 |
| <b>Total Administration</b>                  | <b>54,215</b>               | <b>9,269</b>           | <b>44,946</b>               | <b>17.10%</b>                          |
| <b><u>Other Physical Environment</u></b>     |                             |                        |                             |  |
| Insurance -Property & Casualty               | 9,291                       | -                      | 9,291                       | 0.00%                                  |
| <b>Total Other Physical Environment</b>      | <b>9,291</b>                | <b>-</b>               | <b>9,291</b>                | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES</b>                    | <b>63,506</b>               | <b>9,269</b>           | <b>54,237</b>               | <b>14.60%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | (6,809)                | (6,809)                     | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b> |                             | <b>(2,722)</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ (9,531)</b>      |                             |  |

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
Series 2016 Debt Service Fund (200)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b>REVENUES</b>  |                             |                        |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 2                   | \$ 2                        | 0.00%                                  |
| Special Assmnts- Tax Collector                               | 172,013                     | 7,023                  | (164,990)                   | 4.08%                                  |
| <b>TOTAL REVENUES</b>  | <b>172,013</b>              | <b>7,025</b>           | <b>(164,988)</b>            | <b>4.08%</b>                           |
| <b>EXPENDITURES</b>  |                             |                        |                             |  |
| <b>Debt Service</b>  |                             |                        |                             |  |
| Principal Debt Retirement                                    | 55,000                      | -                      | 55,000                      | 0.00%                                  |
| Interest Expense   | 117,013                     | 114,663                | 2,350                       | 97.99%                                 |
| <b>Total Debt Service</b>                                    | <b>172,013</b>              | <b>114,663</b>         | <b>57,350</b>               | <b>66.66%</b>                          |
| <b>TOTAL EXPENDITURES</b>                                    | <b>172,013</b>              | <b>114,663</b>         | <b>57,350</b>               | <b>66.66%</b>                          |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | (107,638)              | (107,638)                   | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>                 |                             | <b>219,988</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b>\$ 112,350</b>      |                             |  |

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022  
General Fixed Assets Account Group Fund (900)  
*(In Whole Numbers)*

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

# CHAMPIONS RESERVE CDD

## Bank Reconciliation

Bank Account No. 7969 TRUIST - GF Operating  
 Statement No. 11-22  
 Statement Date 11/30/2022

|                             |          |                             |           |
|-----------------------------|----------|-----------------------------|-----------|
| <b>G/L Balance (LCY)</b>    | 8,005.69 | <b>Statement Balance</b>    | 10,068.30 |
| <b>G/L Balance</b>          | 8,005.69 | <b>Outstanding Deposits</b> | 0.00      |
| <b>Positive Adjustments</b> | 0.00     |                             |           |
|                             | <hr/>    |                             |           |
| <b>Subtotal</b>             | 8,005.69 | <b>Subtotal</b>             | 10,068.30 |
| <b>Negative Adjustments</b> | 0.00     | <b>Outstanding Checks</b>   | 2,062.61  |
|                             | <hr/>    | <b>Differences</b>          | 0.00      |
| <b>Ending G/L Balance</b>   | 8,005.69 | <b>Ending Balance</b>       | 8,005.69  |
| <b>Difference</b>           | 0.00     |                             |           |

| Posting Date                          | Document Type | Document No. | Description                               | Amount          | Cleared Amount | Difference      |
|---------------------------------------|---------------|--------------|---|-----------------|----------------|-----------------|
| <b>Checks</b>                         |               |              |   |                 |                |                 |
| 11/9/2022                             | Payment       | 300          | APPLETON REISS PLLC                       | 355.50          | 355.50         | 0.00            |
| 11/9/2022                             | Payment       | 301          | FLORIDA DEPARTMENT OF                     | 175.00          | 175.00         | 0.00            |
| Total Checks                          |               |              |   | 530.50          | 530.50         | 0.00            |
| <b>Deposits</b>                       |               |              |   |                 |                |                 |
| 11/11/2022                            |               | JE000003     | Debt Service/Tax Revenue                  | G/L Ac 511.73   | 511.73         | 0.00            |
| 11/18/2022                            |               | JE000016     | Debt Service/Tax Revenue                  | G/L Ac 1,119.23 | 1,119.23       | 0.00            |
| 11/30/2022                            |               | JE000021     | Debt Service/ Tax Revenue                 | G/L Ac 7,852.40 | 7,852.40       | 0.00            |
| Total Deposits                        |               |              |   | 9,483.36        | 9,483.36       | 0.00            |
| <b>Outstanding Checks</b>             |               |              |   |                 |                |                 |
| 10/1/2022                             |               | JE000014     | Outstanding check# 0274; Champions Reserv | 854.77          | 0.00           | 854.77          |
| 11/29/2022                            | Payment       | 302          | CHAMPIONS RESERVE CDD                     | 1,207.84        | 0.00           | 1,207.84        |
| <b>Total Outstanding Checks</b> ..... |               |              |   | <b>2,062.61</b> |                | <b>2,062.61</b> |