

# Champions Reserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2022

Prepared by:



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**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 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>					
	208,906	-	-	-	208,906
Due From Other Funds	-	172,418	-	-	172,418
Investments:					
Reserve Fund	-	87,175	-	-	87,175
Revenue Fund	-	19,360	-	-	19,360
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>\$ 208,906</b>	<b>\$ 278,953</b>	<b>\$ 2,330,568</b>	<b>\$ 2,440,000</b>	<b>\$ 5,258,427</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 168,948	\$ -	\$ -	\$ -	\$ 168,948
Bonds Payable	-	-	-	2,440,000	2,440,000
Due To Other Funds	5,815	-	-	-	5,815
<b>TOTAL LIABILITIES</b>	<b>174,763</b>	<b>-</b>	<b>-</b>	<b>2,440,000</b>	<b>2,614,763</b>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	278,953	-	-	278,953
Unassigned:	34,143	-	2,330,568	-	2,364,711
<b>TOTAL FUND BALANCES</b>	<b>34,143</b>	<b>278,953</b>	<b>2,330,568</b>	<b>-</b>	<b>2,643,664</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 208,906</b>	<b>\$ 278,953</b>	<b>\$ 2,330,568</b>	<b>\$ 2,440,000</b>	<b>\$ 5,258,427</b>

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

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

For the Period Ending December 31, 2022

General Fund (001)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Special Assmnts- Tax Collector	\$ 63,506	\$ 60,822	\$ (2,684)	95.77%
<b>TOTAL REVENUES</b>	<b>63,506</b>	<b>60,822</b>	<b>(2,684)</b>	<b>95.77%</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	6,875	20,625	25.00%
Auditing Services	4,400	-	4,400	0.00%
Website Compliance	1,900	1,500	400	78.95%
Postage, Phone, Faxes, Copies	125	12	113	9.60%
Public Officials Insurance	1,500	2,395	(895)	159.67%
Legal Advertising	2,000	728	1,272	36.40%
Bank Fees	100	-	100	0.00%
Website Administration	500	125	375	25.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
<b>Total Administration</b>	<b>54,215</b>	<b>15,510</b>	<b>38,705</b>	<b>28.61%</b>
<b><u>Other Physical Environment</u></b>				
Insurance -Property & Casualty	9,291	8,447	844	90.92%
<b>Total Other Physical Environment</b>	<b>9,291</b>	<b>8,447</b>	<b>844</b>	<b>90.92%</b>
<b>TOTAL EXPENDITURES</b>	<b>63,506</b>	<b>23,957</b>	<b>39,549</b>	<b>37.72%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	36,865	36,865	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(2,722)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 34,143</b>		

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

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

For the Period Ending December 31, 2022

Series 2016 Debt Service Fund (200)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
Special Assmnts- Tax Collector	172,013	173,626	1,613	100.94%
<b>TOTAL REVENUES</b>	<b>172,013</b>	<b>173,628</b>	<b>1,615</b>	<b>100.94%</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 Over (under) expenditures	-	58,965	58,965	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>219,988</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 278,953</b>		

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

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

For the Period Ending December 31, 2022

General Fixed Assets Account Group Fund (900)

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
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. 12-23  
 Statement Date 12/31/2022

<b>G/L Balance (LCY)</b>	208,906.45	<b>Statement Balance</b>	209,761.22
<b>G/L Balance</b>	208,906.45	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	208,906.45	<b>Subtotal</b>	209,761.22
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	854.77
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	208,906.45	<b>Ending Balance</b>	208,906.45
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
11/29/2022	Payment	302	CHAMPIONS RESERVE CDD	1,207.84	1,207.84	0.00
12/14/2022	Payment	303	APPLETON REISS PLLC	355.50	355.50	0.00
12/14/2022	Payment	304	KYLE ERIC DAVIS	200.00	200.00	0.00
12/21/2022	Payment	305	ADA SITE COMPLIANCE	1,500.00	1,500.00	0.00
12/21/2022	Payment	306	CA FLORIDA HOLDINGS, LLC	728.08	728.08	0.00
12/21/2022	Payment	307	CALLEY L MOLINA	200.00	200.00	0.00
12/21/2022	Payment	308	EGIS INSURANCE	10,842.00	10,842.00	0.00
12/21/2022	Payment	309	INFRAMARK LLC	7,654.83	7,654.83	0.00
12/28/2022	Payment	310	INFRAMARK LLC	2,584.06	2,584.06	0.00
12/29/2022		JE000019	Debt Service/Tax Revenue	199,222.97	199,222.97	0.00
Total Checks				224,495.28	224,495.28	0.00
<b>Deposits</b>						
12/21/2022		JE000017	assessment distribution	G/L Ac 199,222.97	199,222.97	0.00
12/29/2022		JE000018	Debt Service/Tax Revenue	G/L Ac 1,119.23	1,119.23	0.00
12/29/2022		JE000019	Debt Service/Tax Revenue	G/L Ac 199,222.97	199,222.97	0.00
12/29/2022		JE000020	Debt Service/Tax Revenue	G/L Ac 24,623.03	24,623.03	0.00
Total Deposits				424,188.20	424,188.20	0.00
<b>Outstanding Checks</b>						
10/1/2022		JE000014	Outstanding check# 0274; Champions Reserv	854.77	0.00	854.77
<b>Total Outstanding Checks</b> .....				<b>854.77</b>		<b>854.77</b>