

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2023

Prepared by:



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

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
				LONG-TERM DEBT ACCOUNT GROUP FUND	
<u>ASSETS</u>					
	44,432	-	-	-	44,432
Due From Other Funds	-	9,157	-	-	9,157
Investments:					
Reserve Fund	-	87,175	-	-	87,175
Revenue Fund	-	185,964	-	-	185,964
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
TOTAL ASSETS	\$ 44,432	\$ 282,296	\$ 2,330,568	\$ 2,440,000	\$ 5,097,296
<u>LIABILITIES</u>					
Accounts Payable	\$ 3,083	\$ -	\$ -	\$ -	\$ 3,083
Bonds Payable	-	-	-	2,440,000	2,440,000
Due To Other Funds	9,157	-	-	-	9,157
TOTAL LIABILITIES	12,240	-	-	2,440,000	2,452,240
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	282,296	-	-	282,296
Unassigned:	32,192	-	2,330,568	-	2,362,760
TOTAL FUND BALANCES	32,192	282,296	2,330,568	-	2,645,056
TOTAL LIABILITIES & FUND BALANCES	\$ 44,432	\$ 282,296	\$ 2,330,568	\$ 2,440,000	\$ 5,097,296

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2023

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
REVENUES				
Special Assmnts- Tax Collector	\$ 63,506	\$ 61,993	\$ (1,513)	97.62%
TOTAL REVENUES	63,506	61,993	(1,513)	97.62%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	3,000	400	2,600	13.33%
ProfServ-Trustee Fees	4,300	2,694	1,606	62.65%
Disclosure Report	3,000	1,000	2,000	33.33%
District Counsel	2,690	356	2,334	13.23%
District Engineer	3,000	-	3,000	0.00%
District Manager	27,500	9,167	18,333	33.33%
Auditing Services	4,400	-	4,400	0.00%
Website Compliance	1,900	1,500	400	78.95%
Postage, Phone, Faxes, Copies	125	51	74	40.80%
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	167	333	33.40%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	54,215	18,633	35,582	34.37%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	9,291	8,447	844	90.92%
Total Other Physical Environment	9,291	8,447	844	90.92%
TOTAL EXPENDITURES	63,506	27,080	36,426	42.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	34,913	34,913	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(2,721)		
FUND BALANCE, ENDING		\$ 32,192		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2023

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
REVENUES				
Interest - Investments	\$ -	\$ 3	\$ 3	0.00%
Special Assmnts- Tax Collector	172,013	176,968	4,955	102.88%
TOTAL REVENUES	172,013	176,971	4,958	102.88%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	55,000	-	55,000	0.00%
Interest Expense	117,013	114,663	2,350	97.99%
Total Debt Service	172,013	114,663	57,350	66.66%
TOTAL EXPENDITURES	172,013	114,663	57,350	66.66%
Excess (deficiency) of revenues Over (under) expenditures	-	62,308	62,308	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		219,988		
FUND BALANCE, ENDING		\$ 282,296		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2023

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>
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		2,330,568		
FUND BALANCE, ENDING		\$ 2,330,568		

CHAMPIONS RESERVE CDD

Bank Reconciliation

Bank Account No. 7969 TRUIST - GF Operating
 Statement No. 01-23
 Statement Date 1/31/2023

G/L Balance (LCY)	44,431.70	Statement Balance	45,286.47
G/L Balance	44,431.70	Outstanding Deposits	0.00
Positive Adjustments	0.00		
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Subtotal	44,431.70	Subtotal	45,286.47
Negative Adjustments	0.00	Outstanding Checks	854.77
	<hr/>	Differences	0.00
Ending G/L Balance	44,431.70	Ending Balance	44,431.70
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
1/4/2023	Payment	311	CHAMPIONS RESERVE CDD	166,603.16	166,603.16	0.00
1/12/2023	Payment	312	INFRAMARK LLC	2,344.53	2,344.53	0.00
1/12/2023	Payment	313	JOE G. TEDDER, TAX COLLECTOR	38.96	38.96	0.00
Total Checks				168,986.65	168,986.65	0.00
Deposits						
1/31/2023		JE000022	Debt Service/ Tax Revenue	G/L Ac 4,511.90	4,511.90	0.00
Total Deposits				4,511.90	4,511.90	0.00
Outstanding Checks						
10/1/2022		JE000014	Outstanding check# 0274; Champions Reserv	854.77	0.00	854.77
Total Outstanding Checks				854.77		854.77