

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2023

Prepared by:



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CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 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>					
	41,941	-	-	-	41,941
Cash in Transit	-	1,692	-	-	1,692
Due From Other Funds	-	9,157	-	-	9,157
Investments:					
Reserve Fund	-	87,175	-	-	87,175
Revenue Fund	-	185,965	-	-	185,965
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	\$ 41,941	\$ 283,989	\$ 2,330,568	\$ 2,440,000	\$ 5,096,498
<u>LIABILITIES</u>					
Accounts Payable	\$ 2,663	\$ -	\$ -	\$ -	\$ 2,663
Bonds Payable	-	-	-	2,440,000	2,440,000
Due To Other Funds	9,157	-	-	-	9,157
TOTAL LIABILITIES	11,820	-	-	2,440,000	2,451,820
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	283,989	-	-	283,989
Unassigned:	30,121	-	2,330,568	-	2,360,689
TOTAL FUND BALANCES	30,121	283,989	2,330,568	-	2,644,678
TOTAL LIABILITIES & FUND BALANCES	\$ 41,941	\$ 283,989	\$ 2,330,568	\$ 2,440,000	\$ 5,096,498

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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	\$ 62,586	\$ (920)	98.55%
TOTAL REVENUES	63,506	62,586	(920)	98.55%
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	1,250	1,750	41.67%
District Counsel	2,690	435	2,255	16.17%
District Engineer	3,000	-	3,000	0.00%
District Manager	27,500	11,458	16,042	41.67%
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	208	292	41.60%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	54,215	21,294	32,921	39.28%
<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	29,741	33,765	46.83%
Excess (deficiency) of revenues				
Over (under) expenditures	-	32,845	32,845	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(2,724)		
FUND BALANCE, ENDING		\$ 30,121		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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	\$ -	\$ 4	\$ 4	0.00%
Special Assmnts- Tax Collector	172,013	178,660	6,647	103.86%
TOTAL REVENUES	172,013	178,664	6,651	103.87%
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	-	64,001	64,001	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		219,988		
FUND BALANCE, ENDING		\$ 283,989		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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. 02-23
 Statement Date 2/28/2023

G/L Balance (LCY)	41,941.18	Statement Balance	44,488.23
G/L Balance	41,941.18	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	44,488.23
Subtotal	41,941.18	Outstanding Checks	2,547.05
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	41,941.18	Ending Balance	41,941.18
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/16/2023	Payment	314	INFRAMARK LLC	3,083.34	3,083.34	0.00
Total Checks				3,083.34	3,083.34	0.00
Deposits						
2/28/2023		JE000023	Debt Service/ Tax Revenue	G/L Ac 2,285.10	2,285.10	0.00
Total Deposits				2,285.10	2,285.10	0.00
Outstanding Checks						
10/1/2022		JE000014	Outstanding check# 0274; Champions Reserv	854.77	0.00	854.77
2/21/2023	Payment	315	CHAMPIONS RESERVE CDD	1,692.28	0.00	1,692.28
Total Outstanding Checks				2,547.05		2,547.05