

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 March 31, 2023

(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>
<u>ASSETS</u>					
	36,994	-	-	-	36,994
Due From Other Funds	-	9,157	-	-	9,157
Investments:					
Prepayment Account	-	100	-	-	100
Reserve Fund	-	87,075	-	-	87,075
Revenue Fund	-	188,513	-	-	188,513
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	\$ 36,994	\$ 284,845	\$ 2,330,568	\$ 2,440,000	\$ 5,092,407
<u>LIABILITIES</u>					
Accounts Payable	\$ 2,039	\$ -	\$ -	\$ -	\$ 2,039
Bonds Payable	-	-	-	2,440,000	2,440,000
Due To Other Funds	9,157	-	-	-	9,157
TOTAL LIABILITIES	11,196	-	-	2,440,000	2,451,196
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	284,845	-	-	284,845
Unassigned:	25,798	-	2,330,568	-	2,356,366
TOTAL FUND BALANCES	25,798	284,845	2,330,568	-	2,641,211
TOTAL LIABILITIES & FUND BALANCES	\$ 36,994	\$ 284,845	\$ 2,330,568	\$ 2,440,000	\$ 5,092,407

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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	\$ 62,885	\$ (621)	99.02%
TOTAL REVENUES	63,506	62,885	(621)	99.02%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	3,000	1,200	1,800	40.00%
ProfServ-Trustee Fees	4,300	2,694	1,606	62.65%
Disclosure Report	3,000	1,500	1,500	50.00%
District Counsel	2,690	869	1,821	32.30%
District Engineer	3,000	-	3,000	0.00%
District Manager	27,500	13,750	13,750	50.00%
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	1,533	467	76.65%
Bank Fees	100	-	100	0.00%
Website Administration	500	250	250	50.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	54,215	25,917	28,298	47.80%
<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	34,364	29,142	54.11%
Excess (deficiency) of revenues				
Over (under) expenditures	-	28,521	28,521	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(2,723)		
FUND BALANCE, ENDING		\$ 25,798		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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	\$ -	\$ 5	\$ 5	0.00%
Special Assmnts- Tax Collector	172,013	179,515	7,502	104.36%
TOTAL REVENUES	172,013	179,520	7,507	104.36%
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	-	64,857	64,857	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		219,988		
FUND BALANCE, ENDING		<u>\$ 284,845</u>		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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. 03-23
 Statement Date 3/31/2023

G/L Balance (LCY)	36,994.36	Statement Balance	37,849.13
G/L Balance	36,994.36	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	36,994.36	Subtotal	37,849.13
Negative Adjustments	0.00	Outstanding Checks	854.77
	<hr/>	Differences	0.00
Ending G/L Balance	36,994.36	Ending Balance	36,994.36
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/21/2023	Payment	315	CHAMPIONS RESERVE CDD	1,692.28	1,692.28	0.00
3/9/2023	Payment	316	APPLETON REISS PLLC	79.00	79.00	0.00
3/9/2023	Payment	317	INFRAMARK LLC	2,583.91	2,583.91	0.00
3/21/2023	Payment	318	CHAMPIONS RESERVE CDD	854.77	854.77	0.00
3/30/2023	Payment	319	INFRAMARK LLC	2,583.34	2,583.34	0.00
Total Checks				7,793.30	7,793.30	0.00
Deposits						
3/17/2023		JE000045	Tax Revenue/ Debt Service	G/L Ac 1,154.20	1,154.20	0.00
Total Deposits				1,154.20	1,154.20	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