

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2023

Prepared by:



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CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2016	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	FIXED ASSETS	LONG-TERM	
	FUND	FUND	GROUP FUND	DEBT	
				ACCOUNT	
				GROUP FUND	
ASSETS					
Cash - Operating Account	\$ 33,438	\$ -	\$ -	\$ -	\$ 33,438
Due From Other Funds	-	9,469	-	-	9,469
Investments:					
Prepayment Account	-	100	-	-	100
Reserve Fund	-	87,075	-	-	87,075
Revenue Fund	-	132,710	-	-	132,710
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	\$ 33,438	\$ 229,354	\$ 2,330,568	\$ 2,440,000	\$ 5,033,360
LIABILITIES					
Accounts Payable	\$ 2,587	\$ -	\$ -	\$ -	\$ 2,587
Bonds Payable	-	-	-	2,440,000	2,440,000
Due To Other Funds	9,469	-	-	-	9,469
TOTAL LIABILITIES	12,056	-	-	2,440,000	2,452,056
FUND BALANCES					
Restricted for:					
Debt Service	-	229,354	-	-	229,354
Unassigned:	21,382	-	2,330,568	-	2,351,950
TOTAL FUND BALANCES	21,382	229,354	2,330,568	-	2,581,304
TOTAL LIABILITIES & FUND BALANCES	\$ 33,438	\$ 229,354	\$ 2,330,568	\$ 2,440,000	\$ 5,033,360

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 63,506	\$ 63,467	\$ (39)	99.94%
Other Miscellaneous Revenues	-	40	40	0.00%
TOTAL REVENUES	63,506	63,507	1	100.00%
<u>EXPENDITURES</u>				
<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	2,000	1,000	66.67%
District Counsel	2,690	869	1,821	32.30%
District Engineer	3,000	-	3,000	0.00%
District Manager	27,500	18,333	9,167	66.67%
Auditing Services	4,400	-	4,400	0.00%
Website Compliance	1,900	1,500	400	78.95%
Postage, Phone, Faxes, Copies	125	56	69	44.80%
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	333	167	66.60%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	54,215	31,088	23,127	57.34%
<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	39,535	23,971	62.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	23,972	23,972	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(2,590)		
FUND BALANCE, ENDING		\$ 21,382		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 934	\$ 934	0.00%
Special Assmnts- Tax Collector	172,013	181,175	9,162	105.33%
TOTAL REVENUES	172,013	182,109	10,096	105.87%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	55,000	55,000	-	0.00%
Interest Expense	117,013	118,122	(1,109)	147.95%
Total Debt Service	172,013	173,122	(1,109)	100.64%
TOTAL EXPENDITURES	172,013	173,122	(1,109)	100.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	8,987	8,987	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		220,367		
FUND BALANCE, ENDING		\$ 229,354		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 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>
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
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		<u>\$ 2,330,568</u>		

CHAMPIONS RESERVE CDD

Bank Reconciliation

Bank Account No. 7969 TRUIST - GF Operating
 Statement No. 05-23
 Statement Date 5/31/2023

G/L Balance (LCY)	33,437.85	Statement Balance	34,292.62
G/L Balance	33,437.85	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	33,437.85	Subtotal	34,292.62
Negative Adjustments	0.00	Outstanding Checks	854.77
	<hr/>	Differences	0.00
Ending G/L Balance	33,437.85	Ending Balance	33,437.85
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
4/27/2023	Payment	325	CA FLORIDA HOLDINGS, LLC	804.72	804.72	0.00
4/27/2023	Payment	326	L. MICHELLE VON HATTEN	200.00	200.00	0.00
5/4/2023	Payment	327	INFRAMARK LLC	2,583.94	2,583.94	0.00
Total Checks				3,588.66	3,588.66	0.00
Deposits						
5/11/2023		JE000076	CK#31871#### - FY22 Excess Fees Adjust.	G/L Ac 40.18	40.18	0.00
5/24/2023		JE000079	Tax collector debt service	G/L Ac 421.56	421.56	0.00
Total Deposits				461.74	461.74	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