

# Champions Reserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2023

Prepared by:



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**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
As of June 30, 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	
<b>ASSETS</b>					
Cash - Operating Account	\$ 30,275	\$ -	\$ -	\$ -	\$ 30,275
Cash in Transit	-	902	-	-	902
Due From Other Funds	-	11,247	-	-	11,247
Investments:					
Prepayment Account	-	100	-	-	100
Reserve Fund	-	87,075	-	-	87,075
Revenue Fund	-	133,401	-	-	133,401
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>\$ 30,275</b>	<b>\$ 232,725</b>	<b>\$ 2,330,568</b>	<b>\$ 2,440,000</b>	<b>\$ 5,033,568</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 7,794	\$ -	\$ -	\$ -	\$ 7,794
Bonds Payable	-	-	-	2,440,000	2,440,000
Due To Other Funds	11,247	-	-	-	11,247
<b>TOTAL LIABILITIES</b>	<b>19,041</b>	<b>-</b>	<b>-</b>	<b>2,440,000</b>	<b>2,459,041</b>
<b>FUND BALANCES</b>					
Restricted for:					
Debt Service	-	232,725	-	-	232,725
Unassigned:	11,234	-	2,330,568	-	2,341,802
<b>TOTAL FUND BALANCES</b>	<b>11,234</b>	<b>232,725</b>	<b>2,330,568</b>	<b>-</b>	<b>2,574,527</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 30,275</b>	<b>\$ 232,725</b>	<b>\$ 2,330,568</b>	<b>\$ 2,440,000</b>	<b>\$ 5,033,568</b>

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 63,506	\$ 64,406	\$ 900	101.42%
Other Miscellaneous Revenues	-	40	40	0.00%
<b>TOTAL REVENUES</b>	<b>63,506</b>	<b>64,446</b>	<b>940</b>	<b>101.48%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	1,800	1,200	60.00%
ProfServ-Trustee Fees	4,300	6,735	(2,435)	156.63%
Disclosure Report	3,000	2,250	750	75.00%
District Counsel	2,690	3,720	(1,030)	138.29%
District Engineer	3,000	-	3,000	0.00%
District Manager	27,500	20,625	6,875	75.00%
Auditing Services	4,400	1,000	3,400	22.73%
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	387	113	77.40%
Dues, Licenses, Subscriptions	200	175	25	87.50%
<b>Total Administration</b>	<b>54,215</b>	<b>42,176</b>	<b>12,039</b>	<b>77.79%</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>50,623</b>	<b>12,883</b>	<b>79.71%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,823	13,823	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(2,589)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 11,234</b>		

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

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

For the Period Ending June 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,624	\$ 1,624	0.00%
Special Assmnts- Tax Collector	172,013	183,856	11,843	106.88%
<b>TOTAL REVENUES</b>	<b>172,013</b>	<b>185,480</b>	<b>13,467</b>	<b>107.83%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	55,000	55,000	-	100.00%
Interest Expense	117,013	118,122	(1,109)	100.95%
<b>Total Debt Service</b>	<b>172,013</b>	<b>173,122</b>	<b>(1,109)</b>	<b>100.64%</b>
<b>TOTAL EXPENDITURES</b>	<b>172,013</b>	<b>173,122</b>	<b>(1,109)</b>	<b>100.64%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,358	12,358	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>220,367</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 232,725</b>		

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

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

For the Period Ending June 30, 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>
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></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. 06-23  
 Statement Date 6/30/2023

<b>G/L Balance (LCY)</b>	30,275.27	<b>Statement Balance</b>	33,925.55
<b>G/L Balance</b>	30,275.27	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	30,275.27	<b>Subtotal</b>	33,925.55
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	3,650.28
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	30,275.27	<b>Ending Balance</b>	30,275.27
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
6/15/2023	Payment	328	GRAU AND ASSOCIATES	1,000.00	1,000.00	0.00
6/15/2023	Payment	329	INFRAMARK LLC	2,587.09	2,587.09	0.00
6/22/2023	Payment	330	CALLEY L MOLINA	200.00	200.00	0.00
6/22/2023	Payment	331	KYLE ERIC DAVIS	200.00	200.00	0.00
Total Checks				3,987.09	3,987.09	0.00
<b>Deposits</b>						
6/16/2023		JE000080	Tax collector debt service	G/L Ac 2,401.69	2,401.69	0.00
6/29/2023		JE000081	Tax collector debt service	G/L Ac 1,218.33	1,218.33	0.00
Total Deposits				3,620.02	3,620.02	0.00
<b>Outstanding Checks</b>						
10/1/2022		JE000014	Outstanding check# 0274; Champions Reserv	854.77	0.00	854.77
6/22/2023	Payment	332	TERRY L. ALFREY	200.00	0.00	200.00
6/29/2023	Payment	333	INFRAMARK LLC	2,595.51	0.00	2,595.51
<b>Total Outstanding Checks.....</b>				<b>3,650.28</b>		<b>3,650.28</b>