

# Champions Reserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 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 July 31, 2023

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2016 DEBT SERVICE FUND</b>	<b>GENERAL FIXED ASSETS ACCOUNT GROUP FUND</b>	<b>GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>					
Cash - Operating Account	\$ 22,492	\$ -	\$ -	\$ -	\$ 22,492
Due From Other Funds	-	11,255	-	-	11,255
Investments:					
Prepayment Account	-	100	-	-	100
Reserve Fund	-	87,075	-	-	87,075
Revenue Fund	-	134,992	-	-	134,992
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>\$ 22,492</b>	<b>\$ 233,422</b>	<b>\$ 2,330,568</b>	<b>\$ 2,440,000</b>	<b>\$ 5,026,482</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 2,992	\$ -	\$ -	\$ -	\$ 2,992
Bonds Payable	-	-	-	2,440,000	2,440,000
Due To Other Funds	11,255	-	-	-	11,255
<b>TOTAL LIABILITIES</b>	<b>14,247</b>	<b>-</b>	<b>-</b>	<b>2,440,000</b>	<b>2,454,247</b>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	233,422	-	-	233,422
Unassigned:	8,245	-	2,330,568	-	2,338,813
<b>TOTAL FUND BALANCES</b>	<b>8,245</b>	<b>233,422</b>	<b>2,330,568</b>	<b>-</b>	<b>2,572,235</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 22,492</b>	<b>\$ 233,422</b>	<b>\$ 2,330,568</b>	<b>\$ 2,440,000</b>	<b>\$ 5,026,482</b>

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 63,506	\$ 64,408	\$ 902	101.42%
Other Miscellaneous Revenues	-	40	40	0.00%
<b>TOTAL REVENUES</b>	<b>63,506</b>	<b>64,448</b>	<b>942</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	2,500	500	83.33%
District Counsel	2,690	3,720	(1,030)	138.29%
District Engineer	3,000	406	2,594	13.53%
District Manager	27,500	22,917	4,583	83.33%
Auditing Services	4,400	1,000	3,400	22.73%
Website Compliance	1,900	1,500	400	78.95%
Postage, Phone, Faxes, Copies	125	58	67	46.40%
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	429	71	85.80%
Dues, Licenses, Subscriptions	200	175	25	87.50%
<b>Total Administration</b>	<b>54,215</b>	<b>45,168</b>	<b>9,047</b>	<b>83.31%</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>53,615</b>	<b>9,891</b>	<b>84.43%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	10,833	10,833	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(2,588)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 8,245</b>		

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

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

For the Period Ending July 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,314	\$ 2,314	0.00%
Special Assmnts- Tax Collector	172,013	183,863	11,850	106.89%
<b>TOTAL REVENUES</b>	<b>172,013</b>	<b>186,177</b>	<b>14,164</b>	<b>108.23%</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	-	13,055	13,055	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>220,367</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 233,422</b>		

**CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT**

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

For the Period Ending July 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>
<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.** 07-23  
**Statement Date** 7/31/2023

<b>G/L Balance (LCY)</b>	22,491.65	<b>Statement Balance</b>	23,346.42
<b>G/L Balance</b>	22,491.65	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	23,346.42
<b>Subtotal</b>	22,491.65	<b>Outstanding Checks</b>	854.77
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	22,491.65	<b>Ending Balance</b>	22,491.65
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
6/22/2023	Payment	332	TERRY L. ALFREY	200.00	200.00	0.00
6/29/2023	Payment	333	INFRAMARK LLC	2,595.51	2,595.51	0.00
7/7/2023	Payment	334	CHAMPIONS RESERVE CDD	902.26	902.26	0.00
7/13/2023	Payment	337	APPLETON REISS PLLC	2,851.00	2,851.00	0.00
7/13/2023	Payment	338	US BANK	4,040.63	4,040.63	0.00
Total Checks				10,589.40	10,589.40	0.00
<b>Deposits</b>						
7/31/2023		JE000099	Tax Revenue/ Debt Service	G/L Ac 10.27	10.27	0.00
Total Deposits				10.27	10.27	0.00
<b>Outstanding Checks</b>						
10/1/2022		JE000014	Outstanding check# 0274; Champions Reserv	854.77	0.00	854.77
<b>Total Outstanding Checks</b> .....				<b>854.77</b>		<b>854.77</b>