

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:



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CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS					
Cash - Operating Account	\$ 15,591	\$ -	\$ -	\$ -	\$ 15,591
Accounts Receivable - Other	35	-	-	-	35
Due From Other Funds	-	8,310	-	-	8,310
Investments:					
Prepayment Account	-	100	-	-	100
Reserve Fund	-	87,075	-	-	87,075
Revenue Fund	-	138,743	-	-	138,743
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	\$ 15,626	\$ 234,228	\$ 2,330,568	\$ 2,440,000	\$ 5,020,422
LIABILITIES					
Accounts Payable	\$ 2,586	\$ -	\$ -	\$ -	\$ 2,586
Bonds Payable	-	-	-	2,440,000	2,440,000
Due To Other Funds	8,310	-	-	-	8,310
TOTAL LIABILITIES	10,896	-	-	2,440,000	2,450,896
FUND BALANCES					
Restricted for:					
Debt Service	-	234,228	-	-	234,228
Unassigned:	4,730	-	2,330,568	-	2,335,298
TOTAL FUND BALANCES	4,730	234,228	2,330,568	-	2,569,526
TOTAL LIABILITIES & FUND BALANCES	\$ 15,626	\$ 234,228	\$ 2,330,568	\$ 2,440,000	\$ 5,020,422

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ 64,408	\$ 902	101.42%
Other Miscellaneous Revenues	-	40	40	0.00%
TOTAL REVENUES	63,506	64,448	942	101.48%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	2,400	600	80.00%
ProfServ-Trustee Fees	4,300	6,735	(2,435)	156.63%
Disclosure Report	3,000	2,750	250	91.67%
District Counsel	2,690	3,918	(1,228)	145.65%
District Engineer	3,000	406	2,594	13.53%
District Manager	27,500	25,208	2,292	91.67%
Auditing Services	4,400	-	4,400	0.00%
Website Compliance	1,900	1,500	400	78.95%
Postage, Phone, Faxes, Copies	125	60	65	48.00%
Public Officials Insurance	1,500	2,395	(895)	159.67%
Legal Advertising	2,000	1,663	337	83.15%
Bank Fees	100	-	100	0.00%
Website Administration	500	471	29	94.20%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	54,215	47,681	6,534	87.95%
<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	56,128	7,378	88.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	8,320	8,320	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(3,590)		
FUND BALANCE, ENDING		\$ 4,730		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 3,120	\$ 3,120	0.00%
Special Assmnts- Tax Collector	172,013	183,863	11,850	106.89%
TOTAL REVENUES	172,013	186,983	14,970	108.70%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	55,000	55,000	-	100.00%
Interest Expense	117,013	118,122	(1,109)	100.95%
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	-	13,861	13,861	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		220,367		
FUND BALANCE, ENDING		\$ 234,228		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
General Fixed Assets Account Group Fund (900)
(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>				
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. 08-23
 Statement Date 8/31/2023

G/L Balance (LCY)	15,591.28	Statement Balance	16,446.05
G/L Balance	15,591.28	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	16,446.05
Subtotal	15,591.28	Outstanding Checks	854.77
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	15,591.28	Ending Balance	15,591.28
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/3/2023	Payment	339	HANSON WALTER & ASSOCIATES	406.25	406.25	0.00
8/3/2023	Payment	340	INFRAMARK LLC	2585.89	2,585.89	0.00
8/8/2023	Payment	341	CHAMPIONS RESERVE CDD	2945.6	2,945.60	0.00
8/17/2023	Payment	342	APPLETON REISS PLLC	197.5	197.50	0.00
8/17/2023	Payment	343	SUN NEWSPAPERS	130.13	130.13	0.00
8/24/2023	Payment	344	CALLEY L MOLINA	200	200.00	0.00
8/24/2023	Payment	345	KYLE ERIC DAVIS	200	200.00	0.00
8/24/2023	Payment	346	TERRY L. ALFREY	200	200.00	0.00
8/2/2023		JE000107	Bank Fee Stop Payment 8/2	35	35.00	0.00
Total Checks				6,900.37	6,900.37	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