

Champions Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2023

Prepared by:



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CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 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>					
Cash - Operating Account	\$ 6,727	\$ -	\$ -	\$ -	\$ 6,727
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	-	139,760	-	-	139,760
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	\$ 6,762	\$ 235,245	\$ 2,330,568	\$ 2,440,000	\$ 5,012,575
<u>LIABILITIES</u>					
Accounts Payable	\$ 2,417	\$ -	\$ -	\$ -	\$ 2,417
Bonds Payable	-	-	-	2,440,000	2,440,000
Due To Other Funds	8,310	-	-	-	8,310
TOTAL LIABILITIES	10,727	-	-	2,440,000	2,450,727

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 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>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	235,245	-	-	235,245
Unassigned:	(3,965)	-	2,330,568	-	2,326,603
TOTAL FUND BALANCES	(3,965)	235,245	2,330,568	-	2,561,848
TOTAL LIABILITIES & FUND BALANCES	\$ 6,762	\$ 235,245	\$ 2,330,568	\$ 2,440,000	\$ 5,012,575

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<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	3,000	-	100.00%
District Counsel	2,690	4,431	(1,741)	164.72%
District Engineer	3,000	406	2,594	13.53%
District Manager	27,500	27,500	-	100.00%
Auditing Services	4,400	-	4,400	0.00%
Website Compliance	1,900	3,023	(1,123)	159.11%
Postage, Phone, Faxes, Copies	125	61	64	48.80%
Public Officials Insurance	1,500	2,395	(895)	159.67%
Legal Advertising	2,000	2,437	(437)	121.85%
Bank Fees	100	-	100	0.00%
Website Administration	500	512	(12)	102.40%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	54,215	53,075	1,140	97.90%
<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	61,522	1,984	96.88%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,926	2,926	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(6,891)		
FUND BALANCE, ENDING		\$ (3,965)		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,137	\$ 4,137	0.00%
Special Assmnts- Tax Collector	172,013	183,863	11,850	106.89%
TOTAL REVENUES	172,013	188,000	15,987	109.29%
<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	-	14,878	14,878	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		220,367		
FUND BALANCE, ENDING		\$ 235,245		

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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>
<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. 09-23
Statement Date 9/30/2023

G/L Balance (LCY)	6,727.44	Statement Balance	13,860.55
G/L Balance	6,727.44	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	13,860.55
Subtotal	6,727.44	Outstanding Checks	7,133.11
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	6,727.44	Ending Balance	6,727.44
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/21/2023	Payment	347	INFRAMARK LLC	2585.5	2,585.50	0.00
Total Checks				2,585.50	2,585.50	0.00
Outstanding Checks						
10/1/2022		JE000014	Outstanding check# 0274; Champions Reserv	854.77	0.00	854.77
9/28/2023	Payment	348	APPLETON REISS PLLC	395.00	0.00	395.00
9/28/2023	Payment	349	GRAU AND ASSOCIATES	3,300.00	0.00	3,300.00
9/28/2023	Payment	350	INFRAMARK LLC	2,583.34	0.00	2,583.34
Total Outstanding Checks				7,133.11		7,133.11