

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2019



Meritus Corporation
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Avelar Creek CDD

Balance Sheet

As of 2/28/2019

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Assets					
Cash-Operating Account	248,094	0	0	0	248,094
Investment - Revenue 2016 (1000)	0	296,488	0	0	296,488
Investment - Interest 2016 (1001)	0	0	0	0	0
Investment - Sinking 2016 (1003)	0	0	0	0	0
Investment - Reserve 2016 (1004)	0	144,750	0	0	144,750
Investment - Prepayment 2016 (1005)	0	146	0	0	146
Assessments Receivable - Tax Roll	0	0	0	0	0
Prepaid Expenses	1,163	0	0	0	1,163
Prepaid Insurance - Gen Liab	0	0	0	0	0
Prepaid Insurance - Professional Liability	0	0	0	0	0
Prepaid - Trustee Fees	0	0	0	0	0
Deposits - Electric	6,335	0	0	0	6,335
Deposits - Water	1,520	0	0	0	1,520
Land	0	0	933,218	0	933,218
Buildings	0	0	220,000	0	220,000
Improvements Other Than Buildings	0	0	8,344,302	0	8,344,302
Furniture, Fixtures & Equipment	0	0	55,087	0	55,087
Cost of Issuance	0	0	0	0	0
Other Fixed Assets	0	0	125,000	0	125,000
Amount Available-Debt Service	0	0	0	439,471	439,471
Amount To Be Provided-Debt Service	0	0	0	3,325,529	3,325,529
Other	0	0	0	0	0
Total Assets	257,113	441,384	9,677,607	3,765,000	14,141,103
Liabilities					
Accounts Payable	2,267	0	0	0	2,267
Accounts Payable - Other	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0
Deferred Revenue	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0
Sales Tax Payable	0	0	0	0	0
Deposits	1,050	0	0	0	1,050
Revenue Bonds Payable-2016	0	0	0	3,765,000	3,765,000
Other	0	0	0	0	0
Total Liabilities	3,317	0	0	3,765,000	3,768,317
Fund Equity & Other Credits Contributed Capital					
Fund Balance-All Other Reserves	0	220,729	0	0	220,729
Fund Balance-Unreserved	75,401	0	0	0	75,401
Investment In General Fixed Assets	0	0	9,677,607	0	9,677,607

Avelar Creek CDD

Balance Sheet

As of 2/28/2019

(In Whole Numbers)

	<u>General Fund</u>	<u>Debt Service Fund Series 2016</u>	<u>General Fixed Assets Account Group</u>	<u>General Long-Term Debt Account Group</u>	<u>TOTAL</u>
Other	<u>178,395</u>	<u>220,655</u>	<u>0</u>	<u>0</u>	<u>399,049</u>
Total Fund Equity & Other Credits Contributed Capital	<u>253,796</u>	<u>441,384</u>	<u>9,677,607</u>	<u>0</u>	<u>10,372,787</u>
Total Liabilities & Fund Equity	<u><u>257,113</u></u>	<u><u>441,384</u></u>	<u><u>9,677,607</u></u>	<u><u>3,765,000</u></u>	<u><u>14,141,103</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2018 Through 2/28/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	356,942	358,117	1,175	0 %
Interest Earnings				
Interest Earnings	150	17	(133)	(89)%
Other Revenues				
Rental Revenue	1,445	300	(1,145)	(79)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
Total Revenues	373,425	358,434	(14,991)	(4)%
Expenditures				
Legislative				
Supervisor Fees	6,000	800	5,200	87 %
Financial & Administrative				
Field Manager	12,000	5,688	6,313	53 %
District Manager	24,000	10,641	13,359	56 %
Recording Secretary	5,000	1,630	3,370	67 %
District Engineer	2,000	75	1,925	96 %
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	5,500	4,041	1,459	27 %
Accounting Services	26,000	9,317	16,683	64 %
Auditing Services	3,800	3,823	(23)	(1)%
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	700	133	567	81 %
Rentals & Leases	2,400	1,042	1,358	57 %
Public Officials Insurance	2,250	2,250	0	0 %
Legal Advertising	1,200	0	1,200	100 %
Bank Fees	350	41	309	88 %
Dues, Licenses & Fees	350	416	(66)	(19)%
Miscellaneous Fees	2,200	1,283	917	42 %
Office Supplies	0	101	(101)	0 %
Technology Services	1,500	679	821	55 %
Website Administration	1,200	3,575	(2,375)	(198)%
Legal Counsel				
District Counsel	1,000	0	1,000	100 %
Electric Utility Services				
Electric Utility Services	42,650	13,096	29,554	69 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,500	773	727	48 %
Water-Sewer Combination Services				
Water Utility Services	12,000	5,892	6,108	51 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	3,125	4,375	58 %
Waterway Management Program - Other	2,000	3,100	(1,100)	(55)%
Property & Casualty Insurance	8,000	9,796	(1,796)	(22)%
Landscape Maintenance - Contract	79,800	33,250	46,550	58 %
Miscellaneous Landscape	10,000	9,950	50	1 %
Plant Replacement Program	5,000	4,971	29	1 %
Irrigation Maintenance	6,800	532	6,268	92 %
Road & Street Facilities				
Pavement and Signage Repairs	3,000	229	2,771	92 %
Parks & Recreation				
Staff	20,000	8,333	11,667	58 %
Security Patrol	25,000	10,588	14,412	58 %
Clubhouse Phone	1,500	1,127	373	25 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2018 Through 2/28/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Club Facility Maintenance	8,500	18,415	(9,915)	(117)%
Pool Maintenance - Contract	8,400	3,500	4,900	58 %
Pool Maintenance - Other	3,000	2,238	762	25 %
Clubhouse Supplies	750	0	750	100 %
Holiday Lighting	2,000	0	2,000	100 %
Special Events	4,000	3,709	291	7 %
Park/Bridge Maintenance	4,000	1,067	2,933	73 %
Security System	500	0	500	100 %
Furniture, Fixtures & Equipment	3,400	812	2,588	76 %
Reserves				
Capital Asset Reserves	14,025	0	14,025	100 %
Total Expenditures	<u>373,425</u>	<u>180,039</u>	<u>193,386</u>	<u>52 %</u>
Subtotal: Rev Over / (Under) Exp	0	178,395	178,395	0 %
Subtotal (OFS): Rev Over / (Under) Exp	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total: Revenues Over / Under Expenditures	<u><u>0</u></u>	<u><u>178,395</u></u>	<u><u>178,395</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period	0	75,401	75,401	0 %
Fund Balance, End of Period	<u>0</u>	<u>253,796</u>	<u>253,796</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2018 Through 2/28/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	288,450	287,580	(870)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>325</u>	<u>325</u>	<u>0 %</u>
Total Revenues	<u>288,450</u>	<u>287,905</u>	<u>(545)</u>	<u>(0)%</u>
Subtotal: Rev Over / (Under) Exp	288,450	287,905	(545)	(0)%
Exp - Other Financing Sources				
Debt Service Payments				
Interest Payments	123,450	62,250	61,200	50 %
Principal Payments	<u>165,000</u>	<u>5,000</u>	<u>160,000</u>	<u>97 %</u>
Total Exp - Other Financing Sources	<u>288,450</u>	<u>67,250</u>	<u>221,200</u>	<u>77 %</u>
Subtotal (OFS): Rev Over / (Under) Exp	<u>(288,450)</u>	<u>(67,250)</u>	<u>221,200</u>	<u>(77)%</u>
Total: Revenues Over / Under Expenditures	<u><u>0</u></u>	<u><u>220,655</u></u>	<u><u>220,655</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period				
	0	220,729	220,729	0 %
Fund Balance, End of Period				
	<u>0</u>	<u>441,384</u>	<u>441,384</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2018 Through 2/28/2019
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Subtotal: Rev Over / (Under) Exp	0	0	0	0 %
Total: Revenues Over / Under Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	9,677,607	9,677,607	0 %
Fund Balance, End of Period	<u>0</u>	<u>9,677,607</u>	<u>9,677,607</u>	<u>0 %</u>

Avelar Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Bank Balance	248,323.14
Less Outstanding Checks/Vouchers	229.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	248,094.14
Balance Per Books	<u>248,094.14</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4760	2/21/2019	System Generated Check/Voucher	229.00	Spearem Enterprises, LLC
Outstanding Checks/Vouchers			229.00	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/19

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4722	1/10/2019	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
4739	2/1/2019	System Generated Check/Voucher	625.00	First Choice Aquatic
4740	2/1/2019	System Generated Check/Voucher	1,163.46	Bales Security
4741	2/1/2019	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
4742	2/1/2019	System Generated Check/Voucher	6,650.00	Landscape Maintenance Professionals, Inc.
4743	2/1/2019	System Generated Check/Voucher	95.00	Spearem Enterprises, LLC
4743	2/1/2019	System Generated Check/Voucher	(95.00)	Spearem Enterprises, LLC
4744	2/1/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4745	2/1/2019	System Generated Check/Voucher	141.89	Waste Management Inc. of Florida
4746	2/1/2019	System Generated Check/Voucher	7,606.73	Meritus Districts
4747	2/5/2019	Series 2016 FY19 Tax Dist ID 406	1,447.58	Avelar Creek CDD
4748	2/7/2019	System Generated Check/Voucher	1,163.46	Bales Security
4749	2/7/2019	System Generated Check/Voucher	83.33	Global Solution partners
4750	2/7/2019	System Generated Check/Voucher	33.75	MHD Communications
4751	2/7/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4752	2/7/2019	System Generated Check/Voucher	47.98	Tampa Electric
4753	2/14/2019	System Generated Check/Voucher	616.54	Board of County Commissioners
4754	2/14/2019	System Generated Check/Voucher	600.59	Board of County Commissioners
4755	2/14/2019	System Generated Check/Voucher	227.52	Frontier Communications
4756	2/14/2019	System Generated Check/Voucher	3,193.40	Tampa Electric
4757	2/14/2019	System Generated Check/Voucher	848.42	Zebra Cleaning Team, Inc.
4758	2/21/2019	System Generated Check/Voucher	1,163.46	Bales Security
4759	2/21/2019	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
4761	2/21/2019	System Generated Check/Voucher	1,775.00	State Wildlife Trapper
CD035	2/28/2019	February Bank Activity	<u>1,814.80</u>	
Cleared Checks/Vouchers			<u>29,720.81</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR332	2/5/2019	Tax Distribution - 02.05.19	3,250.23
	CR335	2/28/2019	Interest	<u>3.97</u>
Cleared Deposits				<u><u>3,254.20</u></u>

02/28/2019



Account Statement

AVELAR CREEK CDD
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2380

Questions? Please call
 1-800-786-8787

Reminder:

Clients using any non-SunTrust ATM located in the U.S. are charged a \$3 fee, and are charged a \$5 fee for using ATMs located outside the U.S. The ATM owner may also charge an additional fee. For clients who use their debit card for transactions in a currency other than U.S. dollars, the exchange rate will be increased by 3%. See the Business Accounts Fee Schedule at www.suntrust.com/businessfeeschedule for more information.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS ADVANTAGE PLUS		02/01/2019 - 02/28/2019

Description	Amount	Description	Amount
Beginning Balance	\$274,811.29	Average Balance	\$259,033.91
Deposits/Credits	\$3,254.20	Average Collected Balance	\$259,033.91
Checks	\$27,906.01	Number of Days in Statement Period	28
Withdrawals/Debits	\$1,836.34	Annual Percentage Yield Earned	.02%
Ending Balance	\$248,323.14	Interest Paid Year to Date	\$8.97

Overdraft Protection
 Account Number: [Redacted] Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description
	02/06	3,250.23		ELECTRONIC/ACH CREDIT
	02/28	3.97		HLLS TAX LICENS DIST ID406 DN022094 INTEREST PAID THIS STATEMENT THRU 02/28
Deposits/Credits: 2		Total Items Deposited: 0		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	4722	99.30	02/12	4747	1,447.58	02/26	4754	600.59	02/21
	*4739	625.00	02/05	4748	1,163.46	02/12	4755	227.52	02/22
	4740	1,163.46	02/06	4749	83.33	02/12	4756	3,193.40	02/21
	4741	99.30	02/05	4750	33.75	02/12	4757	848.42	02/19
	4742	6,650.00	02/04	4751	110.00	02/20	4758	1,163.46	02/27
	*4744	110.00	02/05	4752	47.98	02/13	4759	99.30	02/27
	4745	141.89	02/08	4753	616.54	02/21	*4761	1,775.00	02/25
	4746	7,606.73	02/04						

Checks: 22
 * Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	02/01	113.89		POINT OF SALE DEBIT TR DATE 02/01 HOMEGOODS 1945BRANDON FL 00824001
	02/01	21.68		POINT OF SALE DEBIT TR DATE 02/01 HOMEGOODS 1945BRANDON FL 00824001
	02/01	21.54		ELECTRONIC/ACH DEBIT FLA DEPT REVENUE C0170853259
	02/04	50.59		CHECK CARD PURCHASE TR DATE 02/01 PUBLIX #1523 RIVERVIEW FL
	02/04	56.38		CHECK CARD PURCHASE TR DATE 02/01 PUBLIX #1523 RIVERVIEW FL

02/28/2019



Account Statement

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	02/04	14.94		POINT OF SALE DEBIT TR DATE 02/02 THE HOME DEPOT RUSKIN FL06287348
	02/04	42.46		POINT OF SALE DEBIT TR DATE 02/03 WM SUPERCENTER GIBSONTON FL 53000030
	02/05	47.44		CHECK CARD PURCHASE TR DATE 02/04 PANERA BREAD #203358 RIVERVIEW FL
	02/06	65.00		CHECK CARD PURCHASE TR DATE 02/05 TARGET 00022350 RIVERVIEW FL
	02/11	41.00		CHECK CARD PURCHASE TR DATE 02/09 GIBSONTON THEATER LLC GIBSONTON FL
	02/11	36.87		CHECK CARD PURCHASE TR DATE 02/09 MARCOS PIZZA - 8369 RIVERVIEW FL
	02/11	46.35		POINT OF SALE DEBIT TR DATE 02/10 PUBLIX SUPER M RIVERVIEW FL P1523108
	02/11	10.01		POINT OF SALE DEBIT TR DATE 02/11 SHELL Service TAMPA FL43271501
	02/11	14.68		POINT OF SALE DEBIT TR DATE 02/11 WAWA 5127 TAMPA FL23102401
	02/12	77.39		POINT OF SALE DEBIT TR DATE 02/11 MARSHALLS 2458 BRANDON FL 31791001
	02/13	128.30		CHECK CARD PURCHASE TR DATE 02/12 TARGET 00022350 RIVERVIEW FL
	02/14	105.27		CHECK CARD PURCHASE TR DATE 02/13 TARGET 00022350 RIVERVIEW FL
	02/14	35.07		CHECK CARD PURCHASE TR DATE 02/13 PUBLIX #1523 RIVERVIEW FL
	02/15	6.49		CHECK CARD PURCHASE TR DATE 02/14 MYP*LLT ACADEMY 2813-234-0940 FL
	02/19	212.65		CHECK CARD PURCHASE TR DATE 02/16 WAL-MART #5300 GIBSONTON FL
	02/19	49.54		POINT OF SALE DEBIT TR DATE 02/17 PUBLIX SUPER M HOLMES BEACH FL P0681102
	02/19	113.96		CHECK CARD PURCHASE TR DATE 02/18 TARGET 00022350 RIVERVIEW FL
	02/19	109.99		POINT OF SALE DEBIT TR DATE 02/11 AMAZON.COM*M18 SEATTLE WA 00000000
	02/25	10.00		CHECK CARD PURCHASE TR DATE 02/22 SARASOTA CART/STRRLR/CH SARASOTA FL
	02/25	31.43		CHECK CARD PURCHASE TR DATE 02/22 PANERA BREAD #204190 BRANDON FL
	02/25	64.72		CHECK CARD PURCHASE TR DATE 02/22 0239 FOREVER 21 BRANDON FL
	02/25	128.06		CHECK CARD PURCHASE TR DATE 02/22 WM SUPERCENTER #5300 GIBSONTON FL
	02/25	66.95		POINT OF SALE DEBIT TR DATE 02/22 PUBLIX SUPER M RIVERVIEW FL P1523109
	02/25	78.14		CHECK CARD PURCHASE TR DATE 02/24 PUBLIX #1523 RIVERVIEW FL
	02/28	35.55		POINT OF SALE DEBIT TR DATE 02/27 WALGREENS STOR RIVERVIEW FL 09297T51

Withdrawals/Debits: 30

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/01	274,654.18	274,654.18	02/14	259,308.46	259,308.46
	02/04	260,233.08	260,233.08	02/15	259,301.97	259,301.97
	02/05	259,351.34	259,351.34	02/19	257,967.41	257,967.41
	02/06	261,373.11	261,373.11	02/20	257,857.41	257,857.41
	02/08	261,231.22	261,231.22	02/21	253,446.88	253,446.88
	02/11	261,082.31	261,082.31	02/22	253,219.36	253,219.36
	02/12	259,625.08	259,625.08	02/25	251,065.06	251,065.06
	02/13	259,448.80	259,448.80	02/26	249,617.48	249,617.48

02/28/2019



Account
Statement

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/27	248,354.72	248,354.72	02/28	248,323.14	248,323.14

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.