

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 4/30/2019
(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	192,917	0	0	0	192,917
Investment - Revenue 2016 (1000)	0	299,672	0	0	299,672
Investment - Interest 2016 (1001)	0	0	0	0	0
Investment - Sinking 2016 (1003)	0	0	0	0	0
Investment - Reserve 2016 (1004)	0	144,675	0	0	144,675
Investment - Prepayment 2016 (1005)	0	292	0	0	292
Assessments Receivable - Tax Roll	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0
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	200,772	444,639	9,677,607	3,765,000	14,088,017
Liabilities					
Accounts Payable	3,102	0	0	0	3,102
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	4,152	0	0	3,765,000	3,769,152
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 4/30/2019

(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>121,218</u>	<u>223,909</u>	<u>0</u>	<u>0</u>	<u>345,127</u>
Total Fund Equity & Other Credits Contributed Capital	<u>196,619</u>	<u>444,639</u>	<u>9,677,607</u>	<u>0</u>	<u>10,318,865</u>
Total Liabilities & Fund Equity	<u><u>200,772</u></u>	<u><u>444,639</u></u>	<u><u>9,677,607</u></u>	<u><u>3,765,000</u></u>	<u><u>14,088,017</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2018 Through 4/30/2019
(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	361,904	4,962	1 %
Interest Earnings				
Interest Earnings	150	24	(126)	(84)%
Other Revenues				
Rental Revenue	1,445	565	(880)	(61)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
Total Revenues	<u>373,425</u>	<u>362,493</u>	<u>(10,932)</u>	<u>(3)%</u>
Expenditures				
Legislative				
Supervisor Fees	6,000	1,600	4,400	73 %
Financial & Administrative				
Field Manager	12,000	7,963	4,038	34 %
District Manager	24,000	14,898	9,102	38 %
Recording Secretary	5,000	2,282	2,718	54 %
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	13,043	12,957	50 %
Auditing Services	3,800	3,823	(23)	(1)%
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	700	196	504	72 %
Rentals & Leases	2,400	1,458	942	39 %
Public Officials Insurance	2,250	2,250	0	0 %
Legal Advertising	1,200	376	824	69 %
Bank Fees	350	41	309	88 %
Dues, Licenses & Fees	350	517	(167)	(48)%
Miscellaneous Fees	2,200	1,450	750	34 %
Technology Services	1,500	951	549	37 %
Website Administration	1,200	3,825	(2,625)	(219)%
Legal Counsel				
District Counsel	1,000	0	1,000	100 %
Electric Utility Services				
Electric Utility Services	42,650	19,586	23,064	54 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,500	1,057	443	30 %
Water-Sewer Combination Services				
Water Utility Services	12,000	8,518	3,482	29 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	3,750	3,750	50 %
Waterway Management Program - Other	2,000	3,410	(1,410)	(71)%
Property & Casualty Insurance	8,000	9,796	(1,796)	(22)%
Landscape Maintenance - Contract	79,800	46,550	33,250	42 %
Miscellaneous Landscape	10,000	9,950	50	1 %
Plant Replacement Program	5,000	6,849	(1,849)	(37)%
Irrigation Maintenance	6,800	839	5,961	88 %
Road & Street Facilities				
Pavement and Signage Repairs	3,000	1,834	1,166	39 %
Parks & Recreation				
Staff	20,000	11,667	8,333	42 %
Security Patrol	25,000	16,405	8,595	34 %
Clubhouse Phone	1,500	1,583	(83)	(6)%
Club Facility Maintenance	8,500	11,352	(2,852)	(34)%

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Pool Maintenance - Contract	8,400	4,900	3,500	42 %
Pool Maintenance - Other	3,000	3,411	(411)	(14)%
Clubhouse Supplies	750	1,858	(1,108)	(148)%
Holiday Lighting	2,000	1,052	948	47 %
Special Events	4,000	13,297	(9,297)	(232)%
Park/Bridge Maintenance	4,000	1,067	2,933	73 %
Security System	500	0	500	100 %
Furniture, Fixtures & Equipment	3,400	3,755	(355)	(10)%
Reserves				
Capital Asset Reserves	14,025	0	14,025	100 %
Total Expenditures	<u>373,425</u>	<u>241,275</u>	<u>132,150</u>	<u>35 %</u>
Subtotal: Rev Over / (Under) Exp	0	121,218	121,218	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>121,218</u></u>	<u><u>121,218</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>196,619</u>	<u>196,619</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2018 Through 4/30/2019
(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	290,621	2,171	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>538</u>	<u>538</u>	<u>0 %</u>
Total Revenues	<u>288,450</u>	<u>291,159</u>	<u>2,709</u>	<u>1 %</u>
Subtotal: Rev Over / (Under) Exp	288,450	291,159	2,709	1 %
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>223,909</u></u>	<u><u>223,909</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>444,639</u>	<u>444,639</u>	<u>0 %</u>

Avelar Creek CDD

Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900

From 10/1/2018 Through 4/30/2019

(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: 04/30/19
Reconciliation Date: 4/30/2019
Status: Locked

Bank Balance	193,973.64
Less Outstanding Checks/Vouchers	1,056.80
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	192,916.84
Balance Per Books	<u>192,916.84</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: 04/30/19

Reconciliation Date: 4/30/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4774	3/14/2019	System Generated Check/Voucher	381.50	Chris's Plumbing Service, Inc.
4800	4/11/2019	System Generated Check/Voucher	200.00	Michael Dignan
4809	4/25/2019	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
4811	4/25/2019	System Generated Check/Voucher	376.00	Times Publishing Company
Outstanding Checks/Vouchers			1,056.80	
			1,056.80	

**Avelar Creek CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/19

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CD029	10/31/2018	October Bank Activity	(2,450.84)	
CD029	10/31/2018	October Bank Activity	2,450.84	
CD031	11/30/2018	November Bank Activity	(2,226.47)	
CD031	11/30/2018	November Bank Activity	2,226.47	
CD032	12/31/2018	December Bank Activity	(2,998.40)	
CD032	12/31/2018	December Bank Activity	2,998.40	
CD034	1/31/2019	January Bank Activity	(1,711.37)	
CD034	1/31/2019	January Bank Activity	1,711.37	
CD035	2/28/2019	February Bank Activity	(1,758.68)	
CD035	2/28/2019	February Bank Activity	1,758.68	
4779	3/20/2019	System Generated Check/Voucher	1,095.00	Maguire Services, Inc.
CD036	3/31/2019	March Bank Activity	(1,351.56)	
CD036	3/31/2019	March Bank Activity	1,351.56	
4781	4/1/2019	System Generated Check/Voucher	625.00	First Choice Aquatic
4782	4/1/2019	System Generated Check/Voucher	2,326.92	Bales Security
4783	4/1/2019	System Generated Check/Voucher	6,650.00	Landscape Maintenance Professionals, Inc.
4784	4/1/2019	System Generated Check/Voucher	7,608.00	Meritus Districts
4785	4/1/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4786	4/1/2019	System Generated Check/Voucher	73.20	Zebra Cleaning Team, Inc.
4787	4/4/2019	System Generated Check/Voucher	83.33	Global Solution partners
4788	4/4/2019	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
4789	4/4/2019	System Generated Check/Voucher	112.13	Landscape Maintenance Professionals, Inc.
4790	4/4/2019	System Generated Check/Voucher	510.00	Maguire Services, Inc.
4791	4/4/2019	System Generated Check/Voucher	50.98	Tampa Electric
4792	4/4/2019	System Generated Check/Voucher	141.89	Waste Management Inc. of Florida
4793	4/5/2019	Series 2016 FY19 Tax Dist ID 413	3,040.76	Avelar Creek CDD
4794	4/11/2019	System Generated Check/Voucher	950.90	Board of County Commissioners
4795	4/11/2019	System Generated Check/Voucher	488.87	Board of County Commissioners
4796	4/11/2019	System Generated Check/Voucher	1,878.00	Carson's Lawn & Lanscaping Services
4797	4/11/2019	System Generated Check/Voucher	200.00	Christopher M. Perich
4798	4/11/2019	System Generated Check/Voucher	200.00	Julie Campbell
4799	4/11/2019	System Generated Check/Voucher	195.00	Landscape Maintenance Professionals, Inc.

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/19

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4801	4/11/2019	System Generated Check/Voucher	200.00	Michael Finke
4802	4/11/2019	System Generated Check/Voucher	220.00	Suzanna M. Kimball
4803	4/18/2019	System Generated Check/Voucher	1,163.46	Bales Security
4804	4/18/2019	System Generated Check/Voucher	229.19	Frontier Communications
4805	4/18/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4806	4/18/2019	System Generated Check/Voucher	3,163.31	Tampa Electric
4807	4/18/2019	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
4808	4/25/2019	System Generated Check/Voucher	1,163.46	Bales Security
4810	4/25/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
CD049	4/30/2019	April Bank Activity	<u>1,126.94</u>	
Cleared Checks/Vouchers			<u><u>34,625.64</u></u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 04/30/19
Reconciliation Date: 4/30/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR338	4/4/2019	Tax Distribution - 04.04.19	6,827.34
	107	4/6/2019	Clubhouse Rental - Jordan	100.00
	CR344	4/30/2019	Interest	<u>3.33</u>
Cleared Deposits				<u><u>6,930.67</u></u>

04/30/2019



Account Statement

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

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS ADVANTAGE PLUS		04/01/2019 - 04/30/2019

Description	Amount	Description	Amount
Beginning Balance	\$221,668.61	Average Balance	\$202,318.76
Deposits/Credits	\$6,930.67	Average Collected Balance	\$202,315.43
Checks	\$33,498.70	Number of Days in Statement Period	30
Withdrawals/Debits	\$1,126.94	Annual Percentage Yield Earned	.02%
Ending Balance	\$193,973.64	Interest Paid Year to Date	\$16.21

Overdraft Protection
 Account Number: 1000044405578
 Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description	
	04/25	100.00		DEPOSIT					
	04/08	6,827.34		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST 413 DN022094					
	04/30	3.33		INTEREST PAID THIS STATEMENT THRU 04/30					
Deposits/Credits: 3				Total Items Deposited: 1					

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	4779	1,095.00	04/02	4790	510.00	04/12	*4801	200.00	04/16
	*4781	625.00	04/02	4791	50.98	04/10	4802	220.00	04/16
	4782	2,326.92	04/03	4792	141.89	04/11	4803	1,163.46	04/22
	4783	6,650.00	04/01	4793	3,040.76	04/16	4804	229.19	04/24
	4784	7,608.00	04/02	4794	950.90	04/18	4805	110.00	04/23
	4785	110.00	04/05	4795	488.87	04/18	4806	3,163.31	04/23
	4786	73.20	04/05	4796	1,878.00	04/16	4807	700.00	04/22
	4787	83.33	04/15	4797	200.00	04/22	4808	1,163.46	04/30
	4788	99.30	04/09	4798	200.00	04/16	*4810	110.00	04/30
	4789	112.13	04/08	4799	195.00	04/17			

Checks: 29
 * 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
	04/01	27.06		CHECK CARD PURCHASE TR DATE 03/29 BOOKS A MILLION 224 BRANDON FL
	04/01	16.10		CHECK CARD PURCHASE TR DATE 03/30 TARGET 00022350 RIVERVIEW FL
	04/01	67.48		CHECK CARD PURCHASE TR DATE 03/31 PUBLIX #1523 RIVERVIEW FL
	04/03	18.49		CHECK CARD PURCHASE TR DATE 04/02 WENDYS #8902 RIVERVIEW FL
	04/03	129.38		CHECK CARD PURCHASE TR DATE 04/02 PUBLIX #1523 RIVERVIEW FL
	04/03	20.00		POINT OF SALE DEBIT TR DATE 04/03 7-ELEVEN RIVERVIEW FL OOMSU001
	04/04	123.07		CHECK CARD PURCHASE TR DATE 04/03 TARGET 00022350 RIVERVIEW FL

04/30/2019



Account Statement

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	04/05	90.67		CHECK CARD PURCHASE TR DATE 04/04 BEALLS FL RIVERVIEW FL
	04/08	52.48		CHECK CARD PURCHASE TR DATE 04/07 PUBLIX #1523 RIVERVIEW FL
	04/08	40.00		CHECK CARD PURCHASE TR DATE 04/07 PUBLIX #1523 RIVERVIEW FL
	04/08	28.98		POINT OF SALE DEBIT TR DATE 04/08 WINDSOR FASHIOBRANDON FL 0200
	04/09	130.17		POINT OF SALE DEBIT TR DATE 04/09 LOWE'S #1911 RIVERVIEW FL 001
	04/10	35.43		CHECK CARD PURCHASE TR DATE 04/08 CHINA CHEF RIVERVIEW FL
	04/10	79.99		POINT OF SALE DEBIT TR DATE 04/08 AMAZON.COM*MW5T51WJO SEATTLE WA 00000000
	04/11	1.09		CHECK CARD PURCHASE TR DATE 04/10 MCDONALD'S F27294 RIVERVIEW FL
	04/11	62.87		CHECK CARD PURCHASE TR DATE 04/10 TARGET 00022350 RIVERVIEW FL
	04/11	66.95		POINT OF SALE DEBIT TR DATE 04/11 PUBLIX SUPER MARRIVERVIEW FL P1523107
	04/11	64.52		POINT OF SALE DEBIT TR DATE 04/11 PUBLIX SUPER MARRIVERVIEW FL P1523109
	04/22	72.21		POINT OF SALE DEBIT TR DATE 04/20 PUBLIX SUPER MARRIVERVIEW FL P1523107

Withdrawals/Debits: 19

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
		04/01	214,907.97	214,907.97	04/15	207,955.47
	04/02	205,579.97	205,579.97	04/16	202,416.71	202,416.71
	04/03	203,085.18	203,085.18	04/17	202,221.71	202,221.71
	04/04	202,962.11	202,962.11	04/18	200,781.94	200,781.94
	04/05	202,688.24	202,688.24	04/22	198,646.27	198,646.27
	04/08	209,281.99	209,281.99	04/23	195,372.96	195,372.96
	04/09	209,052.52	209,052.52	04/24	195,143.77	195,143.77
	04/10	208,886.12	208,886.12	04/25	195,243.77	195,143.77
	04/11	208,548.80	208,548.80	04/26	195,243.77	195,243.77
	04/12	208,038.80	208,038.80	04/30	193,973.64	193,973.64

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.