

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 6/30/2019

(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	149,975	0	0	0	149,975
Investment - Revenue 2016 (1000)	0	71,197	0	0	71,197
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	73	0	0	73
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	3,155,529	3,155,529
Other	0	0	0	0	0
Total Assets	157,830	215,945	9,677,607	3,595,000	13,646,381
Liabilities					
Accounts Payable	10,403	0	0	0	10,403
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	3,595,000	3,595,000
Other	0	0	0	0	0
Total Liabilities	11,453	0	0	3,595,000	3,606,453
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 6/30/2019

(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>70,976</u>	<u>(4,785)</u>	<u>0</u>	<u>0</u>	<u>66,191</u>
Total Fund Equity & Other Credits Contributed Capital	<u>146,377</u>	<u>215,945</u>	<u>9,677,607</u>	<u>0</u>	<u>10,039,928</u>
Total Liabilities & Fund Equity	<u><u>157,830</u></u>	<u><u>215,945</u></u>	<u><u>9,677,607</u></u>	<u><u>3,595,000</u></u>	<u><u>13,646,381</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2018 Through 6/30/2019
(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	366,035	9,093	3 %
Interest Earnings				
Interest Earnings	150	30	(121)	(80)%
Other Revenues				
Rental Revenue	1,445	614	(831)	(58)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
Total Revenues	<u>373,425</u>	<u>366,678</u>	<u>(6,747)</u>	<u>(2)%</u>
Expenditures				
Legislative				
Supervisor Fees	6,000	2,400	3,600	60 %
Financial & Administrative				
Field Manager	12,000	10,238	1,763	15 %
District Manager	24,000	19,154	4,846	20 %
Recording Secretary	5,000	2,934	2,066	41 %
District Engineer	2,000	825	1,175	59 %
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	5,500	4,041	1,459	27 %
Accounting Services	26,000	16,770	9,230	36 %
Auditing Services	3,800	3,823	(23)	(1)%
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	700	262	438	63 %
Rentals & Leases	2,400	1,875	525	22 %
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	792	(442)	(126)%
Miscellaneous Fees	2,200	1,617	583	27 %
Technology Services	1,500	1,222	278	19 %
Website Administration	1,200	4,075	(2,875)	(240)%
Legal Counsel				
District Counsel	1,000	0	1,000	100 %
Electric Utility Services				
Electric Utility Services	42,650	26,436	16,214	38 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,500	1,341	159	11 %
Water-Sewer Combination Services				
Water Utility Services	12,000	11,532	468	4 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	5,625	1,875	25 %
Waterway Management Program - Other	2,000	4,153	(2,153)	(108)%
Property & Casualty Insurance	8,000	9,796	(1,796)	(22)%
Landscape Maintenance - Contract	79,800	59,850	19,950	25 %
Miscellaneous Landscape	10,000	11,374	(1,374)	(14)%
Plant Replacement Program	5,000	7,404	(2,404)	(48)%
Irrigation Maintenance	6,800	3,698	3,102	46 %
Road & Street Facilities				
Pavement and Signage Repairs	3,000	3,735	(735)	(25)%
Parks & Recreation				
Staff	20,000	15,000	5,000	25 %
Security Patrol	25,000	17,149	7,851	31 %
Clubhouse Phone	1,500	2,042	(542)	(36)%
Club Facility Maintenance	8,500	13,954	(5,454)	(64)%

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Pool Maintenance - Contract	8,400	6,390	2,010	24 %
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	12,386	(8,386)	(210)%
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>295,702</u>	<u>77,723</u>	<u>21 %</u>
Subtotal: Rev Over / (Under) Exp	0	70,976	70,976	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>70,976</u></u>	<u><u>70,976</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>146,377</u>	<u>146,377</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2018 Through 6/30/2019
(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	293,938	5,488	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>702</u>	<u>702</u>	<u>0 %</u>
Total Revenues	<u>288,450</u>	<u>294,640</u>	<u>6,190</u>	<u>2 %</u>
Subtotal: Rev Over / (Under) Exp	288,450	294,640	6,190	2 %
Exp - Other Financing Sources				
Debt Service Payments				
Interest Payments	123,450	124,425	(975)	(1)%
Principal Payments	<u>165,000</u>	<u>175,000</u>	<u>(10,000)</u>	<u>(6)%</u>
Total Exp - Other Financing Sources	<u>288,450</u>	<u>299,425</u>	<u>(10,975)</u>	<u>(4)%</u>
Subtotal (OFS): Rev Over / (Under) Exp	<u>(288,450)</u>	<u>(299,425)</u>	<u>(10,975)</u>	<u>4 %</u>
Total: Revenues Over / Under Expenditures	<u><u>0</u></u>	<u><u>(4,785)</u></u>	<u><u>(4,785)</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>215,945</u>	<u>215,945</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2018 Through 6/30/2019
 (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: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Bank Balance	149,975.20
Less Outstanding Checks/Vouchers	0.00
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	149,975.20
Balance Per Books	<u>149,975.20</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: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4774	3/14/2019	System Generated Check/Voucher	381.50	Chris's Plumbing Service, Inc.
4833	5/23/2019	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
4835	6/1/2019	System Generated Check/Voucher	200.00	Christopher M. Perich
4836	6/1/2019	System Generated Check/Voucher	450.00	Joe Pullaro III, LLC.
4837	6/1/2019	System Generated Check/Voucher	200.00	Julie Campbell
4838	6/1/2019	System Generated Check/Voucher	580.95	Landscape Maintenance Professionals, Inc.
4839	6/1/2019	System Generated Check/Voucher	7,623.00	Meritus Districts
4840	6/1/2019	System Generated Check/Voucher	200.00	Michael Dignan
4841	6/1/2019	System Generated Check/Voucher	200.00	Michael Finke
4842	6/1/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4843	6/1/2019	System Generated Check/Voucher	141.89	Waste Management Inc. of Florida
4844	6/6/2019	System Generated Check/Voucher	625.00	First Choice Aquatic
4845	6/6/2019	System Generated Check/Voucher	907.68	Board of County Commissioners
4846	6/6/2019	System Generated Check/Voucher	495.24	Board of County Commissioners
4847	6/6/2019	System Generated Check/Voucher	1,024.25	Carson's Lawn & Landscaping Services
4848	6/6/2019	System Generated Check/Voucher	83.33	Global Solution partners
4849	6/6/2019	System Generated Check/Voucher	40.62	Landscape Maintenance Professionals, Inc.
4850	6/6/2019	System Generated Check/Voucher	200.00	Site Masters of Florida, LLC
4851	6/6/2019	System Generated Check/Voucher	220.00	Suzanna M. Kimball
4852	6/6/2019	System Generated Check/Voucher	52.27	Tampa Electric
4853	6/6/2019	Series 2016 FY19 Tax Dist ID 419	718.52	Avelar Creek CDD
4854	6/13/2019	System Generated Check/Voucher	543.00	First Choice Aquatic
4855	6/13/2019	System Generated Check/Voucher	324.43	Nicholas Ryder
4856	6/13/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4857	6/13/2019	System Generated Check/Voucher	3,454.80	Tampa Electric
4858	6/13/2019	System Generated Check/Voucher	790.00	Zebra Cleaning Team, Inc.

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4859	6/13/2019	Series 2016 FY19 Tax Dist ID 421	2,369.52	Avelar Creek CDD
4860	6/20/2019	System Generated Check/Voucher	955.00	Carson's Lawn & Lanscaping Services
4861	6/20/2019	System Generated Check/Voucher	229.19	Frontier Communications
4862	6/20/2019	System Generated Check/Voucher	155.00	Landscape Maintenance Professionals, Inc.
FDR052019	6/21/2019	Sales Tax Payment - May	5.88	Florida Department of Revenue
CD054	6/30/2019	June Bank Activity	<u>581.65</u>	
Cleared Checks/Vouchers			<u>24,247.72</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CD351	6/6/2019	Tax Distribution - 06.06.19	1,613.27
	CR352	6/14/2019	Tax Distribution - 06.14.19	5,320.24
	CR354	6/28/2019	Interest	<u>2.57</u>
Cleared Deposits				<u><u>6,936.08</u></u>

06/30/2019



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		06/01/2019 - 06/30/2019

Description	Amount	Description	Amount
Beginning Balance	\$167,286.84	Average Balance	\$156,390.15
Deposits/Credits	\$6,936.08	Average Collected Balance	\$156,390.15
Checks	\$23,660.19	Number of Days in Statement Period	30
Withdrawals/Debits	\$587.53	Annual Percentage Yield Earned	.02%
Ending Balance	\$149,975.20	Interest Paid Year to Date	\$21.76

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

Deposits/Credits	Date	Amount	Serial #	Description
	06/07	1,613.27		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST ID419 DN022094
	06/14	5,320.24		ELECTRONIC/ACH CREDIT HLLS TAX LICENS DIST ID421 DN022094
	06/28	2.57		INTEREST PAID THIS STATEMENT THRU 06/30
Deposits/Credits: 3				Total Items Deposited: 0

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	4774	381.50	06/17	4843	141.89	06/04	4853	718.52	06/18
	*4833	275.00	06/03	4844	625.00	06/11	4854	543.00	06/19
	*4835	200.00	06/12	4845	907.68	06/14	4855	324.43	06/18
	4836	450.00	06/06	4846	495.24	06/14	4856	110.00	06/20
	4837	200.00	06/05	4847	1,024.25	06/12	4857	3,454.80	06/19
	4838	580.95	06/03	4848	83.33	06/12	4858	790.00	06/17
	4839	7,623.00	06/04	4849	40.62	06/11	4859	2,369.52	06/18
	4840	200.00	06/12	4850	200.00	06/10	4860	955.00	06/25
	4841	200.00	06/20	4851	220.00	06/12	4861	229.19	06/26
	4842	110.00	06/06	4852	52.27	06/11	4862	155.00	06/24

Checks: 30
 * 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
	06/03	45.92		POINT OF SALE DEBIT TR DATE 06/01 LOWE'S #1911 RIVERVIEW FL 001
	06/05	12.00		POINT OF SALE DEBIT TR DATE 06/05 WAWA 5175 RIVERVIEW FL 18501201
	06/07	13.31		POINT OF SALE DEBIT TR DATE 06/06 PUBLIX SUPER MARRIVERVIEW FL P1523108
	06/12	28.19		POINT OF SALE DEBIT TR DATE 06/11 MARSHALLS 2458 BRANDON FL 31791001
	06/14	25.62		POINT OF SALE DEBIT TR DATE 06/13 PUBLIX SUPER MARRIVERVIEW FL P1523107
	06/14	8.06		POINT OF SALE DEBIT TR DATE 06/13 PROGRESS MART TAMPA FL41426001

06/30/2019



Account Statement

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	06/17	70.21		POINT OF SALE DEBIT TR DATE 06/14 PUBLIX SUPER MARRIVERVIEW FL P1523105
	06/17	6.01		POINT OF SALE DEBIT TR DATE 06/15 SHELL Service RIVERVIEW FL 61898101
	06/17	50.94		POINT OF SALE DEBIT TR DATE 06/15 DOLLAR GENERAL # RIVERVIEW FL 80785021
	06/17	33.97		POINT OF SALE DEBIT TR DATE 06/15 PUBLIX SUPER MARRIVERVIEW FL P1523105
	06/17	3.80		POINT OF SALE DEBIT TR DATE 06/16 DOLLAR TREE RIVERVIEW FL 88537001
	06/17	5.06		POINT OF SALE DEBIT TR DATE 06/17 SHELL Service RIVERVIEW FL 61898001
	06/18	5.13		POINT OF SALE DEBIT TR DATE 06/18 SUNOCO 0526910500 RIVERVIEW FL 27699103
	06/20	19.02		POINT OF SALE DEBIT TR DATE 06/19 PUBLIX SUPER MARRIVERVIEW FL P1523152
	06/20	6.00		POINT OF SALE DEBIT TR DATE 06/20 SHELL Service RIVERVIEW FL 61898001
	06/21	120.00		RECURRING CHECK CARD PURCHASE TR DATE 06/20 HANDY.COM - JUN21 8558468730 NY
	06/21	8.68		POINT OF SALE DEBIT TR DATE 06/20 DOLLAR TREE RIVERVIEW FL 88537001
	06/24	23.29		POINT OF SALE DEBIT TR DATE 06/22 WALGREENS 1042 RIVERVIEW FL 09297T22
	06/24	96.44		POINT OF SALE DEBIT TR DATE 06/24 THE HOME DEPOT RIVERVIEW FL 06262022
	06/24	5.88		ELECTRONIC/ACH DEBIT FLA DEPT REVENUE C0181544260

Withdrawals/Debits: 20

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	167,286.84	167,286.84	06/17	159,316.53	159,316.53
06/03	166,384.97	166,384.97	06/18	155,898.93	155,898.93	
06/04	158,620.08	158,620.08	06/19	151,901.13	151,901.13	
06/05	158,408.08	158,408.08	06/20	151,566.11	151,566.11	
06/06	157,848.08	157,848.08	06/21	151,437.43	151,437.43	
06/07	159,448.04	159,448.04	06/24	151,156.82	151,156.82	
06/10	159,248.04	159,248.04	06/25	150,201.82	150,201.82	
06/11	158,530.15	158,530.15	06/26	149,972.63	149,972.63	
06/12	156,774.38	156,774.38	06/28	149,975.20	149,975.20	
06/14	160,658.02	160,658.02				

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.

As of 7/1/19, Mastercard(R) will update their Guide to Benefits for debit cards and will no longer offer the Price Protection benefit. A new Mastercard Guide to Benefits will be available on 7/1/19 at suntrust.com/debitcards.