

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 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 7/31/2019

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
<b>Assets</b>					
Cash-Operating Account	124,120	0	0	0	124,120
Investment - Revenue 2016 (1000)	0	71,214	0	0	71,214
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	108	0	0	108
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
<b>Total Assets</b>	<b>131,975</b>	<b>215,997</b>	<b>9,677,607</b>	<b>3,595,000</b>	<b>13,620,579</b>
<b>Liabilities</b>					
Accounts Payable	8,248	0	0	0	8,248
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
<b>Total Liabilities</b>	<b>9,298</b>	<b>0</b>	<b>0</b>	<b>3,595,000</b>	<b>3,604,298</b>
<b>Fund Equity &amp; Other Credits Contributed Capital</b>					
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 7/31/2019

(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>47,276</u>	<u>(4,732)</u>	<u>0</u>	<u>0</u>	<u>42,544</u>
Total Fund Equity & Other Credits Contributed Capital	<u>122,677</u>	<u>215,997</u>	<u>9,677,607</u>	<u>0</u>	<u>10,016,281</u>
Total Liabilities & Fund Equity	<u><u>131,975</u></u>	<u><u>215,997</u></u>	<u><u>9,677,607</u></u>	<u><u>3,595,000</u></u>	<u><u>13,620,579</u></u>

**Avelar Creek CDD**  
**Statement of Revenues and Expenditures**

General Fund - 001  
From 10/1/2018 Through 7/31/2019  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	356,942	366,035	9,093	3 %
Interest Earnings				
Interest Earnings	150	32	(118)	(79)%
Other Revenues				
Rental Revenue	1,445	614	(831)	(58)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
<b>Total Revenues</b>	<u>373,425</u>	<u>366,680</u>	<u>(6,745)</u>	<u>(2)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	2,400	3,600	60 %
Financial & Administrative				
Field Manager	12,000	11,375	625	5 %
District Manager	24,000	21,283	2,718	11 %
Recording Secretary	5,000	3,260	1,740	35 %
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	18,633	7,367	28 %
Auditing Services	3,800	3,823	(23)	(1)%
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	700	328	372	53 %
Rentals & Leases	2,400	2,083	317	13 %
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	2,600	(400)	(18)%
Technology Services	1,500	1,358	142	9 %
Website Administration	1,200	4,200	(3,000)	(250)%
Legal Counsel				
District Counsel	1,000	150	850	85 %
Electric Utility Services				
Electric Utility Services	42,650	29,801	12,849	30 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,500	1,483	17	1 %
Water-Sewer Combination Services				
Water Utility Services	12,000	12,292	(292)	(2)%
Other Physical Environment				
Waterway Management Program - Contract	7,500	6,250	1,250	17 %
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	66,150	13,650	17 %
Miscellaneous Landscape	10,000	11,624	(1,624)	(16)%
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	16,667	3,333	17 %
Security Patrol	25,000	17,780	7,220	29 %
Clubhouse Phone	1,500	2,274	(774)	(52)%
Club Facility Maintenance	8,500	15,691	(7,191)	(85)%

**Avelar Creek CDD**  
**Statement of Revenues and Expenditures**

General Fund - 001  
From 10/1/2018 Through 7/31/2019  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Entry & Walls Maintenance	0	80	(80)	0 %
Pool Maintenance - Contract	8,400	7,180	1,220	15 %
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>319,404</u>	<u>54,021</u>	<u>14 %</u>
Subtotal: Rev Over / (Under) Exp	0	47,276	47,276	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>47,276</u></u>	<u><u>47,276</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>122,677</u>	<u>122,677</u>	<u>0 %</u>

**Avelar Creek CDD**  
**Statement of Revenues and Expenditures**

Debt Service Fund Series 2016 - 201  
From 10/1/2018 Through 7/31/2019  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	288,450	293,938	5,488	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>754</u>	<u>754</u>	<u>0 %</u>
Total Revenues	<u>288,450</u>	<u>294,693</u>	<u>6,243</u>	<u>2 %</u>
Subtotal: Rev Over / (Under) Exp	288,450	294,693	6,243	2 %
<b>Exp - Other Financing Sources</b>				
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>(4,732)</u></u>	<u><u>(4,732)</u></u>	<u><u>0 %</u></u>
<b>Fund Balance, Beginning of Period</b>				
	0	220,729	220,729	0 %
<b>Fund Balance, End of Period</b>				
	<u>0</u>	<u>215,997</u>	<u>215,997</u>	<u>0 %</u>

Avelar Creek CDD  
**Statement of Revenues and Expenditures**

General Fixed Assets Account Group - 900  
 From 10/1/2018 Through 7/31/2019  
 (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	0	0	0	0 %
 Fund Balance, Beginning of Period	 0	 9,677,607	 9,677,607	 0 %
Fund Balance, End of Period	0	9,677,607	9,677,607	0 %

Avelar Creek CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/19  
Reconciliation Date: 7/31/2019  
Status: Locked

Bank Balance	124,941.03
Less Outstanding Checks/Vouchers	821.00
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	124,120.03
Balance Per Books	<u>124,120.03</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: 07/31/19

Reconciliation Date: 7/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4877	7/18/2019	System Generated Check/Voucher	80.00	Affordable Backflow Testing
4885	7/25/2019	System Generated Check/Voucher	631.00	SAYF
4886	7/25/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			<u>821.00</u>	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/19

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4863	7/1/2019	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
4864	7/1/2019	System Generated Check/Voucher	990.00	Maguire Services, Inc.
4865	7/1/2019	System Generated Check/Voucher	7,656.40	Meritus Districts
4866	7/1/2019	System Generated Check/Voucher	220.00	Suzanna M. Kimball
4867	7/5/2019	System Generated Check/Voucher	625.00	First Choice Aquatic
4868	7/5/2019	System Generated Check/Voucher	83.33	Global Solution partners
4869	7/5/2019	System Generated Check/Voucher	6,650.00	Landscape Maintenance Professionals, Inc.
4870	7/5/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4871	7/5/2019	System Generated Check/Voucher	52.27	Tampa Electric
4872	7/5/2019	System Generated Check/Voucher	141.89	Waste Management Inc. of Florida
4873	7/11/2019	System Generated Check/Voucher	1,073.16	Board of County Commissioners
4874	7/11/2019	System Generated Check/Voucher	537.87	Board of County Commissioners
4875	7/11/2019	System Generated Check/Voucher	155.48	Landscape Maintenance Professionals, Inc.
4876	7/11/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4878	7/18/2019	System Generated Check/Voucher	232.33	Frontier Communications
4879	7/18/2019	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
4880	7/18/2019	System Generated Check/Voucher	900.00	Joe Pullaro III, LLC.
4881	7/18/2019	System Generated Check/Voucher	144.00	Ryder Residential and Commercial, LLC
4882	7/18/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4883	7/18/2019	System Generated Check/Voucher	3,312.73	Tampa Electric
4884	7/18/2019	System Generated Check/Voucher	790.00	Zebra Cleaning Team, Inc.
CD055	7/31/2019	July Bank Activity	<u>943.38</u>	
Cleared Checks/Vouchers			<u>25,036.44</u>	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/19  
Reconciliation Date: 7/31/2019  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR356	7/31/2019	Interest	<u>2.27</u>
Cleared Deposits				<u>2.27</u>

07/31/2019



# 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		07/01/2019 - 07/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$149,975.20	Average Balance	\$133,643.68
Deposits/Credits	\$2.27	Average Collected Balance	\$133,643.68
Checks	\$24,093.06	Number of Days in Statement Period	31
Withdrawals/Debits	\$943.38	Annual Percentage Yield Earned	.02%
Ending Balance	\$124,941.03	Interest Paid Year to Date	\$24.03

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

Deposits/Credits	Date	Amount	Serial #	Description
	07/31	2.27		INTEREST PAID THIS STATEMENT THRU 07/31
Deposits/Credits: 1		Total Items Deposited: 0		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	4863	99.30	07/05	4870	110.00	07/16	*4878	232.33	07/24
	4864	990.00	07/05	4871	52.27	07/11	4879	99.30	07/23
	4865	7,656.40	07/02	4872	141.89	07/11	4880	900.00	07/30
	4866	220.00	07/08	4873	1,073.16	07/18	4881	144.00	07/23
	4867	625.00	07/11	4874	537.87	07/18	4882	110.00	07/24
	4868	83.33	07/12	4875	155.48	07/12	4883	3,312.73	07/25
	4869	6,650.00	07/10	4876	110.00	07/16	4884	790.00	07/26

Checks: 21  
 \* 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
	07/01	56.73		POINT OF SALE DEBIT TR DATE 06/29 WM SUPERCENTER # GIBSONTON FL 53000049
	07/01	10.00		POINT OF SALE DEBIT TR DATE 06/29 MURPHY7329ATWAGIBSONTON FL 92751901
	07/01	68.14		POINT OF SALE DEBIT TR DATE 06/29 TARGET T- 1015 Riverview FL 22235175
	07/01	63.61		POINT OF SALE DEBIT TR DATE 07/01 LOWE'S #1911 RIVERVIEW FL 001
	07/05	6.00		CHECK CARD PURCHASE TR DATE 07/02 QUICKTAG/PET TAG VENDI TEMPE AZ
	07/05	10.00		CHECK CARD PURCHASE TR DATE 07/03 MARATHON PETRO149484 RIVERVIEW FL
	07/05	13.29		POINT OF SALE DEBIT TR DATE 07/04 LOWE'S #1911 RIVERVIEW FL 001
	07/08	17.29		CHECK CARD PURCHASE TR DATE 07/05 BURGER KING #4457 Q07 RIVERVIEW FL
	07/10	22.04		POINT OF SALE DEBIT TR DATE 07/10 PUBLIX SUPER MARRIVERVIEW FL P1523107
	07/17	49.06		POINT OF SALE DEBIT TR DATE 07/17 WAL-MART #5300 GIBSONTON FL 24530001

07/31/2019



Account  
 Statement

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	07/19	120.00		RECURRING CHECK CARD PURCHASE TR DATE 07/18 HANDY.COM - JUL19 8558468730 NY
	07/22	60.00		POINT OF SALE DEBIT TR DATE 07/20 LOWE'S #1911 RIVERVIEW FL 001
	07/22	43.40		POINT OF SALE DEBIT TR DATE 07/20 DOLLAR TREE RIVERVIEW FL 59731001
	07/22	14.09		POINT OF SALE DEBIT TR DATE 07/20 PUBLIX SUPER MARRIVERVIEW FL P1523106
	07/24	10.00		POINT OF SALE DEBIT TR DATE 07/24 BIG BEND MARAT RIVERVIEW FL 0001FE84
	07/24	52.06		POINT OF SALE DEBIT TR DATE 07/24 PUBLIX SUPER MARRIVERVIEW FL P1523106
	07/25	30.00		POINT OF SALE DEBIT TR DATE 07/25 7-ELEVEN RIVERVIEW FL 00MSJQ01
	07/29	10.84		CHECK CARD PURCHASE TR DATE 07/27 CROSSROADS ACE HARDWAR RIVERVIEW FL
	07/29	60.00		CHECK CARD PURCHASE TR DATE 07/27 ONELIS CLEANING VALRICO FL
	07/29	109.47		CHECK CARD PURCHASE TR DATE 07/27 WM SUPERCENTER #5300 GIBSONTON FL
	07/29	19.01		POINT OF SALE DEBIT TR DATE 07/28 PUBLIX SUPER MARRIVERVIEW FL P1523104
	07/29	70.19		POINT OF SALE DEBIT TR DATE 07/28 WAL-MART #5300 GIBSONTON FL 24530001
	07/30	18.16		CHECK CARD PURCHASE TR DATE 07/29 PUBLIX #1523 RIVERVIEW FL
	07/30	10.00		POINT OF SALE DEBIT TR DATE 07/30 CHEVRON/GIANT 3637 RIVERVIEW FL 10041801

Withdrawals/Debits: 24

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	149,776.72	149,776.72	07/19	131,034.34	131,034.34
07/02	142,120.32	142,120.32	07/22	130,916.85	130,916.85	
07/05	141,001.73	141,001.73	07/23	130,673.55	130,673.55	
07/08	140,764.44	140,764.44	07/24	130,269.16	130,269.16	
07/10	134,092.40	134,092.40	07/25	126,926.43	126,926.43	
07/11	133,273.24	133,273.24	07/26	126,136.43	126,136.43	
07/12	133,034.43	133,034.43	07/29	125,866.92	125,866.92	
07/16	132,814.43	132,814.43	07/30	124,938.76	124,938.76	
07/17	132,765.37	132,765.37	07/31	124,941.03	124,941.03	
07/18	131,154.34	131,154.34				

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.