

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 8/31/2019

(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	99,347	0	0	0	99,347
Investment - Revenue 2016 (1000)	0	71,229	0	0	71,229
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	139	0	0	139
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	107,202	216,043	9,677,607	3,595,000	13,595,852
Liabilities					
Accounts Payable	10,504	0	0	0	10,504
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	39	0	0	0	39
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	11,593	0	0	3,595,000	3,606,593
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 8/31/2019

(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>20,208</u>	<u>(4,686)</u>	<u>0</u>	<u>0</u>	<u>15,521</u>
Total Fund Equity & Other Credits Contributed Capital	<u>95,609</u>	<u>216,043</u>	<u>9,677,607</u>	<u>0</u>	<u>9,989,259</u>
Total Liabilities & Fund Equity	<u><u>107,202</u></u>	<u><u>216,043</u></u>	<u><u>9,677,607</u></u>	<u><u>3,595,000</u></u>	<u><u>13,595,852</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2018 Through 8/31/2019
(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	34	(116)	(78)%
Other Revenues				
Rental Revenue	1,445	1,074	(371)	(26)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
Total Revenues	<u>373,425</u>	<u>367,143</u>	<u>(6,282)</u>	<u>(2)%</u>
Expenditures				
Legislative				
Supervisor Fees	6,000	3,200	2,800	47 %
Financial & Administrative				
Field Manager	12,000	12,513	(513)	(4)%
District Manager	24,000	23,411	589	2 %
Recording Secretary	5,000	3,586	1,414	28 %
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	20,497	5,503	21 %
Auditing Services	3,800	3,823	(23)	(1)%
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	700	345	355	51 %
Rentals & Leases	2,400	2,292	108	5 %
Public Officials Insurance	2,250	2,250	0	0 %
Legal Advertising	1,200	1,145	55	5 %
Bank Fees	350	41	309	88 %
Dues, Licenses & Fees	350	792	(442)	(126)%
Miscellaneous Fees	2,200	2,683	(483)	(22)%
Technology Services	1,500	1,494	6	0 %
Website Administration	1,200	4,325	(3,125)	(260)%
Legal Counsel				
District Counsel	1,000	300	700	70 %
Electric Utility Services				
Electric Utility Services	42,650	33,143	9,507	22 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,500	1,625	(125)	(8)%
Water-Sewer Combination Services				
Water Utility Services	12,000	13,093	(1,093)	(9)%
Other Physical Environment				
Waterway Management Program - Contract	7,500	6,875	625	8 %
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	72,835	6,965	9 %
Miscellaneous Landscape	10,000	13,252	(3,252)	(33)%
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	18,333	1,667	8 %
Security Patrol	25,000	18,916	6,084	24 %
Clubhouse Phone	1,500	2,506	(1,006)	(67)%
Club Facility Maintenance	8,500	17,066	(8,566)	(101)%

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2018 Through 8/31/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Pool Maintenance - Contract	8,400	7,970	430	5 %
Pool Maintenance - Other	3,000	4,854	(1,854)	(62)%
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>346,935</u>	<u>26,490</u>	<u>7 %</u>
Subtotal: Rev Over / (Under) Exp	0	20,208	20,208	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>20,208</u></u>	<u><u>20,208</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>95,609</u>	<u>95,609</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2018 Through 8/31/2019
(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>800</u>	<u>800</u>	<u>0 %</u>
Total Revenues	<u>288,450</u>	<u>294,739</u>	<u>6,289</u>	<u>2 %</u>
Subtotal: Rev Over / (Under) Exp	288,450	294,739	6,289	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>(4,686)</u></u>	<u><u>(4,686)</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>216,043</u>	<u>216,043</u>	<u>0 %</u>

Avelar Creek CDD

Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900

From 10/1/2018 Through 8/31/2019

(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	<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: 08/31/19
Reconciliation Date: 8/31/2019
Status: Locked

Bank Balance	102,403.68
Less Outstanding Checks/Vouchers	3,056.39
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	99,347.29
Balance Per Books	<u>99,347.29</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: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4901	8/15/2019	System Generated Check/Voucher	727.32	SAYF
4904	8/27/2019	System Generated Check/Voucher	385.00	Carson's Lawn & Lanscaping Services
4905	8/27/2019	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
4906	8/27/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4907	8/27/2019	System Generated Check/Voucher	769.32	Times Publishing Company
4908	8/27/2019	System Generated Check/Voucher	965.45	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			3,056.39	
			3,056.39	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
4887	8/1/2019	System Generated Check/Voucher	7,608.45	Meritus Districts
4888	8/1/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4889	8/1/2019	System Generated Check/Voucher	141.89	Waste Management Inc. of Florida
4890	8/8/2019	System Generated Check/Voucher	625.00	First Choice Aquatic
4891	8/8/2019	System Generated Check/Voucher	290.96	Board of County Commissioners
4892	8/8/2019	System Generated Check/Voucher	469.32	Board of County Commissioners
4893	8/8/2019	System Generated Check/Voucher	150.00	Burr & Forman LLP
4894	8/8/2019	System Generated Check/Voucher	7,928.00	Carson's Lawn & Lanscaping Services
4895	8/8/2019	System Generated Check/Voucher	83.33	Global Solution partners
4896	8/8/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4897	8/8/2019	System Generated Check/Voucher	52.27	Tampa Electric
4898	8/8/2019	System Generated Check/Voucher	100.00	Zebra Cleaning Team, Inc.
4899	8/15/2019	System Generated Check/Voucher	232.33	Frontier Communications
4900	8/15/2019	System Generated Check/Voucher	250.00	Landscape Maintenance Professionals, Inc.
4902	8/15/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4903	8/22/2019	System Generated Check/Voucher	3,290.91	Tampa Electric
CD057	8/31/2019	August Bank Activity	665.75	
Cleared Checks/Vouchers			23,039.21	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1847	8/29/2019	Clubhouse Rental - Fuller	75.00
	2158	8/29/2019	Clubhouse Rental - Cato	200.00
	5932	8/29/2019	Clubhouse Rental - Cato	225.00
	CR359	8/30/2019	Interest	<u>1.86</u>
Cleared Deposits				<u><u>501.86</u></u>

08/31/2019



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		08/01/2019 - 08/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$124,941.03	Average Balance	\$109,638.51
Deposits/Credits	\$826.76	Average Collected Balance	\$109,622.38
Checks	\$22,373.46	Number of Days in Statement Period	31
Withdrawals/Debits	\$990.65	Annual Percentage Yield Earned	.02%
Ending Balance	\$102,403.68	Interest Paid Year to Date	\$25.89

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	Date	Amount	Serial #	Description
	08/29	500.00		DEPOSIT				
	08/23	324.90		DISPUTE CREDIT				
	08/30	1.86		INTEREST PAID THIS STATEMENT THRU 08/31				
Deposits/Credits: 3				Total Items Deposited: 3				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	4877	80.00	08/02	4891	290.96	08/15	4897	52.27	08/13
	*4885	631.00	08/09	4892	469.32	08/15	4898	100.00	08/13
	4886	110.00	08/01	4893	150.00	08/12	4899	232.33	08/19
	4887	7,608.45	08/02	4894	7,928.00	08/13	4900	250.00	08/16
	4888	110.00	08/08	4895	83.33	08/14	*4902	110.00	08/21
	4889	141.89	08/07	4896	110.00	08/13	4903	3,290.91	08/27
	4890	625.00	08/13						

Checks: 19
 * 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
	08/01	39.93		CHECK CARD PURCHASE TR DATE 07/30 CHINA CHEF RIVERVIEW FL
	08/01	10.36		POINT OF SALE DEBIT TR DATE 08/01 LOWE'S #1911 RIVERVIEW FL 001
	08/02	14.03		CHECK CARD PURCHASE TR DATE 08/01 PUBLIX #1523 RIVERVIEW FL
	08/05	39.91		POINT OF SALE DEBIT TR DATE 08/02 TARGET T- 1015 Riverview FL 22235172
	08/05	14.99		POINT OF SALE DEBIT TR DATE 08/03 MARSHALLS 1312 RIVERVIEW FL 21618001
	08/06	10.00		POINT OF SALE DEBIT TR DATE 08/06 CHEVRON/GIANT 3637 RIVERVIEW FL 10041801
	08/08	79.08		POINT OF SALE DEBIT TR DATE 08/07 WM SUPERCENTER # GIBSONTON FL 53000034
	08/09	23.93		CHECK CARD PURCHASE TR DATE 08/08 EXXONMOBIL 99553786 TAMPA FL
	08/12	55.12		POINT OF SALE DEBIT TR DATE 08/10 WM SUPERCENTER # GIBSONTON FL 53000074

08/31/2019



Account Statement

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	08/12	43.38		POINT OF SALE DEBIT TR DATE 08/10 MARSHALLS 1312 RIVERVIEW FL 21618001
	08/12	53.33		POINT OF SALE DEBIT TR DATE 08/11 PUBLIX SUPER MARRRIVERVIEW FL P1523110
	08/12	34.69		CHECK CARD PURCHASE TR DATE 08/11 PUBLIX #1523 RIVERVIEW FL
	08/12	10.15		POINT OF SALE DEBIT TR DATE 08/11 7-ELEVEN RIVERVIEW FL 00N27N01
	08/14	62.21		CHECK CARD PURCHASE TR DATE 08/13 PUBLIX #1523 RIVERVIEW FL
	08/14	29.01		POINT OF SALE DEBIT TR DATE 08/14 PUBLIX SUPER MARRRIVERVIEW FL P1523106
	08/15	5.03		POINT OF SALE DEBIT TR DATE 08/15 SHELL SERVICE STATION TAMPA FL43271501
	08/16	120.00		RECURRING CHECK CARD PURCHASE TR DATE 08/15 HANDY.COM - AUG16 8558468730 NY
	08/30	60.00		CHECK CARD PURCHASE TR DATE 08/29 ONELIS CLEANING VALRICO FL
	08/30	74.95		CHECK CARD PURCHASE TR DATE 08/29 MARATHON PETRO202531 RIVERVIEW FL
	08/30	135.98		CHECK CARD PURCHASE TR DATE 08/29 PUBLIX #1523 RIVERVIEW FL
	08/30	74.57		CHECK CARD PURCHASE TR DATE 08/29 PUBLIX #1523 RIVERVIEW FL

Withdrawals/Debits: 21

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	08/01	124,780.74	124,780.74	08/14	106,690.97	106,690.97
	08/02	117,078.26	117,078.26	08/15	105,925.66	105,925.66
	08/05	117,023.36	117,023.36	08/16	105,555.66	105,555.66
	08/06	117,013.36	117,013.36	08/19	105,323.33	105,323.33
	08/07	116,871.47	116,871.47	08/21	105,213.33	105,213.33
	08/08	116,682.39	116,682.39	08/23	105,538.23	105,538.23
	08/09	116,027.46	116,027.46	08/27	102,247.32	102,247.32
	08/12	115,680.79	115,680.79	08/29	102,747.32	102,247.32
	08/13	106,865.52	106,865.52	08/30	102,403.68	102,403.68

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.