

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2019



Meritus Corporation
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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Avelar Creek CDD

Balance Sheet

As of 9/30/2019

(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	74,974	0	0	0	74,974
Investment - Revenue 2016 (1000)	0	71,241	0	0	71,241
Investment - Interest 2016 (1001)	0	0	0	0	0
Investment - Sinking 2016 (1003)	0	0	0	0	0
Investment - Reserve 2016 (1004)	0	143,641	0	0	143,641
Investment - Prepayment 2016 (1005)	0	1,198	0	0	1,198
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	216,080	216,080
Amount To Be Provided-Debt Service	0	0	0	3,378,920	3,378,920
Other	0	0	0	0	0
Total Assets	82,829	216,080	9,677,607	3,595,000	13,571,515
Liabilities					
Accounts Payable	8,143	0	0	0	8,143
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	34	0	0	0	34
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	9,227	0	0	3,595,000	3,604,227
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 9/30/2019

(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>(1,800)</u>	<u>(4,650)</u>	<u>0</u>	<u>0</u>	<u>(6,449)</u>
Total Fund Equity & Other Credits Contributed Capital	<u>73,602</u>	<u>216,080</u>	<u>9,677,607</u>	<u>0</u>	<u>9,967,288</u>
Total Liabilities & Fund Equity	<u><u>82,829</u></u>	<u><u>216,080</u></u>	<u><u>9,677,607</u></u>	<u><u>3,595,000</u></u>	<u><u>13,571,515</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2018 Through 9/30/2019
(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	35	(115)	(77)%
Other Miscellaneous Revenues				
Rental Revenue	1,445	1,074	(371)	(26)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
Total Revenues	<u>373,425</u>	<u>367,144</u>	<u>(6,281)</u>	<u>(2)%</u>
Expenditures				
Legislative				
Supervisor Fees	6,000	3,200	2,800	47 %
Financial & Administrative				
Field Manager	12,000	13,650	(1,650)	(14)%
District Manager	24,000	25,539	(1,539)	(6)%
Recording Secretary	5,000	3,912	1,088	22 %
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	22,360	3,640	14 %
Auditing Services	3,800	3,823	(23)	(1)%
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	700	399	301	43 %
Rentals & Leases	2,400	2,500	(100)	(4)%
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	709	(359)	(102)%
Miscellaneous Fees	2,200	1,950	250	11 %
Technology Services	1,500	1,630	(130)	(9)%
Website Administration	1,200	5,950	(4,750)	(396)%
Legal Counsel				
District Counsel	1,000	300	700	70 %
Electric Utility Services				
Electric Utility Services	42,650	36,489	6,161	14 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,500	1,767	(267)	(18)%
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	79,135	665	1 %
Miscellaneous Landscape	10,000	12,524	(2,524)	(25)%
Plant Replacement Program	5,000	8,577	(3,577)	(72)%
Irrigation Maintenance	6,800	4,154	2,646	39 %
Road & Street Facilities				
Pavement and Signage Repairs	3,000	3,735	(735)	(25)%
Parks & Recreation				
Staff	20,000	20,000	0	0 %
Security Patrol	25,000	19,408	5,592	22 %
Clubhouse Phone	1,500	2,739	(1,239)	(83)%
Club Facility Maintenance	8,500	18,634	(10,134)	(119)%

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2018 Through 9/30/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Pool Maintenance - Contract	8,400	8,670	(270)	(3)%
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)%
Capital Reserves				
Reserves	14,025	0	14,025	100 %
Total Expenditures	<u>373,425</u>	<u>368,944</u>	<u>4,481</u>	<u>1 %</u>
Subtotal: Rev Over / (Under) Exp	0	(1,800)	(1,800)	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>(1,800)</u></u>	<u><u>(1,800)</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>73,602</u>	<u>73,602</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2018 Through 9/30/2019
(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>837</u>	<u>837</u>	<u>0 %</u>
Total Revenues	<u>288,450</u>	<u>294,775</u>	<u>6,325</u>	<u>2 %</u>
Subtotal: Rev Over / (Under) Exp	288,450	294,775	6,325	2 %
Exp - Other Financing Sources				
Debt Service Payments				
Interest Payments	123,450	124,425	(975)	(1)%
Principal Payments	165,000	165,000	0	0 %
Prepayments	<u>0</u>	<u>10,000</u>	<u>(10,000)</u>	<u>0 %</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>(4,650)</u></u>	<u><u>(4,650)</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>216,080</u>	<u>216,080</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2018 Through 9/30/2019
 (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	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: 09/30/19
Reconciliation Date: 9/30/2019
Status: Locked

Bank Balance	74,973.71
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	74,973.71
Balance Per Books	<u>74,973.71</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: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4901	8/15/2019	System Generated Check/Voucher	727.32	SAYF
4904	8/27/2019	System Generated Check/Voucher	385.00	Carson's Lawn & Landscaping 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.
4909	9/1/2019	System Generated Check/Voucher	150.00	Burr & Forman LLP
4910	9/1/2019	System Generated Check/Voucher	7,610.45	Meritus Districts
4911	9/1/2019	System Generated Check/Voucher	90.00	Ryder Residential and Commercial, LLC
4912	9/1/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4913	9/1/2019	System Generated Check/Voucher	141.89	Waste Management Inc. of Florida
FDR082019	9/3/2019	Sales Tax Payment - August	39.17	Florida Department of Revenue
4914	9/5/2019	System Generated Check/Voucher	308.04	Board of County Commissioners
4915	9/5/2019	System Generated Check/Voucher	493.48	Board of County Commissioners
4916	9/5/2019	System Generated Check/Voucher	200.00	Christopher M. Perich
4917	9/5/2019	System Generated Check/Voucher	200.00	Julie Campbell
4918	9/5/2019	System Generated Check/Voucher	200.00	Michael Dignan
4919	9/5/2019	System Generated Check/Voucher	200.00	Michael Finke
4920	9/5/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4921	9/5/2019	System Generated Check/Voucher	51.11	Tampa Electric
4922	9/12/2019	System Generated Check/Voucher	625.00	First Choice Aquatic
4923	9/12/2019	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services
4924	9/12/2019	System Generated Check/Voucher	83.33	Global Solution partners
4925	9/12/2019	System Generated Check/Voucher	409.12	SAYF
4926	9/12/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4927	9/12/2019	System Generated Check/Voucher	3,294.20	Tampa Electric

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4928	9/12/2019	System Generated Check/Voucher	1,167.36	Zebra Cleaning Team, Inc.
4929	9/19/2019	System Generated Check/Voucher	232.33	Frontier Communications
4930	9/19/2019	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
4931	9/19/2019	System Generated Check/Voucher	491.77	SAYF
4932	9/19/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4933	9/19/2019	System Generated Check/Voucher	250.00	Witecki Decorating
4934	9/19/2019	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
CD058	9/30/2019	September Bank Activity	<u>598.43</u>	
Cleared Checks/Vouchers			<u><u>27,431.37</u></u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/19
Reconciliation Date: 9/30/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR361	9/30/2019	Interest	<u>1.40</u>
Cleared Deposits				<u>1.40</u>