

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2019



Meritus Corporation
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Phone (813) 873-7300 ~ Fax (813) 873-7070

Avelar Creek CDD

Balance Sheet

As of 10/31/2019
(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	35,686	0	0	0	35,686
Investment - Revenue 2016 (1000)	0	73,677	0	0	73,677
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	1,219	0	0	1,219
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	43,541	218,537	9,677,607	3,595,000	13,534,685
Liabilities					
Accounts Payable	13,667	0	0	0	13,667
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	21	0	0	0	21
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	14,738	0	0	3,595,000	3,609,738
Fund Equity & Other Credits Contributed Capital					
Fund Balance-All Other Reserves	0	218,505	0	0	218,505
Fund Balance-Unreserved	67,960	0	0	0	67,960
Investment In General Fixed Assets	0	0	9,677,607	0	9,677,607

Avelar Creek CDD

Balance Sheet

As of 10/31/2019

(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>(39,156)</u>	<u>32</u>	<u>0</u>	<u>0</u>	<u>(39,124)</u>
Total Fund Equity & Other Credits Contributed Capital	<u>28,804</u>	<u>218,537</u>	<u>9,677,607</u>	<u>0</u>	<u>9,924,947</u>
Total Liabilities & Fund Equity	<u><u>43,541</u></u>	<u><u>218,537</u></u>	<u><u>9,677,607</u></u>	<u><u>3,595,000</u></u>	<u><u>13,534,685</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 10/31/2019
(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	0	(356,942)	(100)%
Interest Earnings				
Interest Earnings	150	1	(149)	(99)%
Other Miscellaneous Revenues				
Rental Revenue	1,445	0	(1,445)	(100)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
Total Revenues	<u>373,425</u>	<u>1</u>	<u>(373,424)</u>	<u>(101)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	0	5,000	100 %
Financial & Administrative				
Field Manager	12,000	1,138	10,863	91 %
District Manager	24,000	2,128	21,872	91 %
Recording Secretary	5,000	326	4,674	93 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	5,000	4,041	959	19 %
Accounting Services	26,000	1,863	24,137	93 %
Auditing Services	4,500	0	4,500	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	0	300	100 %
Rentals & Leases	2,400	208	2,192	91 %
Public Officials Insurance	2,370	2,306	64	3 %
Legal Advertising	1,200	298	902	75 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	350	175	175	50 %
Miscellaneous Fees	2,200	83	2,117	96 %
Technology Services	1,500	136	1,364	91 %
Website Administration	1,500	125	1,375	92 %
Legal Counsel				
District Counsel	1,000	0	1,000	100 %
Electric Utility Services				
Electric Utility Services	42,650	216	42,434	99 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,800	286	1,514	84 %
Water-Sewer Combination Services				
Water Utility Services	14,000	1,014	12,986	93 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	625	6,875	92 %
Waterway Management Program - Other	2,000	0	2,000	100 %
Property & Casualty Insurance	10,282	10,127	155	2 %
Landscape Maintenance - Contract	79,800	6,300	73,500	92 %
Miscellaneous Landscape	10,000	975	9,025	90 %
Plant Replacement Program	5,000	0	5,000	100 %
Irrigation Maintenance	3,800	0	3,800	100 %
Road & Street Facilities				
Pavement and Signage Repairs	10,000	0	10,000	100 %
Parks & Recreation				
Staff	22,242	1,667	20,575	93 %
Security Patrol	5,000	339	4,661	93 %
Clubhouse Phone	2,700	279	2,421	90 %
Club Facility Maintenance	10,456	3,804	6,652	64 %

Avelar Creek CDD
Statement of Revenues and Expenditures

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

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Pool Maintenance - Contract	8,400	700	7,700	92 %
Pool Maintenance - Other	3,000	0	3,000	100 %
Clubhouse Supplies	750	0	750	100 %
Holiday Lighting	1,000	0	1,000	100 %
Special Events	4,000	0	4,000	100 %
Park/Bridge Maintenance	2,000	0	2,000	100 %
Security System	500	0	500	100 %
Furniture, Fixtures & Equipment	3,400	0	3,400	100 %
Capital Reserves				
Reserves	24,025	0	24,025	100 %
Total Expenditures	<u>373,425</u>	<u>39,157</u>	<u>334,268</u>	<u>90 %</u>
Subtotal: Rev Over / (Under) Exp	0	(39,156)	(39,156)	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>(39,156)</u></u>	<u><u>(39,156)</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period	0	67,960	67,960	0 %
Fund Balance, End of Period	<u>0</u>	<u>28,804</u>	<u>28,804</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2019 Through 10/31/2019
(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	289,350	0	(289,350)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>32</u>	<u>32</u>	<u>0 %</u>
Total Revenues	<u>289,350</u>	<u>32</u>	<u>(289,318)</u>	<u>(100)%</u>
Subtotal: Rev Over / (Under) Exp	289,350	32	(289,318)	(100)%
Exp - Other Financing Sources				
Debt Service Payments				
Interest Payments	119,350	0	119,350	100 %
Principal Payments	<u>170,000</u>	<u>0</u>	<u>170,000</u>	<u>100 %</u>
Total Exp - Other Financing Sources	<u>289,350</u>	<u>0</u>	<u>289,350</u>	<u>100 %</u>
Subtotal (OFS): Rev Over / (Under) Exp	<u>(289,350)</u>	<u>0</u>	<u>289,350</u>	<u>(100)%</u>
Total: Revenues Over / Under Expenditures	<u><u>0</u></u>	<u><u>32</u></u>	<u><u>32</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period				
	0	218,505	218,505	0 %
Fund Balance, End of Period	<u>0</u>	<u>218,537</u>	<u>218,537</u>	<u>0 %</u>

Avelar Creek CDD

Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900

From 10/1/2019 Through 10/31/2019

(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: 10/31/19
Reconciliation Date: 10/31/2019
Status: Locked

Bank Balance	35,984.43
Less Outstanding Checks/Vouchers	298.02
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	35,686.41
Balance Per Books	<u>35,686.41</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: 10/31/19
Reconciliation Date: 10/31/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4960	10/24/2019	System Generated Check/Voucher	298.02	Times Publishing Company
Outstanding Checks/Vouchers			298.02	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/19

Reconciliation Date: 10/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4935	10/1/2019	System Generated Check/Voucher	7,625.35	Meritus Districts
4936	10/1/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4937	10/3/2019	System Generated Check/Voucher	1,500.00	ADA Site Compliance
4938	10/3/2019	System Generated Check/Voucher	6,300.00	Carson's Lawn & Lanscaping Services
4939	10/3/2019	System Generated Check/Voucher	83.33	Global Solution partners
4940	10/3/2019	System Generated Check/Voucher	2,000.00	Meritus Districts
4941	10/3/2019	System Generated Check/Voucher	180.50	Piper Fire Protection, Inc.
4942	10/3/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4943	10/3/2019	System Generated Check/Voucher	52.25	Tampa Electric
4944	10/10/2019	System Generated Check/Voucher	625.00	First Choice Aquatic
4945	10/10/2019	System Generated Check/Voucher	513.44	Board of County Commissioners
4946	10/10/2019	System Generated Check/Voucher	507.28	Board of County Commissioners
4947	10/10/2019	System Generated Check/Voucher	175.00	Department of Economic Opportunity
4948	10/10/2019	System Generated Check/Voucher	500.00	Grau and Associates
4949	10/10/2019	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
4950	10/10/2019	System Generated Check/Voucher	437.10	Ryder Residential and Commercial, LLC
4951	10/10/2019	System Generated Check/Voucher	1,115.78	SAYF
4952	10/10/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4953	10/10/2019	System Generated Check/Voucher	141.89	Waste Management Inc. of Florida
4954	10/17/2019	System Generated Check/Voucher	12,433.00	Egis Insurance Advisors, LLC
4955	10/17/2019	System Generated Check/Voucher	232.76	Frontier Communications
4956	10/17/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4957	10/17/2019	System Generated Check/Voucher	3,248.56	Tampa Electric
4958	10/22/2019	Series 2016 FY19 Tax Dist ID ExFees	2,425.09	Avelar Creek CDD
4959	10/24/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4961	10/24/2019	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 10/31/19
Reconciliation Date: 10/31/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CD059	10/31/2019	October Bank Activity	2,989.56	
Cleared Checks/Vouchers			44,435.19	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 10/31/19
Reconciliation Date: 10/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR363	10/22/2019	FY19 Excess Fees - 10.22.19	5,445.00
	CR365	10/31/2019	Interest	<u>0.91</u>
Cleared Deposits				<u><u>5,445.91</u></u>