

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 11/30/2019
(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	24,698	0	0	0	24,698
Investment - Revenue 2016 (1000)	0	23,475	0	0	23,475
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	18	0	0	18
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	3,373,920	3,373,920
Other	0	0	0	0	0
Total Assets	32,553	167,134	9,677,607	3,590,000	13,467,293
Liabilities					
Accounts Payable	8,202	0	0	0	8,202
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	3,590,000	3,590,000
Other	0	0	0	0	0
Total Liabilities	9,252	0	0	3,590,000	3,599,252
Fund Equity & Other Credits Contributed Capital					
Fund Balance-All Other Reserves	0	218,505	0	0	218,505
Fund Balance-Unreserved	68,483	0	0	0	68,483
Investment In General Fixed Assets	0	0	9,677,607	0	9,677,607

Avelar Creek CDD

Balance Sheet

As of 11/30/2019

(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>(45,182)</u>	<u>(51,371)</u>	<u>0</u>	<u>0</u>	<u>(96,553)</u>
Total Fund Equity & Other Credits Contributed Capital	<u>23,301</u>	<u>167,134</u>	<u>9,677,607</u>	<u>0</u>	<u>9,868,042</u>
Total Liabilities & Fund Equity	<u><u>32,553</u></u>	<u><u>167,134</u></u>	<u><u>9,677,607</u></u>	<u><u>3,590,000</u></u>	<u><u>13,467,293</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 11/30/2019
(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	17,489	(339,453)	(95)%
Interest Earnings				
Interest Earnings	150	2	(148)	(99)%
Other Miscellaneous Revenues				
Miscellaneous	0	40	40	0 %
Rental Revenue	1,445	0	(1,445)	(100)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
Total Revenues	<u>373,425</u>	<u>17,531</u>	<u>(355,894)</u>	<u>(95)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	0	5,000	100 %
Financial & Administrative				
Field Manager	12,000	2,275	9,725	81 %
District Manager	24,000	4,257	19,744	82 %
Recording Secretary	5,000	652	4,348	87 %
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	3,727	22,273	86 %
Auditing Services	4,500	523	3,977	88 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	0	300	100 %
Rentals & Leases	2,400	417	1,983	83 %
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	333	17	5 %
Miscellaneous Fees	2,200	167	2,033	92 %
Office Supplies	0	134	(134)	0 %
Technology Services	1,500	272	1,228	82 %
Website Administration	1,500	250	1,250	83 %
Legal Counsel				
District Counsel	1,000	0	1,000	100 %
Electric Utility Services				
Electric Utility Services	42,650	3,547	39,103	92 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,800	444	1,356	75 %
Water-Sewer Combination Services				
Water Utility Services	14,000	1,884	12,116	87 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	1,250	6,250	83 %
Waterway Management Program - Other	2,000	0	2,000	100 %
Property & Casualty Insurance	10,282	10,127	155	2 %
Landscape Maintenance - Contract	79,800	12,600	67,200	84 %
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	3,333	18,909	85 %
Security Patrol	5,000	339	4,661	93 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 11/30/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Clubhouse Phone	2,700	512	2,188	81 %
Club Facility Maintenance	10,456	6,652	3,804	36 %
Pool Maintenance - Contract	8,400	1,400	7,000	83 %
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>62,712</u>	<u>310,713</u>	<u>83 %</u>
Subtotal: Rev Over / (Under) Exp	0	(45,182)	(45,182)	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>(45,182)</u></u>	<u><u>(45,182)</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period	0	68,483	68,483	0 %
Fund Balance, End of Period	<u>0</u>	<u>23,301</u>	<u>23,301</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2019 Through 11/30/2019
(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	289,350	14,044	(275,306)	(95)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>60</u>	<u>60</u>	<u>0 %</u>
Total Revenues	<u>289,350</u>	<u>14,104</u>	<u>(275,246)</u>	<u>(95)%</u>
Subtotal: Rev Over / (Under) Exp	289,350	14,104	(275,246)	(95)%
Exp - Other Financing Sources				
Debt Service Payments				
Interest Payments	119,350	60,475	58,875	49 %
Principal Payments	170,000	0	170,000	100 %
Prepayments	<u>0</u>	<u>5,000</u>	<u>(5,000)</u>	<u>0 %</u>
Total Exp - Other Financing Sources	<u>289,350</u>	<u>65,475</u>	<u>223,875</u>	<u>77 %</u>
Subtotal (OFS): Rev Over / (Under) Exp	<u>(289,350)</u>	<u>(65,475)</u>	<u>223,875</u>	<u>(77)%</u>
Total: Revenues Over / Under Expenditures	<u><u>0</u></u>	<u><u>(51,371)</u></u>	<u><u>(51,371)</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>167,134</u>	<u>167,134</u>	<u>0 %</u>

Avelar Creek CDD

Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900

From 10/1/2019 Through 11/30/2019

(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: 11/30/19
Reconciliation Date: 11/30/2019
Status: Locked

Bank Balance	39,621.19
Less Outstanding Checks/Vouchers	14,963.38
Plus Deposits in Transit	40.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	24,697.81
Balance Per Books	<u>24,697.81</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: 11/30/19

Reconciliation Date: 11/30/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4980	11/12/2019	Series 2016 FY20 Tax Dist ID 441	1,966.83	Avelar Creek CDD
4976	11/14/2019	System Generated Check/Voucher	132.24	SAYF
4989	11/20/2019	Series 2016 FY20 Tax Dist ID 445	6,946.67	Avelar Creek CDD
4990	11/20/2019	Series 2016 FY20 Tax Dist ID 447	5,130.86	Avelar Creek CDD
4983	11/21/2019	System Generated Check/Voucher	86.78	SAYF
4985	11/21/2019	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			14,963.38	
			14,963.38	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 11/30/19
Reconciliation Date: 11/30/2019
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1007	11/21/2019	CPR Class - Jewel's First Aid, CPR & Safety	10.00
	1009	11/21/2019	CPR Class - Jewel's First Aid, CPR & Safety	20.00
	1012	11/21/2019	CPR Class - Jewel's First Aid, CPR & Safety	10.00
				<hr/>
Outstanding Deposits				40.00
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Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11/30/19

Reconciliation Date: 11/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
4960	10/24/2019	System Generated Check/Voucher	298.02	Times Publishing Company
4962	11/1/2019	System Generated Check/Voucher	7,612.00	Meritus Districts
4963	11/1/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4964	11/1/2019	System Generated Check/Voucher	52.26	Tampa Electric
4965	11/1/2019	System Generated Check/Voucher	143.63	Waste Management Inc. of Florida
4966	11/7/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4967	11/14/2019	System Generated Check/Voucher	625.00	First Choice Aquatic
4968	11/14/2019	System Generated Check/Voucher	521.02	Board of County Commissioners
4969	11/14/2019	System Generated Check/Voucher	492.49	Board of County Commissioners
4970	11/14/2019	System Generated Check/Voucher	7,275.00	Otha Carson Wood, III
4971	11/14/2019	System Generated Check/Voucher	158.00	Doug Belden, Tax Collector
4972	11/14/2019	System Generated Check/Voucher	232.76	Frontier Communications
4973	11/14/2019	System Generated Check/Voucher	83.33	Global Solution partners
4974	11/14/2019	System Generated Check/Voucher	23.00	Grau and Associates
4975	11/14/2019	System Generated Check/Voucher	164.73	Ryder Residential and Commercial, LLC
4977	11/14/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
4978	11/14/2019	System Generated Check/Voucher	3,278.62	Tampa Electric
4979	11/14/2019	System Generated Check/Voucher	4,040.63	U. S. Bank
4981	11/21/2019	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
4982	11/21/2019	System Generated Check/Voucher	133.90	Kaeser & Blair Inc.
4984	11/21/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
CD060	11/30/2019	November Bank Activity	<u>2,223.65</u>	
Cleared Checks/Vouchers			<u>27,897.34</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11/30/19

Reconciliation Date: 11/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR364	11/5/2019	Tax Distribution - 11.05.19	4,416.09
	CR368	11/14/2019	Tax Distribution - 11.14.19	15,597.20
	CR369	11/20/2019	Tax Distribution - 11.20.19	11,520.21
	CR371	11/29/2019	Interest	<u>0.60</u>
Cleared Deposits				<u><u>31,534.10</u></u>