

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2019



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

Balance Sheet

As of 12/31/2019
(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	294,857	0	0	0	294,857
Investment - Revenue 2016 (1000)	0	282,266	0	0	282,266
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	36	0	0	36
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	302,712	425,943	9,677,607	3,590,000	13,996,261
Liabilities					
Accounts Payable	17,148	0	0	0	17,148
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	18,198	0	0	3,590,000	3,608,198
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 12/31/2019

(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>254,081</u>	<u>207,438</u>	<u>0</u>	<u>0</u>	<u>461,519</u>
Total Fund Equity & Other Credits Contributed Capital	<u>322,564</u>	<u>425,943</u>	<u>9,677,607</u>	<u>0</u>	<u>10,426,113</u>
Total Liabilities & Fund Equity	<u><u>340,762</u></u>	<u><u>425,943</u></u>	<u><u>9,677,607</u></u>	<u><u>3,590,000</u></u>	<u><u>14,034,311</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 12/31/2019
(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	339,755	(17,187)	(5)%
Interest Earnings				
Interest Earnings	150	7	(143)	(95)%
Other Miscellaneous Revenues				
Miscellaneous	0	37	37	0 %
Rental Revenue	1,445	0	(1,445)	(100)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
Total Revenues	<u>373,425</u>	<u>339,799</u>	<u>(33,626)</u>	<u>(9)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	0	5,000	100 %
Financial & Administrative				
Field Manager	12,000	3,413	8,588	72 %
District Manager	24,000	6,385	17,615	73 %
Recording Secretary	5,000	978	4,022	80 %
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	5,590	20,410	79 %
Auditing Services	4,500	523	3,977	88 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	26	274	91 %
Rentals & Leases	2,400	625	1,775	74 %
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	250	1,950	89 %
Office Supplies	0	134	(134)	0 %
Technology Services	1,500	407	1,093	73 %
Website Administration	1,500	375	1,125	75 %
Legal Counsel				
District Counsel	1,000	0	1,000	100 %
Electric Utility Services				
Electric Utility Services	42,650	6,900	35,750	84 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,800	693	1,107	62 %
Water-Sewer Combination Services				
Water Utility Services	14,000	2,785	11,215	80 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	1,875	5,625	75 %
Waterway Management Program - Other	2,000	0	2,000	100 %
Property & Casualty Insurance	10,282	10,127	155	2 %
Landscape Maintenance - Contract	79,800	18,900	60,900	76 %
Miscellaneous Landscape	10,000	2,160	7,840	78 %
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	5,000	17,242	78 %
Security Patrol	5,000	339	4,661	93 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 12/31/2019
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Clubhouse Phone	2,700	745	1,955	72 %
Club Facility Maintenance	10,456	8,412	2,044	20 %
Pool Maintenance - Contract	8,400	2,100	6,300	75 %
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>85,718</u>	<u>287,707</u>	<u>77 %</u>
Subtotal: Rev Over / (Under) Exp	0	254,081	254,081	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>254,081</u></u>	<u><u>254,081</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>322,564</u>	<u>322,564</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2019 Through 12/31/2019
(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	272,835	(16,515)	(6)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>78</u>	<u>78</u>	<u>0 %</u>
Total Revenues	<u>289,350</u>	<u>272,913</u>	<u>(16,437)</u>	<u>(6)%</u>
Subtotal: Rev Over / (Under) Exp	289,350	272,913	(16,437)	(6)%
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>207,438</u></u>	<u><u>207,438</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>425,943</u>	<u>425,943</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2019 Through 12/31/2019
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
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: 12/31/19
Reconciliation Date: 12/31/2019
Status: Locked

Bank Balance	306,095.08
Less Outstanding Checks/Vouchers	11,238.24
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	294,856.84
Balance Per Books	<u>294,856.84</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: 12/31/19
Reconciliation Date: 12/31/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5000	12/12/2019	Series 2016 FY20 Tax Dist ID 451	11,238.24	Avelar Creek CDD
Outstanding Checks/Vouchers			11,238.24	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/19

Reconciliation Date: 12/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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.
4986	12/2/2019	System Generated Check/Voucher	55.00	Office of The Fire Marshal
4987	12/2/2019	System Generated Check/Voucher	140.00	Suzanna M. Kimball
4988	12/2/2019	System Generated Check/Voucher	158.50	Waste Management Inc. of Florida
4991	12/5/2019	System Generated Check/Voucher	625.00	First Choice Aquatic
4992	12/5/2019	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
4993	12/5/2019	System Generated Check/Voucher	83.33	Global Solution partners
4994	12/5/2019	System Generated Check/Voucher	52.26	Tampa Electric
4995	12/6/2019	Series 2016 FY20 Tax Dist ID 449	247,551.95	Avelar Creek CDD
4996	12/12/2019	System Generated Check/Voucher	403.35	Board of County Commissioners
4997	12/12/2019	System Generated Check/Voucher	467.39	Board of County Commissioners
4998	12/12/2019	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
4999	12/12/2019	System Generated Check/Voucher	220.00	Suzanna M. Kimball
5001	12/19/2019	System Generated Check/Voucher	232.76	Frontier Communications
5002	12/19/2019	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5003	12/19/2019	System Generated Check/Voucher	3,300.58	Tampa Electric
5004	12/19/2019	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
FDR112019	12/26/2019	Sales Tax Payment - November	3.13	Florida Department of Revenue
CD062	12/31/2019	December Bank Activity	1,111.57	
Cleared Checks/Vouchers			276,577.50	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/19

Reconciliation Date: 12/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	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
	CR371	12/4/2019	Tax Distribution - 12.04.19	555,822.87
	CR373	12/11/2019	Tax Distribution - 12.11.19	25,232.97
	CR376	12/31/2019	Interest	5.55
				<hr/>
Cleared Deposits				581,101.39
				<hr/> <hr/>

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 12/31/19
Reconciliation Date: 12/31/2019
Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
001	12/11/2019	Transfer Funds to Reserves	<u>(38,050.00)</u>
Cleared Other Cash Items			<u>(38,050.00)</u>