

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2020



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 1/31/2020

(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	273,597	0	0	0	273,597
Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	292,695	0	0	292,695
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	54	0	0	54
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	319,502	436,390	9,677,607	3,590,000	14,023,498
Liabilities					
Accounts Payable	9,029	0	0	0	9,029
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	10,079	0	0	3,590,000	3,600,079
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

Avelar Creek CDD

Balance Sheet

As of 1/31/2020
(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>
Investment In General Fixed Assets	0	0	9,677,607	0	9,677,607
Other	<u>240,939</u>	<u>217,885</u>	<u>0</u>	<u>0</u>	<u>458,824</u>
Total Fund Equity & Other Credits Contributed Capital	<u>309,422</u>	<u>436,390</u>	<u>9,677,607</u>	<u>0</u>	<u>10,423,419</u>
Total Liabilities & Fund Equity	<u><u>319,502</u></u>	<u><u>436,390</u></u>	<u><u>9,677,607</u></u>	<u><u>3,590,000</u></u>	<u><u>14,023,498</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 1/31/2020
(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	352,712	(4,230)	(1)%
Interest Earnings				
Interest Earnings	150	13	(137)	(92)%
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>352,761</u>	<u>(20,664)</u>	<u>(6)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	800	4,200	84 %
Financial & Administrative				
Field Manager	12,000	4,550	7,450	62 %
District Manager	24,000	8,513	15,487	65 %
Recording Secretary	5,000	1,304	3,696	74 %
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	7,453	18,547	71 %
Auditing Services	4,500	3,923	577	13 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	41	259	86 %
Rentals & Leases	2,400	833	1,567	65 %
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	333	1,867	85 %
Office Supplies	0	134	(134)	0 %
Technology Services	1,500	543	957	64 %
Website Administration	1,500	500	1,000	67 %
Legal Counsel				
District Counsel	1,000	0	1,000	100 %
Electric Utility Services				
Electric Utility Services	42,650	9,964	32,686	77 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,800	851	949	53 %
Water-Sewer Combination Services				
Water Utility Services	14,000	3,968	10,032	72 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	2,500	5,000	67 %
Waterway Management Program - Other	2,000	0	2,000	100 %
Property & Casualty Insurance	10,282	10,127	155	2 %
Landscape Maintenance - Contract	79,800	25,200	54,600	68 %
Miscellaneous Landscape	10,000	2,160	7,840	78 %
Plant Replacement Program	5,000	0	5,000	100 %
Irrigation Maintenance	3,800	785	3,015	79 %
Road & Street Facilities				
Pavement and Signage Repairs	10,000	0	10,000	100 %
Parks & Recreation				
Staff	22,242	6,667	15,575	70 %
Security Patrol	5,000	339	4,661	93 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Clubhouse Phone	2,700	976	1,724	64 %
Club Facility Maintenance	10,456	9,203	1,253	12 %
Pool Maintenance - Contract	8,400	2,800	5,600	67 %
Pool Maintenance - Other	3,000	157	2,843	95 %
Clubhouse Supplies	750	0	750	100 %
Holiday Lighting	1,000	98	903	90 %
Special Events	4,000	0	4,000	100 %
Park/Bridge Maintenance	2,000	123	1,878	94 %
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>111,822</u>	<u>261,603</u>	<u>70 %</u>
Subtotal: Rev Over / (Under) Exp	0	240,939	240,939	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>240,939</u></u>	<u><u>240,939</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>309,422</u>	<u>309,422</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2019 Through 1/31/2020
(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	283,239	(6,111)	(2)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>121</u>	<u>121</u>	<u>0 %</u>
Total Revenues	<u>289,350</u>	<u>283,360</u>	<u>(5,990)</u>	<u>(2)%</u>
Subtotal: Rev Over / (Under) Exp	289,350	283,360	(5,990)	(2)%
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>217,885</u></u>	<u><u>217,885</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>436,390</u>	<u>436,390</u>	<u>0 %</u>

Avelar Creek CDD

Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900

From 10/1/2019 Through 1/31/2020

(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: 01/31/20
Reconciliation Date: 1/31/2020
Status: Locked

Bank Balance	284,001.42
Less Outstanding Checks/Vouchers	10,404.86
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	273,596.56
Balance Per Books	<u>273,596.56</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: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5014	1/8/2020	Series 2016 FY20 Tax Dist ID 454	10,347.13	Avelar Creek CDD
5020	1/21/2020	Series 2016 FY20 Tax Dist ID Int	57.73	Avelar Creek CDD
Outstanding Checks/Vouchers			10,404.86	

**Avelar Creek CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Cleared 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
5005	1/2/2020	System Generated Check/Voucher	15,222.90	Meritus Districts
5006	1/9/2020	System Generated Check/Voucher	625.00	First Choice Aquatic
5007	1/9/2020	System Generated Check/Voucher	900.81	Board of County Commissioners
5008	1/9/2020	System Generated Check/Voucher	7,485.00	Carson's Lawn & Landscaping Services, LLC
5009	1/9/2020	System Generated Check/Voucher	83.33	Global Solution partners
5010	1/9/2020	System Generated Check/Voucher	3,400.00	Grau and Associates
5011	1/9/2020	System Generated Check/Voucher	330.00	Suzanna M. Kimball
5012	1/9/2020	System Generated Check/Voucher	52.26	Tampa Electric
5013	1/9/2020	System Generated Check/Voucher	248.50	Waste Management Inc. of Florida
5015	1/16/2020	System Generated Check/Voucher	625.00	First Choice Aquatic
5016	1/16/2020	System Generated Check/Voucher	785.00	Carson's Lawn & Landscaping Services, LLC
5017	1/16/2020	System Generated Check/Voucher	231.72	Frontier Communications
5018	1/16/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5019	1/16/2020	System Generated Check/Voucher	3,015.25	Tampa Electric
5021	1/23/2020	System Generated Check/Voucher	97.50	Ryder Residential and Commercial, LLC
5021	1/23/2020	System Generated Check/Voucher	(97.50)	Ryder Residential and Commercial, LLC
5022	1/23/2020	System Generated Check/Voucher	856.71	Zebra Cleaning Team, Inc.
CD063	1/31/2020	January Bank Activity	<u>251.40</u>	
Cleared Checks/Vouchers			<u><u>45,461.12</u></u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR377	1/7/2020	Tax Distribution - 01.07.20	23,232.18
	CR379	1/15/2020	Interest Distribution - 01.15.20	129.63
	CR381	1/31/2020	Interest	<u>5.65</u>
Cleared Deposits				<u><u>23,367.46</u></u>