

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2020



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

Balance Sheet

As of 2/29/2020

(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	248,855	0	0	0	248,855
Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	295,124	0	0	295,124
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	73	0	0	73
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	294,760	438,838	9,677,607	3,590,000	14,001,204
Liabilities					
Accounts Payable	7,460	0	0	0	7,460
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	14	0	0	0	14
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	8,524	0	0	3,590,000	3,598,524
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 2/29/2020
(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>217,753</u>	<u>220,333</u>	<u>0</u>	<u>0</u>	<u>438,086</u>
Total Fund Equity & Other Credits Contributed Capital	<u>286,236</u>	<u>438,838</u>	<u>9,677,607</u>	<u>0</u>	<u>10,402,681</u>
Total Liabilities & Fund Equity	<u><u>294,760</u></u>	<u><u>438,838</u></u>	<u><u>9,677,607</u></u>	<u><u>3,590,000</u></u>	<u><u>14,001,204</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 2/29/2020
(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	355,693	(1,249)	(0)%
Interest Earnings				
Interest Earnings	150	17	(133)	(88)%
Other Miscellaneous Revenues				
Miscellaneous	0	37	37	0 %
Rental Revenue	1,445	161	(1,284)	(89)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
Total Revenues	<u>373,425</u>	<u>355,909</u>	<u>(17,516)</u>	<u>(5)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	800	4,200	84 %
Financial & Administrative				
Field Manager	12,000	5,688	6,313	53 %
District Manager	24,000	11,055	12,945	54 %
Recording Secretary	5,000	1,630	3,370	67 %
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	9,317	16,683	64 %
Auditing Services	4,500	3,923	577	13 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	70	230	77 %
Rentals & Leases	2,400	1,042	1,358	57 %
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	467	(117)	(33)%
Miscellaneous Fees	2,200	417	1,783	81 %
Technology Services	1,500	679	821	55 %
Website Administration	1,500	625	875	58 %
Legal Counsel				
District Counsel	1,000	60	940	94 %
Electric Utility Services				
Electric Utility Services	42,650	13,318	29,332	69 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,800	1,010	790	44 %
Water-Sewer Combination Services				
Water Utility Services	14,000	4,747	9,253	66 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	3,125	4,375	58 %
Waterway Management Program - Other	2,000	0	2,000	100 %
Property & Casualty Insurance	10,282	10,127	155	2 %
Landscape Maintenance - Contract	79,800	31,500	48,300	61 %
Miscellaneous Landscape	10,000	4,206	5,794	58 %
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	1,970	8,030	80 %
Parks & Recreation				
Staff	22,242	8,333	13,909	63 %
Security Patrol	5,000	339	4,661	93 %
Clubhouse Phone	2,700	1,208	1,492	55 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 2/29/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Club Facility Maintenance	10,456	6,458	3,998	38 %
Pool Maintenance - Contract	8,400	3,500	4,900	58 %
Pool Maintenance - Other	3,000	157	2,843	95 %
Clubhouse Supplies	750	740	10	1 %
Holiday Lighting	1,000	838	162	16 %
Special Events	4,000	3,257	743	19 %
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>138,155</u>	<u>235,270</u>	<u>63 %</u>
Subtotal: Rev Over / (Under) Exp	0	217,753	217,753	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>217,753</u></u>	<u><u>217,753</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>286,236</u>	<u>286,236</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2019 Through 2/29/2020
(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	285,634	(3,716)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>174</u>	<u>174</u>	<u>0 %</u>
Total Revenues	<u>289,350</u>	<u>285,808</u>	<u>(3,542)</u>	<u>(1)%</u>
Subtotal: Rev Over / (Under) Exp	289,350	285,808	(3,542)	(1)%
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>220,333</u></u>	<u><u>220,333</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>438,838</u>	<u>438,838</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2019 Through 2/29/2020
 (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: 02/29/20
Reconciliation Date: 2/29/2020
Status: Locked

Bank Balance	251,724.97
Less Outstanding Checks/Vouchers	2,870.00
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	248,854.97
Balance Per Books	<u>248,854.97</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: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5027	2/3/2020	System Generated Check/Voucher	200.00	Michael Dignan
5046	2/20/2020	System Generated Check/Voucher	1,970.00	Tampa Line Striping Solutions, LLC
5049	2/20/2020	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			<u>2,870.00</u>	

**Avelar Creek CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CD059	10/31/2019	October Bank Activity	(2,278.39)	
CD059	10/31/2019	October Bank Activity	2,278.39	
CD060	11/30/2019	November Bank Activity	1,775.84	
CD060	11/30/2019	November Bank Activity	(1,775.84)	
CD062	12/31/2019	December Bank Activity	(682.28)	
CD062	12/31/2019	December Bank Activity	682.28	
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
5023	2/3/2020	System Generated Check/Voucher	200.00	Christopher M. Perich
5024	2/3/2020	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5025	2/3/2020	System Generated Check/Voucher	200.00	Julie Campbell
5026	2/3/2020	System Generated Check/Voucher	7,619.70	Meritus Districts
5028	2/3/2020	System Generated Check/Voucher	200.00	Michael Finke
5029	2/3/2020	System Generated Check/Voucher	220.00	Suzanna M. Kimball
5030	2/3/2020	System Generated Check/Voucher	158.50	Waste Management Inc. of Florida
5036	2/5/2020	Series 2016 FY20 Tax Dist ID 457	2,394.15	Avelar Creek CDD
5031	2/6/2020	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5032	2/6/2020	System Generated Check/Voucher	83.33	Global Solution partners
5033	2/6/2020	System Generated Check/Voucher	122.50	Ryder Residential and Commercial, LLC
5033	2/6/2020	System Generated Check/Voucher	(122.50)	Ryder Residential and Commercial, LLC
5034	2/6/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5035	2/6/2020	System Generated Check/Voucher	48.76	Tampa Electric
5037	2/13/2020	System Generated Check/Voucher	1,182.80	Board of County Commissioners
5038	2/13/2020	System Generated Check/Voucher	413.80	Meritus Districts
5039	2/13/2020	System Generated Check/Voucher	220.00	R&R Property Maintenance LLC
5040	2/13/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5041	2/13/2020	System Generated Check/Voucher	3,302.27	Tampa Electric
5042	2/20/2020	System Generated Check/Voucher	625.00	First Choice Aquatic
5043	2/20/2020	System Generated Check/Voucher	2,046.00	Carson's Lawn & Landscaping Services, LLC

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5044	2/20/2020	System Generated Check/Voucher	1,050.00	Don Harrison Enterprises LLC
5045	2/20/2020	System Generated Check/Voucher	231.72	Frontier Communications
5047	2/20/2020	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5048	2/20/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
CD067	2/28/2020	February Bank Activity	<u>542.27</u>	
Cleared Checks/Vouchers			<u>37,971.76</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR380	2/4/2020	Tax Distribution - 02.04.20	5,375.53
	4782	2/7/2020	Clubhouse Rental - Genesis Alf	175.00
	CR384	2/7/2020	Refund 12.16.19 ATM Withdrawal Deposit	140.00
	CR387	2/28/2020	Interest	<u>4.78</u>
Cleared Deposits				<u><u>5,695.31</u></u>