

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2020



Meritus Corporation
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Avelar Creek CDD

Balance Sheet

As of 4/30/2020

(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	210,981	0	0	0	210,981
Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	298,640	0	0	298,640
Investment - Interest 2016 (1001)	0	0	0	0	0
Investment - Sinking 2016 (1003)	0	0	0	0	0
Investment - Reserve 2016 (1004)	0	143,541	0	0	143,541
Investment - Prepayment 2016 (1005)	0	194	0	0	194
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	1,694	0	0	0	1,694
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	258,580	442,375	9,677,607	3,590,000	13,968,561
Liabilities					
Accounts Payable	9,759	0	0	0	9,759
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	0	0	0	0	0
Revenue Bonds Payable-2016	0	0	0	3,590,000	3,590,000
Other	0	0	0	0	0
Total Liabilities	9,759	0	0	3,590,000	3,599,759
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 4/30/2020
(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>180,338</u>	<u>223,870</u>	<u>0</u>	<u>0</u>	<u>404,208</u>
Total Fund Equity & Other Credits Contributed Capital	<u>248,821</u>	<u>442,375</u>	<u>9,677,607</u>	<u>0</u>	<u>10,368,802</u>
Total Liabilities & Fund Equity	<u><u>258,580</u></u>	<u><u>442,375</u></u>	<u><u>9,677,607</u></u>	<u><u>3,590,000</u></u>	<u><u>13,968,561</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 4/30/2020
(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	360,015	3,073	1 %
Interest Earnings				
Interest Earnings	150	26	(124)	(82)%
Other Miscellaneous Revenues				
Miscellaneous	0	37	37	0 %
Rental Revenue	1,445	1,211	(234)	(16)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
Total Revenues	<u>373,425</u>	<u>361,289</u>	<u>(12,136)</u>	<u>(3)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	800	4,200	84 %
Financial & Administrative				
Field Manager	12,000	7,688	4,313	36 %
District Manager	24,000	15,055	8,945	37 %
Recording Secretary	5,000	2,462	2,538	51 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	5,000	2,347	2,653	53 %
Accounting Services	26,000	13,649	12,351	48 %
Auditing Services	4,500	3,923	577	13 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	120	180	60 %
Rentals & Leases	2,400	1,442	958	40 %
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	583	1,617	73 %
Technology Services	1,500	929	571	38 %
Website Administration	1,500	825	675	45 %
Legal Counsel				
District Counsel	1,000	60	940	94 %
Electric Utility Services				
Electric Utility Services	42,650	19,823	22,827	54 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,800	1,327	473	26 %
Water-Sewer Combination Services				
Water Utility Services	14,000	6,788	7,212	52 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	4,375	3,125	42 %
Waterway Management Program - Other	2,000	0	2,000	100 %
Property & Casualty Insurance	10,282	10,127	155	2 %
Landscape Maintenance - Contract	79,800	44,100	35,700	45 %
Miscellaneous Landscape	10,000	5,906	4,094	41 %
Plant Replacement Program	5,000	535	4,465	89 %
Irrigation Maintenance	3,800	785	3,015	79 %
Road & Street Facilities				
Pavement and Signage Repairs	10,000	2,620	7,380	74 %
Parks & Recreation				
Staff	22,242	11,667	10,575	48 %
Security Patrol	5,000	339	4,661	93 %
Clubhouse Phone	2,700	1,671	1,029	38 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 4/30/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Club Facility Maintenance	10,456	7,412	3,044	29 %
Pool Maintenance - Contract	8,400	4,900	3,500	42 %
Pool Maintenance - Other	3,000	255	2,745	91 %
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	535	1,465	73 %
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>180,952</u>	<u>192,473</u>	<u>52 %</u>
Subtotal: Rev Over / (Under) Exp	0	180,338	180,338	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>180,338</u></u>	<u><u>180,338</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>248,821</u>	<u>248,821</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2019 Through 4/30/2020
(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	289,104	(246)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>241</u>	<u>241</u>	<u>0 %</u>
Total Revenues	<u>289,350</u>	<u>289,345</u>	<u>(5)</u>	<u>(0)%</u>
Subtotal: Rev Over / (Under) Exp	289,350	289,345	(5)	(0)%
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>223,870</u></u>	<u><u>223,870</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>442,375</u>	<u>442,375</u>	<u>0 %</u>

Avelar Creek CDD

Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900

From 10/1/2019 Through 4/30/2020

(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	0	0	0	0 %
 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: 04/30/20
Reconciliation Date: 4/30/2020
Status: Locked

Bank Balance	210,981.17
Less Outstanding Checks/Vouchers	0.00
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	210,981.17
Balance Per Books	<u>210,981.17</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: 04/30/20

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5067	4/1/2020	System Generated Check/Voucher	535.00	Carson's Lawn & Landscaping Services, LLC
5068	4/1/2020	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5069	4/1/2020	System Generated Check/Voucher	7,691.81	Meritus Districts
5070	4/1/2020	System Generated Check/Voucher	122.00	R&R Property Maintenance LLC
5071	4/7/2020	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5072	4/7/2020	System Generated Check/Voucher	83.33	Global Solution partners
5073	4/7/2020	System Generated Check/Voucher	51.97	Tampa Electric
5074	4/7/2020	System Generated Check/Voucher	158.50	Waste Management Inc. of Florida
5075	4/7/2020	Series 2016 FY20 Tax Dist ID 465	2,321.08	Avelar Creek CDD
5076	4/13/2020	System Generated Check/Voucher	1,195.81	Board of County Commissioners
5077	4/20/2020	System Generated Check/Voucher	231.28	Frontier Communications
5078	4/20/2020	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5079	4/20/2020	System Generated Check/Voucher	650.00	R&R Property Maintenance LLC
5080	4/20/2020	System Generated Check/Voucher	3,202.85	Tampa Electric
5081	4/20/2020	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			23,442.23	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 04/30/20
Reconciliation Date: 4/30/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR388	4/6/2020	Tax Distribution - 04.06.20	5,211.48
	CR392	4/30/2020	Interest	<u>4.20</u>
Cleared Deposits				<u><u>5,215.68</u></u>