

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2020



Meritus Corporation
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Avelar Creek CDD

Balance Sheet

As of 5/31/2020

(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	188,906	0	0	0	188,906
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	70,534	0	0	70,534
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	1	0	0	1
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	3,203,920	3,203,920
Other	0	0	0	0	0
Total Assets	236,504	214,075	9,677,607	3,420,000	13,548,186
Liabilities					
Accounts Payable	9,569	0	0	0	9,569
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	82	0	0	0	82
Deposits	0	0	0	0	0
Revenue Bonds Payable-2016	0	0	0	3,420,000	3,420,000
Other	0	0	0	0	0
Total Liabilities	9,651	0	0	3,420,000	3,429,651
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 5/31/2020

(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>158,370</u>	<u>(4,429)</u>	<u>0</u>	<u>0</u>	<u>153,941</u>
Total Fund Equity & Other Credits Contributed Capital	<u>226,853</u>	<u>214,075</u>	<u>9,677,607</u>	<u>0</u>	<u>10,118,535</u>
Total Liabilities & Fund Equity	<u><u>236,504</u></u>	<u><u>214,075</u></u>	<u><u>9,677,607</u></u>	<u><u>3,420,000</u></u>	<u><u>13,548,186</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 5/31/2020
(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	362,595	5,653	2 %
Interest Earnings				
Interest Earnings	150	30	(120)	(80)%
Other Miscellaneous Revenues				
Miscellaneous	0	37	37	0 %
Rental Revenue	1,445	1,129	(316)	(22)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
Total Revenues	<u>373,425</u>	<u>363,791</u>	<u>(9,634)</u>	<u>(3)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	1,600	3,400	68 %
Financial & Administrative				
Field Manager	12,000	8,688	3,313	28 %
District Manager	24,000	17,055	6,945	29 %
Recording Secretary	5,000	2,878	2,122	42 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	2,000	0	0 %
Trustees Fees	5,000	2,347	2,653	53 %
Accounting Services	26,000	15,815	10,185	39 %
Auditing Services	4,500	3,923	577	13 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	132	168	56 %
Rentals & Leases	2,400	1,642	758	32 %
Public Officials Insurance	2,370	2,306	64	3 %
Legal Advertising	1,200	1,258	(58)	(5)%
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	350	742	(392)	(112)%
Miscellaneous Fees	2,200	667	1,533	70 %
Technology Services	1,500	1,054	446	30 %
Website Administration	1,500	925	575	38 %
Legal Counsel				
District Counsel	1,000	60	940	94 %
Electric Utility Services				
Electric Utility Services	42,650	22,951	19,699	46 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,800	1,485	315	17 %
Water-Sewer Combination Services				
Water Utility Services	14,000	7,496	6,504	46 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	5,000	2,500	33 %
Waterway Management Program - Other	2,000	0	2,000	100 %
Property & Casualty Insurance	10,282	10,127	155	2 %
Landscape Maintenance - Contract	79,800	50,400	29,400	37 %
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	13,333	8,909	40 %
Security Patrol	5,000	339	4,661	93 %
Clubhouse Phone	2,700	1,902	798	30 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 5/31/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Club Facility Maintenance	10,456	8,227	2,229	21 %
Pool Maintenance - Contract	8,400	5,600	2,800	33 %
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>205,421</u>	<u>168,004</u>	<u>45 %</u>
Subtotal: Rev Over / (Under) Exp	0	158,370	158,370	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>158,370</u></u>	<u><u>158,370</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>226,853</u>	<u>226,853</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2019 Through 5/31/2020
(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	291,176	1,826	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>245</u>	<u>245</u>	<u>0 %</u>
Total Revenues	<u>289,350</u>	<u>291,421</u>	<u>2,071</u>	<u>1 %</u>
Subtotal: Rev Over / (Under) Exp	289,350	291,421	2,071	1 %
Exp - Other Financing Sources				
Debt Service Payments				
Interest Payments	119,350	120,850	(1,500)	(1)%
Principal Payments	170,000	165,000	5,000	3 %
Prepayments	<u>0</u>	<u>10,000</u>	<u>(10,000)</u>	<u>0 %</u>
Total Exp - Other Financing Sources	<u>289,350</u>	<u>295,850</u>	<u>(6,500)</u>	<u>(2)%</u>
Subtotal (OFS): Rev Over / (Under) Exp	<u>(289,350)</u>	<u>(295,850)</u>	<u>(6,500)</u>	<u>2 %</u>
Total: Revenues Over / Under Expenditures	<u><u>0</u></u>	<u><u>(4,429)</u></u>	<u><u>(4,429)</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>214,075</u>	<u>214,075</u>	<u>0 %</u>

Avelar Creek CDD

Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900

From 10/1/2019 Through 5/31/2020

(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: 05/31/20
Reconciliation Date: 5/31/2020
Status: Locked

Bank Balance	188,905.55
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	188,905.55
Balance Per Books	<u>188,905.55</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: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5082	5/1/2020	System Generated Check/Voucher	7,685.51	Meritus Districts
5083	5/5/2020	System Generated Check/Voucher	51.97	Tampa Electric
5084	5/11/2020	System Generated Check/Voucher	625.00	First Choice Aquatic
5085	5/11/2020	System Generated Check/Voucher	844.88	Board of County Commissioners
5086	5/11/2020	System Generated Check/Voucher	8,000.00	Carson's Lawn & Landscaping Services, LLC
5087	5/11/2020	System Generated Check/Voucher	83.33	Global Solution partners
5088	5/11/2020	System Generated Check/Voucher	2,000.00	Meritus Districts
5089	5/11/2020	System Generated Check/Voucher	79.00	Skyline Printing Co.
5090	5/11/2020	System Generated Check/Voucher	158.50	Waste Management Inc. of Florida
5091	5/11/2020	Series 2016 FY20 Tax Dist ID 470	2,071.97	Avelar Creek CDD
5092	5/15/2020	System Generated Check/Voucher	259.73	Dog Waste Depot
5093	5/15/2020	System Generated Check/Voucher	231.28	Frontier Communications
5094	5/15/2020	System Generated Check/Voucher	3,075.26	Tampa Electric
5095	5/15/2020	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
5096	5/21/2020	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5097	5/21/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5098	5/21/2020	System Generated Check/Voucher	647.84	Times Publishing Company
CD070	5/31/2020	May Bank Activity	8.22	
Cleared Checks/Vouchers			26,731.79	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 05/31/20
Reconciliation Date: 5/31/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR394	5/4/2020	Tax Distribution - 05.04.20	4,652.15
	CR396	5/31/2020	Interest	<u>4.02</u>
Cleared Deposits				<u><u>4,656.17</u></u>