

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 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 6/30/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
<b>Assets</b>					
Cash-Operating Account	169,113	0	0	0	169,113
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	73,403	0	0	73,403
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	2	0	0	2
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	1,018	0	0	0	1,018
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
<b>Total Assets</b>	<b>216,037</b>	<b>216,946</b>	<b>9,677,607</b>	<b>3,420,000</b>	<b>13,530,589</b>
<b>Liabilities</b>					
Accounts Payable	7,957	0	0	0	7,957
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	3,420,000	3,420,000
Other	0	0	0	0	0
<b>Total Liabilities</b>	<b>7,957</b>	<b>0</b>	<b>0</b>	<b>3,420,000</b>	<b>3,427,957</b>
<b>Fund Equity &amp; Other Credits Contributed Capital</b>					
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 6/30/2020  
(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>139,597</u>	<u>(1,559)</u>	<u>0</u>	<u>0</u>	<u>138,038</u>
Total Fund Equity & Other Credits Contributed Capital	<u>208,080</u>	<u>216,946</u>	<u>9,677,607</u>	<u>0</u>	<u>10,102,632</u>
Total Liabilities & Fund Equity	<u><u>216,037</u></u>	<u><u>216,946</u></u>	<u><u>9,677,607</u></u>	<u><u>3,420,000</u></u>	<u><u>13,530,589</u></u>

**Avelar Creek CDD**  
**Statement of Revenues and Expenditures**

General Fund - 001  
From 10/1/2019 Through 6/30/2020  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	356,942	366,167	9,225	3 %
Interest Earnings				
Interest Earnings	150	32	(118)	(79)%
Other Miscellaneous Revenues				
Miscellaneous	0	37	37	0 %
Rental Revenue	1,445	1,129	(316)	(22)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
<b>Total Revenues</b>	<u>373,425</u>	<u>367,365</u>	<u>(6,060)</u>	<u>(2)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	5,000	1,600	3,400	68 %
Financial & Administrative				
Field Manager	12,000	9,688	2,313	19 %
District Manager	24,000	19,055	4,945	21 %
Recording Secretary	5,000	3,294	1,706	34 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	2,000	0	0 %
Trustees Fees	5,000	3,022	1,978	40 %
Accounting Services	26,000	17,981	8,019	31 %
Auditing Services	4,500	3,923	577	13 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	142	158	53 %
Rentals & Leases	2,400	1,842	558	23 %
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	750	1,450	66 %
Technology Services	1,500	1,179	321	21 %
Website Administration	1,500	1,025	475	32 %
Legal Counsel				
District Counsel	1,000	60	940	94 %
Electric Utility Services				
Electric Utility Services	42,650	25,887	16,763	39 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,800	1,644	156	9 %
Water-Sewer Combination Services				
Water Utility Services	14,000	8,110	5,890	42 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	5,625	1,875	25 %
Waterway Management Program - Other	2,000	0	2,000	100 %
Property & Casualty Insurance	10,282	10,127	155	2 %
Landscape Maintenance - Contract	79,800	56,700	23,100	29 %
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	4,086	5,914	59 %
Parks & Recreation				
Staff	22,242	15,000	7,242	33 %
Security Patrol	5,000	339	4,661	93 %
Clubhouse Phone	2,700	2,134	566	21 %

**Avelar Creek CDD**  
**Statement of Revenues and Expenditures**

General Fund - 001  
From 10/1/2019 Through 6/30/2020  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Club Facility Maintenance	10,456	9,101	1,355	13 %
Pool Maintenance - Contract	8,400	6,300	2,100	25 %
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>227,768</u>	<u>145,657</u>	<u>39 %</u>
Subtotal: Rev Over / (Under) Exp	0	139,597	139,597	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>139,597</u></u>	<u><u>139,597</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>208,080</u>	<u>208,080</u>	<u>0 %</u>

**Avelar Creek CDD**  
**Statement of Revenues and Expenditures**

Debt Service Fund Series 2016 - 201  
From 10/1/2019 Through 6/30/2020  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	289,350	294,044	4,694	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>246</u>	<u>246</u>	<u>0 %</u>
Total Revenues	<u>289,350</u>	<u>294,291</u>	<u>4,941</u>	<u>2 %</u>
Subtotal: Rev Over / (Under) Exp	289,350	294,291	4,941	2 %
<b>Exp - Other Financing Sources</b>				
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>(1,559)</u></u>	<u><u>(1,559)</u></u>	<u><u>0 %</u></u>
<b>Fund Balance, Beginning of Period</b>				
	0	218,505	218,505	0 %
<b>Fund Balance, End of Period</b>				
	<u>0</u>	<u>216,946</u>	<u>216,946</u>	<u>0 %</u>

Avelar Creek CDD  
**Statement of Revenues and Expenditures**

General Fixed Assets Account Group - 900  
 From 10/1/2019 Through 6/30/2020  
 (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: 06/30/20  
Reconciliation Date: 6/30/2020  
Status: Locked

Bank Balance	171,936.11
Less Outstanding Checks/Vouchers	2,822.86
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	169,113.25
Balance Per Books	<u>169,113.25</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: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5116	6/11/2020	System Generated Check/Voucher	80.00	Affordable Backflow Testing
5120	6/11/2020	Series 2016 FY20 Tax Dist ID 478	2,632.86	Avelar Creek CDD
5125	6/25/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			<u>2,822.86</u>	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5099	6/1/2020	System Generated Check/Voucher	200.00	Christopher M. Perich
5100	6/1/2020	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
5101	6/1/2020	System Generated Check/Voucher	200.00	Julie Campbell
5102	6/1/2020	System Generated Check/Voucher	7,683.46	Meritus Districts
5103	6/1/2020	System Generated Check/Voucher	200.00	Michael Dignan
5104	6/1/2020	System Generated Check/Voucher	200.00	Michael Finke
5105	6/1/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5106	6/4/2020	System Generated Check/Voucher	625.00	First Choice Aquatic
5107	6/4/2020	System Generated Check/Voucher	707.95	Board of County Commissioners
5108	6/4/2020	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5109	6/4/2020	System Generated Check/Voucher	83.33	Global Solution partners
5110	6/4/2020	System Generated Check/Voucher	30.00	Skyline Printing Co.
5111	6/4/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5112	6/4/2020	System Generated Check/Voucher	312.46	Times Publishing Company
5113	6/4/2020	System Generated Check/Voucher	51.97	Tampa Electric
5114	6/4/2020	System Generated Check/Voucher	158.50	Waste Management Inc. of Florida
FDR052020	6/4/2020	Sales Tax Payment - May	82.26	Florida Department of Revenue
FDR052020	6/4/2020	Sales Tax Payment - May	0.00	Florida Department of Revenue
5115	6/9/2020	Series 2016 FY20 Tax Dist. ID 476	235.60	Avelar Creek CDD
5117	6/11/2020	System Generated Check/Voucher	59.59	Fast Signs
5118	6/11/2020	System Generated Check/Voucher	1,466.00	Neptune Services
5119	6/11/2020	System Generated Check/Voucher	168.25	R&R Property Maintenance LLC
5121	6/18/2020	System Generated Check/Voucher	231.28	Frontier Communications
5122	6/18/2020	System Generated Check/Voucher	220.00	Suzanna M. Kimball
5123	6/18/2020	System Generated Check/Voucher	2,886.68	Tampa Electric
5124	6/18/2020	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06/30/20  
Reconciliation Date: 6/30/2020  
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CD073	6/30/2020	June Bank Activity	114.36	
Cleared Checks/Vouchers			23,411.69	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/20

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR398	6/4/2020	Tax Distribution - 06.04.20	528.98
	CR399	6/11/2020	Tax Distribution - 06.11.20	5,911.51
	CR400	6/30/2020	Interest	<u>1.76</u>
Cleared Deposits				<u><u>6,442.25</u></u>