

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2020

(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	148,489	0	0	0	148,489
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	3	0	0	3
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	675	0	0	0	675
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	195,069	216,947	9,677,607	3,420,000	13,509,622
Liabilities					
Accounts Payable	6,618	0	0	0	6,618
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
Total Liabilities	6,618	0	0	3,420,000	3,426,618
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 7/31/2020
(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>119,968</u>	<u>(1,558)</u>	<u>0</u>	<u>0</u>	<u>118,410</u>
Total Fund Equity & Other Credits Contributed Capital	<u>188,451</u>	<u>216,947</u>	<u>9,677,607</u>	<u>0</u>	<u>10,083,004</u>
Total Liabilities & Fund Equity	<u><u>195,069</u></u>	<u><u>216,947</u></u>	<u><u>9,677,607</u></u>	<u><u>3,420,000</u></u>	<u><u>13,509,622</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 7/31/2020
(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	366,167	9,225	3 %
Interest Earnings				
Interest Earnings	150	34	(116)	(78)%
Other Miscellaneous Revenues				
Miscellaneous	0	37	37	0 %
Rental Revenue	1,445	879	(566)	(39)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
Total Revenues	<u>373,425</u>	<u>367,117</u>	<u>(6,308)</u>	<u>(2)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	1,600	3,400	68 %
Financial & Administrative				
Field Manager	12,000	10,688	1,313	11 %
District Manager	24,000	21,055	2,945	12 %
Recording Secretary	5,000	3,710	1,290	26 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	2,000	0	0 %
Trustees Fees	5,000	3,365	1,635	33 %
Accounting Services	26,000	20,147	5,853	23 %
Auditing Services	4,500	3,923	577	13 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	157	144	48 %
Rentals & Leases	2,400	2,042	358	15 %
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	833	1,367	62 %
Technology Services	1,500	1,304	196	13 %
Website Administration	1,500	1,125	375	25 %
Legal Counsel				
District Counsel	1,000	60	940	94 %
Electric Utility Services				
Electric Utility Services	42,650	28,804	13,846	32 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,800	1,802	(2)	(0)%
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	63,000	16,800	21 %
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	16,667	5,575	25 %
Security Patrol	5,000	339	4,661	93 %
Clubhouse Phone	2,700	2,366	334	12 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 7/31/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Club Facility Maintenance	10,456	10,059	397	4 %
Pool Maintenance - Contract	8,400	7,000	1,400	17 %
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>247,149</u>	<u>126,276</u>	<u>34 %</u>
Subtotal: Rev Over / (Under) Exp	0	119,968	119,968	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>119,968</u></u>	<u><u>119,968</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>188,451</u>	<u>188,451</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2019 Through 7/31/2020
(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	294,044	4,694	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>247</u>	<u>247</u>	<u>0 %</u>
Total Revenues	<u>289,350</u>	<u>294,292</u>	<u>4,942</u>	<u>2 %</u>
Subtotal: Rev Over / (Under) Exp	289,350	294,292	4,942	2 %
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>(1,558)</u></u>	<u><u>(1,558)</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>216,947</u>	<u>216,947</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2019 Through 7/31/2020
 (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: 07/31/20
Reconciliation Date: 7/31/2020
Status: Locked

Bank Balance	149,188.70
Less Outstanding Checks/Vouchers	700.00
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	148,488.70
Balance Per Books	<u>148,488.70</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: 07/31/20
Reconciliation Date: 7/31/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5142	7/23/2020	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			700.00	

**Avelar Creek CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/20

Reconciliation Date: 7/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
5126	7/1/2020	System Generated Check/Voucher	625.00	First Choice Aquatic
5127	7/1/2020	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5128	7/1/2020	System Generated Check/Voucher	83.33	Global Solution partners
5129	7/1/2020	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5130	7/1/2020	System Generated Check/Voucher	7,688.61	Meritus Districts
5131	7/1/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5132	7/1/2020	System Generated Check/Voucher	49.66	Tampa Electric
5133	7/1/2020	System Generated Check/Voucher	158.50	Waste Management Inc. of Florida
5134	7/9/2020	System Generated Check/Voucher	614.36	Board of County Commissioners
5135	7/9/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5136	7/16/2020	System Generated Check/Voucher	232.47	Frontier Communications
5137	7/16/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5138	7/16/2020	System Generated Check/Voucher	2,866.87	Tampa Electric
5139	7/21/2020	refund deposit for CPR classes	250.00	Julie Tyson
5140	7/23/2020	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5141	7/23/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
CD075	7/31/2020	July Bank Activity	418.78	
Cleared Checks/Vouchers			22,749.04	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/20
Reconciliation Date: 7/31/2020
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR402	7/31/2020	Interest	<u>1.63</u>
Cleared Deposits				<u>1.63</u>