

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 31, 2020



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

## Balance Sheet

As of 8/31/2020

(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	124,779	0	0	0	124,779
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	4	0	0	4
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	332	0	0	0	332
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>171,016</b>	<b>216,948</b>	<b>9,677,607</b>	<b>3,420,000</b>	<b>13,485,571</b>
<b>Liabilities</b>					
Accounts Payable	11,859	0	0	0	11,859
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>11,859</b>	<b>0</b>	<b>0</b>	<b>3,420,000</b>	<b>3,431,859</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 8/31/2020  
(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	90,674	(1,557)	0	0	89,117
Total Fund Equity & Other Credits Contributed Capital	<u>159,157</u>	<u>216,948</u>	<u>9,677,607</u>	<u>0</u>	<u>10,053,712</u>
Total Liabilities & Fund Equity	<u>171,016</u>	<u>216,948</u>	<u>9,677,607</u>	<u>3,420,000</u>	<u>13,485,571</u>

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

General Fund - 001  
From 10/1/2019 Through 8/31/2020  
(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	35	(115)	(77)%
Other Miscellaneous Revenues				
Miscellaneous	0	37	37	0 %
Rental Revenue	1,445	879	(566)	(39)%
Undesignated Reserves	14,888	0	(14,888)	(100)%
<b>Total Revenues</b>	<u>373,425</u>	<u>367,118</u>	<u>(6,307)</u>	<u>(2)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	5,000	2,200	2,800	56 %
Financial & Administrative				
Field Manager	12,000	11,688	313	3 %
District Manager	24,000	23,055	945	4 %
Recording Secretary	5,000	4,126	874	17 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	2,000	0	0 %
Trustees Fees	5,000	3,709	1,291	26 %
Accounting Services	26,000	22,313	3,687	14 %
Auditing Services	4,500	3,923	577	13 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	172	128	43 %
Rentals & Leases	2,400	2,242	158	7 %
Public Officials Insurance	2,370	2,306	64	3 %
Legal Advertising	1,200	3,359	(2,159)	(180)%
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	350	742	(392)	(112)%
Miscellaneous Fees	2,200	917	1,283	58 %
Technology Services	1,500	1,429	71	5 %
Website Administration	1,500	1,225	275	18 %
Legal Counsel				
District Counsel	1,000	60	940	94 %
Electric Utility Services				
Electric Utility Services	42,650	31,813	10,837	25 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,800	1,961	(161)	(9)%
Water-Sewer Combination Services				
Water Utility Services	14,000	9,706	4,294	31 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	6,875	625	8 %
Waterway Management Program - Other	2,000	214	1,786	89 %
Property & Casualty Insurance	10,282	10,127	155	2 %
Landscape Maintenance - Contract	79,800	69,300	10,500	13 %
Miscellaneous Landscape	10,000	5,906	4,094	41 %
Plant Replacement Program	5,000	535	4,465	89 %
Irrigation Maintenance	3,800	4,107	(307)	(8)%
Road & Street Facilities				
Pavement and Signage Repairs	10,000	4,086	5,914	59 %
Parks & Recreation				
Staff	22,242	18,851	3,391	15 %
Security Patrol	5,000	339	4,661	93 %
Clubhouse Phone	2,700	2,599	101	4 %

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

General Fund - 001  
From 10/1/2019 Through 8/31/2020  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Club Facility Maintenance	10,456	10,788	(332)	(3)%
Pool Maintenance - Contract	8,400	7,700	700	8 %
Pool Maintenance - Other	3,000	705	2,295	76 %
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>276,444</u>	<u>96,981</u>	<u>26 %</u>
Subtotal: Rev Over / (Under) Exp	0	90,674	90,674	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>90,674</u></u>	<u><u>90,674</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>159,157</u>	<u>159,157</u>	<u>0 %</u>

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

Debt Service Fund Series 2016 - 201  
From 10/1/2019 Through 8/31/2020  
(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>248</u>	<u>248</u>	<u>0 %</u>
Total Revenues	<u>289,350</u>	<u>294,293</u>	<u>4,943</u>	<u>2 %</u>
Subtotal: Rev Over / (Under) Exp	289,350	294,293	4,943	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>(1,557)</u></u>	<u><u>(1,557)</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>216,948</u>	<u>216,948</u>	<u>0 %</u>

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

General Fixed Assets Account Group - 900  
 From 10/1/2019 Through 8/31/2020  
 (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: 08/31/20  
Reconciliation Date: 8/31/2020  
Status: Locked

Bank Balance	124,779.16
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	124,779.16
Balance Per Books	<u>124,779.16</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: 08/31/20

Reconciliation Date: 8/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5142	7/23/2020	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
5143	8/1/2020	System Generated Check/Voucher	7,688.76	Meritus Districts
5144	8/1/2020	System Generated Check/Voucher	158.50	Waste Management Inc. of Florida
5145	8/6/2020	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5146	8/6/2020	System Generated Check/Voucher	130.98	Frontier Communications
5146	8/6/2020	System Generated Check/Voucher	(130.98)	Frontier Communications
5147	8/6/2020	System Generated Check/Voucher	83.33	Global Solution partners
5148	8/6/2020	System Generated Check/Voucher	220.00	Suzanna M. Kimball
5149	8/6/2020	System Generated Check/Voucher	49.66	Tampa Electric
5150	8/12/2020	System Generated Check/Voucher	625.00	First Choice Aquatic
5151	8/12/2020	System Generated Check/Voucher	832.60	Board of County Commissioners
5152	8/12/2020	System Generated Check/Voucher	190.00	MHD Communications
5153	8/12/2020	System Generated Check/Voucher	518.00	Sandra Cedres
5154	8/12/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5155	8/12/2020	System Generated Check/Voucher	2,959.51	Tampa Electric
5156	8/20/2020	System Generated Check/Voucher	625.00	First Choice Aquatic
5157	8/20/2020	System Generated Check/Voucher	232.48	Frontier Communications
5158	8/20/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5159	8/20/2020	System Generated Check/Voucher	1,644.00	Times Publishing Company
5160	8/20/2020	System Generated Check/Voucher	1,364.16	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			24,411.00	
			24,411.00	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 08/31/20  
Reconciliation Date: 8/31/2020  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR404	8/31/2020	Interest	1.46	
Cleared Deposits			1.46	
			<u>1.46</u>	