

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 9/30/2020

(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	93,242	0	0	0	93,242
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	73,404	0	0	73,404
Investment - Interest 2016 (1001)	0	0	0	0	0
Investment - Sinking 2016 (1003)	0	0	0	0	0
Investment - Reserve 2016 (1004)	0	143,205	0	0	143,205
Investment - Prepayment 2016 (1005)	0	340	0	0	340
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	0	0	0	0	0
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	216,949	216,949
Amount To Be Provided-Debt Service	0	0	0	3,203,051	3,203,051
Other	0	0	0	0	0
Total Assets	139,147	216,949	9,677,607	3,420,000	13,453,702
Liabilities					
Accounts Payable	11,607	0	0	0	11,607
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	11,607	0	0	3,420,000	3,431,607
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 9/30/2020
(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>59,057</u>	<u>(1,556)</u>	<u>0</u>	<u>0</u>	<u>57,501</u>
Total Fund Equity & Other Credits Contributed Capital	<u>127,540</u>	<u>216,949</u>	<u>9,677,607</u>	<u>0</u>	<u>10,022,095</u>
Total Liabilities & Fund Equity	<u><u>139,147</u></u>	<u><u>216,949</u></u>	<u><u>9,677,607</u></u>	<u><u>3,420,000</u></u>	<u><u>13,453,702</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 9/30/2020
(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	366,167	9,225	3 %
Interest Earnings				
Interest Earnings	150	36	(114)	(76)%
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>367,119</u>	<u>(6,306)</u>	<u>(2)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	2,200	2,800	56 %
Financial & Administrative				
Field Manager	12,000	12,688	(688)	(6)%
District Manager	24,000	25,055	(1,055)	(4)%
Recording Secretary	5,000	4,542	458	9 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	2,000	0	0 %
Trustees Fees	5,000	4,041	959	19 %
Accounting Services	26,000	24,479	1,521	6 %
Auditing Services	4,500	3,923	577	13 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	185	115	38 %
Rentals & Leases	2,400	2,442	(42)	(2)%
Public Officials Insurance	2,370	2,306	64	3 %
Legal Advertising	1,200	3,708	(2,508)	(209)%
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	350	742	(392)	(112)%
Miscellaneous Fees	2,200	1,000	1,200	55 %
Technology Services	1,500	1,554	(54)	(4)%
Website Administration	1,500	2,825	(1,325)	(88)%
Legal Counsel				
District Counsel	1,000	180	820	82 %
Electric Utility Services				
Electric Utility Services	42,650	34,788	7,862	18 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,800	2,119	(319)	(18)%
Water-Sewer Combination Services				
Water Utility Services	14,000	11,730	2,270	16 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	7,500	0	0 %
Waterway Improvements & Repairs	2,000	484	1,516	76 %
Property & Casualty Insurance	10,282	10,127	155	2 %
Landscape Maintenance - Contract	79,800	75,600	4,200	5 %
Mulch/Tree Trimming	10,000	6,574	3,427	34 %
Plant Replacement Program	5,000	3,935	1,065	21 %
Irrigation Maintenance	3,800	7,307	(3,507)	(92)%
Road & Street Facilities				
Pavement and Signage Repairs	10,000	4,086	5,914	59 %
Parks & Recreation				
Staff	22,242	20,518	1,724	8 %
Security Patrol	5,000	339	4,661	93 %
Clubhouse Phone	2,700	2,831	(131)	(5)%

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2019 Through 9/30/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Amenity Center Maintenance & Repairs	10,456	11,651	(1,195)	(11)%
Pool Maintenance - Contract	8,400	8,400	0	0 %
Pool Maintenance - Other	3,000	837	2,163	72 %
Amenity Center Cleaning & Supplies	750	740	10	1 %
Holiday Lighting	1,000	838	162	16 %
Special Events	4,000	3,257	743	19 %
Bridge Maintenance	2,000	535	1,465	73 %
Security System	500	0	500	100 %
Amenities Furniture & Fixtures	3,400	0	3,400	100 %
Reserves				
Capital Asset Reserves	24,025	0	24,025	100 %
Total Expenditures	<u>373,425</u>	<u>308,062</u>	<u>65,363</u>	<u>18 %</u>
Subtotal: Rev Over / (Under) Exp	0	59,057	59,057	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>59,057</u></u>	<u><u>59,057</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>127,540</u>	<u>127,540</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2019 Through 9/30/2020
(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	294,044	4,694	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>249</u>	<u>249</u>	<u>0 %</u>
Total Revenues	<u>289,350</u>	<u>294,294</u>	<u>4,944</u>	<u>2 %</u>
Expenditures				
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 Expenditures	<u>289,350</u>	<u>295,850</u>	<u>(6,500)</u>	<u>(2)%</u>
Subtotal: Rev Over / (Under) Exp	0	(1,556)	(1,556)	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>(1,556)</u></u>	<u><u>(1,556)</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>216,949</u>	<u>216,949</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2019 Through 9/30/2020
 (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	<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: 09/30/20
Reconciliation Date: 9/30/2020
Status: Locked

Bank Balance	93,551.62
Less Outstanding Checks/Vouchers	310.00
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	93,241.62
Balance Per Books	<u>93,241.62</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: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5166	9/1/2020	System Generated Check/Voucher	200.00	Michael Finke
5183	9/24/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			310.00	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5161	9/1/2020	System Generated Check/Voucher	3,321.71	Baker Well Drilling, Inc.
5162	9/1/2020	System Generated Check/Voucher	200.00	Christopher M. Perich
5163	9/1/2020	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5164	9/1/2020	System Generated Check/Voucher	7,686.96	Meritus Districts
5165	9/1/2020	System Generated Check/Voucher	200.00	Michael Dignan
5167	9/1/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5168	9/1/2020	System Generated Check/Voucher	456.86	Times Publishing Company
5169	9/8/2020	System Generated Check/Voucher	762.88	Board of County Commissioners
5170	9/8/2020	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5171	9/8/2020	System Generated Check/Voucher	83.33	Global Solution partners
5172	9/8/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5173	9/8/2020	System Generated Check/Voucher	49.66	Tampa Electric
5174	9/8/2020	System Generated Check/Voucher	158.50	Waste Management Inc. of Florida
5175	9/10/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5176	9/17/2020	System Generated Check/Voucher	3,400.00	Carson's Lawn & Landscaping Services, LLC
5177	9/17/2020	System Generated Check/Voucher	3,200.00	Don Harrison Enterprises LLC
5178	9/17/2020	System Generated Check/Voucher	232.48	Frontier Communications
5179	9/17/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5180	9/17/2020	System Generated Check/Voucher	2,924.23	Tampa Electric
5181	9/17/2020	System Generated Check/Voucher	832.15	Zebra Cleaning Team, Inc.
5182	9/24/2020	System Generated Check/Voucher	667.50	Carson's Lawn & Landscaping Services, LLC
CD076	9/30/2020	September Bank Activity	<u>213.17</u>	
Cleared Checks/Vouchers			<u>31,228.73</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/20
Reconciliation Date: 9/30/2020
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR406	9/30/2020	Interest	<u>1.19</u>	
Cleared Deposits			<u>1.19</u>	