

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 10/31/2020
(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	51,345	0	0	0	51,345
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	75,784	0	0	75,784
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	341	0	0	341
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	3,704	0	0	0	3,704
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	100,954	219,329	9,677,607	3,420,000	13,417,890
Liabilities					
Accounts Payable	14,544	0	0	0	14,544
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	21	0	0	0	21
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	14,565	0	0	3,420,000	3,434,565
Fund Equity & Other Credits Contributed Capital					
Fund Balance-All Other Reserves	0	219,328	0	0	219,328
Fund Balance-Unreserved	127,158	0	0	0	127,158

Avelar Creek CDD

Balance Sheet

As of 10/31/2020

(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	(40,769)	1	0	0	(40,768)
Total Fund Equity & Other Credits Contributed Capital	<u>86,389</u>	<u>219,329</u>	<u>9,677,607</u>	<u>0</u>	<u>9,983,325</u>
Total Liabilities & Fund Equity	<u><u>100,954</u></u>	<u><u>219,329</u></u>	<u><u>9,677,607</u></u>	<u><u>3,420,000</u></u>	<u><u>13,417,890</u></u>

Avelar Creek CDD
Statement of Revenues and Expenditures

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

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Debt Service Assmts-Tax Roll	356,942	0	(356,942)	(100)%
Interest Earnings				
Interest Earnings	50	1	(49)	(98)%
Other Miscellaneous Revenues				
Rental Revenue	1,445	0	(1,445)	(100)%
Undesignated Reserves	14,988	0	(14,988)	(100)%
Total Revenues	<u>373,425</u>	<u>1</u>	<u>(373,424)</u>	<u>(101)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	800	4,200	84 %
Financial & Administrative				
Field Manager	12,000	1,000	11,000	92 %
District Manager	24,000	2,000	22,000	92 %
Recording Secretary	5,000	416	4,584	92 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	5,000	337	4,663	93 %
Accounting Services	26,000	2,166	23,834	92 %
Auditing Services	4,500	0	4,500	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	0	250	100 %
Rentals & Leases	2,400	200	2,200	92 %
Public Officials Insurance	2,537	2,421	116	5 %
Legal Advertising	1,200	0	1,200	100 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	467	175	292	63 %
Miscellaneous Fees	0	83	(83)	0 %
Reserve Study	1,000	0	1,000	100 %
Technology Services	1,500	125	1,375	92 %
Website Administration	1,200	100	1,100	92 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	1,000	0	1,000	100 %
Electric Utility Services				
Electric Utility Services	38,500	51	38,449	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,950	317	1,633	84 %
Water-Sewer Combination Services				
Water Utility Services	14,000	692	13,308	95 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	625	6,875	92 %
Waterway Improvements & Repairs	1,500	0	1,500	100 %
Property & Casualty Insurance	11,140	10,997	143	1 %
Landscape Maintenance - Contract	75,600	12,250	63,350	84 %
Mulch/Tree Trimming	10,000	825	9,175	92 %
Plant Replacement Program	8,000	0	8,000	100 %
Irrigation Maintenance	3,000	0	3,000	100 %
Road & Street Facilities				
Pavement and Signage Repairs	9,198	780	8,418	92 %
Parks & Recreation				
Staff	22,500	1,667	20,833	93 %

Avelar Creek CDD
Statement of Revenues and Expenditures

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

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Security Patrol	1,500	0	1,500	100 %
Clubhouse Phone	2,900	279	2,621	90 %
Amenity Center Maintenance & Repairs	9,000	1,763	7,237	80 %
Pool Maintenance - Contract	8,400	700	7,700	92 %
Pool Maintenance - Other	3,000	0	3,000	100 %
Amenity Center Cleaning & Supplies	7,000	0	7,000	100 %
Playground Improvements & Repairs	2,500	0	2,500	100 %
Holiday Lighting	1,000	0	1,000	100 %
Special Events	6,000	0	6,000	100 %
Bridge Maintenance	1,000	0	1,000	100 %
Security System	500	0	500	100 %
Amenities Furniture & Fixtures	3,783	0	3,783	100 %
Reserves				
Capital Asset Reserves	24,000	0	24,000	100 %
Total Expenditures	<u>373,425</u>	<u>40,770</u>	<u>332,655</u>	<u>89 %</u>
Subtotal: Rev Over / (Under) Exp	0	(40,769)	(40,769)	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>(40,769)</u></u>	<u><u>(40,769)</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period	0	127,158	127,158	0 %
Fund Balance, End of Period	<u>0</u>	<u>86,389</u>	<u>86,389</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2020 Through 10/31/2020
(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	285,638	0	(285,638)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>285,638</u>	<u>1</u>	<u>(285,637)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	115,638	0	115,638	100 %
Principal Payments	<u>170,000</u>	<u>0</u>	<u>170,000</u>	<u>100 %</u>
Total Expenditures	<u>285,638</u>	<u>0</u>	<u>285,638</u>	<u>100 %</u>
Subtotal: Rev Over / (Under) Exp	0	1	1	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>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	219,328	219,328	0 %
Fund Balance, End of Period	<u>0</u>	<u>219,329</u>	<u>219,329</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

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

Bank Balance	53,724.74
Less Outstanding Checks/Vouchers	2,379.57
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	51,345.17
Balance Per Books	<u>51,345.17</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: 10/31/20
Reconciliation Date: 10/31/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5212	10/27/2020	Series 2016 FY20 Tax Dist ID Excess Fees	2,379.57	Avelar Creek CDD
Outstanding Checks/Vouchers			2,379.57	

**Avelar Creek CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
5184	10/1/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
5185	10/1/2020	System Generated Check/Voucher	895.00	First Choice Aquatic
5186	10/1/2020	System Generated Check/Voucher	83.33	Global Solution partners
5187	10/1/2020	System Generated Check/Voucher	7,688.21	Meritus Districts
5188	10/1/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5189	10/1/2020	System Generated Check/Voucher	348.56	Times Publishing Company
5190	10/8/2020	System Generated Check/Voucher	2,023.86	Board of County Commissioners
5191	10/8/2020	System Generated Check/Voucher	120.00	Burr & Forman LLP
5192	10/8/2020	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5193	10/8/2020	System Generated Check/Voucher	175.00	Department of Economic Opportunity
5194	10/8/2020	System Generated Check/Voucher	13,418.00	Egis Insurance Advisors, LLC
5195	10/8/2020	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5196	10/8/2020	System Generated Check/Voucher	220.00	Maguire Services, Inc.
5197	10/8/2020	System Generated Check/Voucher	405.00	MHD Communications
5197	10/8/2020	System Generated Check/Voucher	(405.00)	MHD Communications
5198	10/8/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5199	10/8/2020	System Generated Check/Voucher	51.52	Tampa Electric
5200	10/8/2020	System Generated Check/Voucher	158.50	Waste Management Inc. of Florida
5201	10/8/2020	System Generated Check/Voucher	333.32	Waste Management Inc. of Florida
5201	10/8/2020	System Generated Check/Voucher	(333.32)	Waste Management Inc. of Florida
5202	10/19/2020	System Generated Check/Voucher	5,950.00	Carson's Lawn & Landscaping Services, LLC
5203	10/19/2020	System Generated Check/Voucher	232.95	Frontier Communications
5204	10/19/2020	System Generated Check/Voucher	420.00	MHD Communications
5205	10/19/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5206	10/19/2020	System Generated Check/Voucher	3,007.91	Tampa Electric
5207	10/22/2020	System Generated Check/Voucher	825.00	Carson's Lawn & Landscaping Services, LLC
5208	10/22/2020	System Generated Check/Voucher	285.00	Suzanna M. Kimball
CD077	10/31/2020	October Bank Activity	<u>728.46</u>	
Cleared Checks/Vouchers			<u>45,170.60</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 10/31/20
Reconciliation Date: 10/31/2020
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR408	10/27/2020	FY20 Excess Fees - 10.27.20	5,342.80	
CR409	10/31/2020	Interest	<u>0.92</u>	
Cleared Deposits			<u>5,343.72</u>	