

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JANUARY 27, 2021**

AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
January 27, 2021 at 6:00 p.m.
Avelar Creek Clubhouse located at 10125 Holland Ave., Riverview, FL 33579

District Board of Supervisors	Vice Chairman Supervisor Supervisor Supervisor Supervisor	Christopher Perich Julie Campbell Michael Finke Vacant Vacant
District Manager	Meritus	Rick Reidt
Onsite Staff	Meritus	Andrea Cedres
District Attorney	Burr Forman	Scott Steady
District Engineer	CPH Inc	Nicole Lebron

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **6:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume with the fourth section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The sixth and seventh section is called **Supervisor/Staff Reports and Management Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The eighth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

January 27, 2021

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District will be held on **Wednesday, January 27, 2021 at 6:00 p.m.** at the Avelar Creek Clubhouse located at 10125 Holland Ave., Riverview, FL 33579. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER**
- 3. PUBLIC COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A. Discussion on Board Resume Tab 01
 - B. Discussion Playground Mulch Installation..... Tab 02
 - C. Discussion on Community Pressure Washing Proposals Tab 03
 - D. Acceptance of Financial Review for Fiscal Year Ending September 30, 2020 Tab 04
 - E. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of the Board of Supervisors Meeting Minutes October 28, 2020 Tab 05
 - B. Consideration of Operations and Maintenance Expenditures October 2020 Tab 06
 - C. Consideration of Operations and Maintenance Expenditures November 2020..... Tab 07
 - D. Consideration of Operation and Maintenance Expenditures December 2020 Tab 08
 - E. Review of Financial Statements Month Ending December 31, 2020..... Tab 09
- 6. SUPERVISOR/STAFF REPORTS**
 - A. Supervisor Reports
 - i. Landscape Update by Supervisor Perich
 - ii. Accounting & Financing Update by Supervisor Campbell
 - iii. Clubhouse & Pool Update by Supervisor Finke
 - iv. Pond Update by Supervisor Finke
- 7. MANAGEMENT REPORTS**
 - A. District Manager Action Item List Tab 10
 - B. Clubhouse Manager Report
- 8. SUPERVISOR REQUESTS**
- 9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 10. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Rick Reidt,
District Manager

(229) 740-1404 (cell)
10429 Red Carpet Ct.
Riverview, FL 33578
djcyphert3297@gmail.com

RESUME FOR DANIEL CYPHERT

EDUCATION: 1974 - 1978 North Clarion High School Leeper, PA
(Graduate)

2/17 - present Retired/Farmers Catch Division closed

PROFESSIONAL 7/06 - 2/17 Southern States Cooperative Richmond, VA
EXPERIENCE Farmers Catch Division
Supervisor: John Martin (229) 292-8875
Started out as a laborer for the first 6 months, then became the Manager of a
2 building grow out operation in Pavo, GA.

9/06 - 12/11 BCT Cotton Gin Morven, GA
(every fall) Supervisor: Steve Bullard (229) 263-8936
Drive and operate Module Truck on the night shift. Load the cotton onto the
truck from the cotton fields and hauled to and then unload at the Cotton Gin.

4/05 - 7/06 Tradewinds Enterprises, Inc. Hillsboro, OR
(was laid off) Owner: Sid (503) 648-2823
Transported Radioactive Medications to Pharmacies in GA, AL and FL

8/93 - 7/01 Ford's Propane Gas Inc. N. Myrtle Beach, SC
12/02 - 10/03 Manager: Hazel Melton (843) 249-4300
First 2 years as a delivery driver. The other eight years as a service technician
and installer for residential and commercial gas equipment. I left the company
in 2001 to work in Augusta, GA installing gas fireplaces and returned back to
Ford's in 2002.

7/01 - 8/02 Cherokee Hearth & Home Augusta, GA
Owner: Steve Smith (706) 854-1181
Installed and repaired gas fireplaces, grills and tank-less water heaters,
residential as well as commercial.

8/02 - 10/02 Quality Carriers Tampa, FL
(800) 476-6275
(Temporary) Operated combination truck tanker with CDL Class A with
Hazardous Material endorsement.

10/02 - 12/02 Billy Hardee Concrete Construction N. Myrtle Beach, SC
Owner: Billy Hardee (843) 399-6400
(Temporary) Operated tractor trailer dump and tri-axle dump. Hauling sand
and gravel to cement plants as well as materials to lot clearing sites.

ADDITIONAL
EDUCATION:

Schooling and certificates available on request.

ADDITIONAL
SKILLS:

Able to operate forklift, backhoe, trachoe and various other equipment.

References:

Mr. Bill Watson - retired real estate- (843) 399-3338

Mr. Jeff Herzog - friend/former coworker- (843) 283-6412

Mr. John Martin - former supervisor - (229) 560-6115

CARSON'S LAWN & LANDSCAPING SERVICES LLC

Mailing Address
PO Box 3203
Riverview, FL 33568
813-526-3739
F-813-280-2476
carsonwd@yahoo.com

Property Avelear Creek
Attention Debby Nussel
Customer C/O Meritus
Address 2005 Pan Am Circle Suite 300
Tampa, FL 33607
Phone
E-Mail

Page one of

Tree Service

Landscaping

Extra Work

Irrigation

Proposal
Bill
See Attached

[illegible]

Authorized By

Date _____



Neptune Multi Services LLC

11423 Crestlake Village Dr
Riverview FL, 33569
Phone: (813) 325-7684

BILL TO

Avelar creek CDD
Riverview FL

INVOICE

INVOICE #	DATE
0010	Proposal

DESCRIPTION	AMOUNT
1-Pressure wash main boulevard on Avelar Creek rd Includes perimeter fence and columns caps.	
2-Pressure wash sidewalk and curve on U.S. 301 and AvelarCreek rd 9,300sq ft	1- \$650.00
3-Pressure wash Pool deck 3,500sq ft	
	2- \$1,200.00
4-Pressure wash club house sidewalks 845sq ft	
5-Pressure wash The Cove at The North sidewalks 3,000 sq ft	
6-Pressure wash fence at Avelar Creek South 1,186 linear ft	3- \$455.00
7-Pressure Wash Avelar Creek South sidewalks \$6,805sq sf	
8-Pressure wash fence at The Manor at The South 610 linear ft	4- \$120.00
9-Pressure wash fenceat The Manor at The South 3,800sq ft	
All prices based at .13 cents SQ FT or .20 cents linear ft	5- \$390.00
Thanks for the opportunity	
Please contact us for any question at neptunemts@gmail.com	
	6- \$475.00
	7- \$885.00

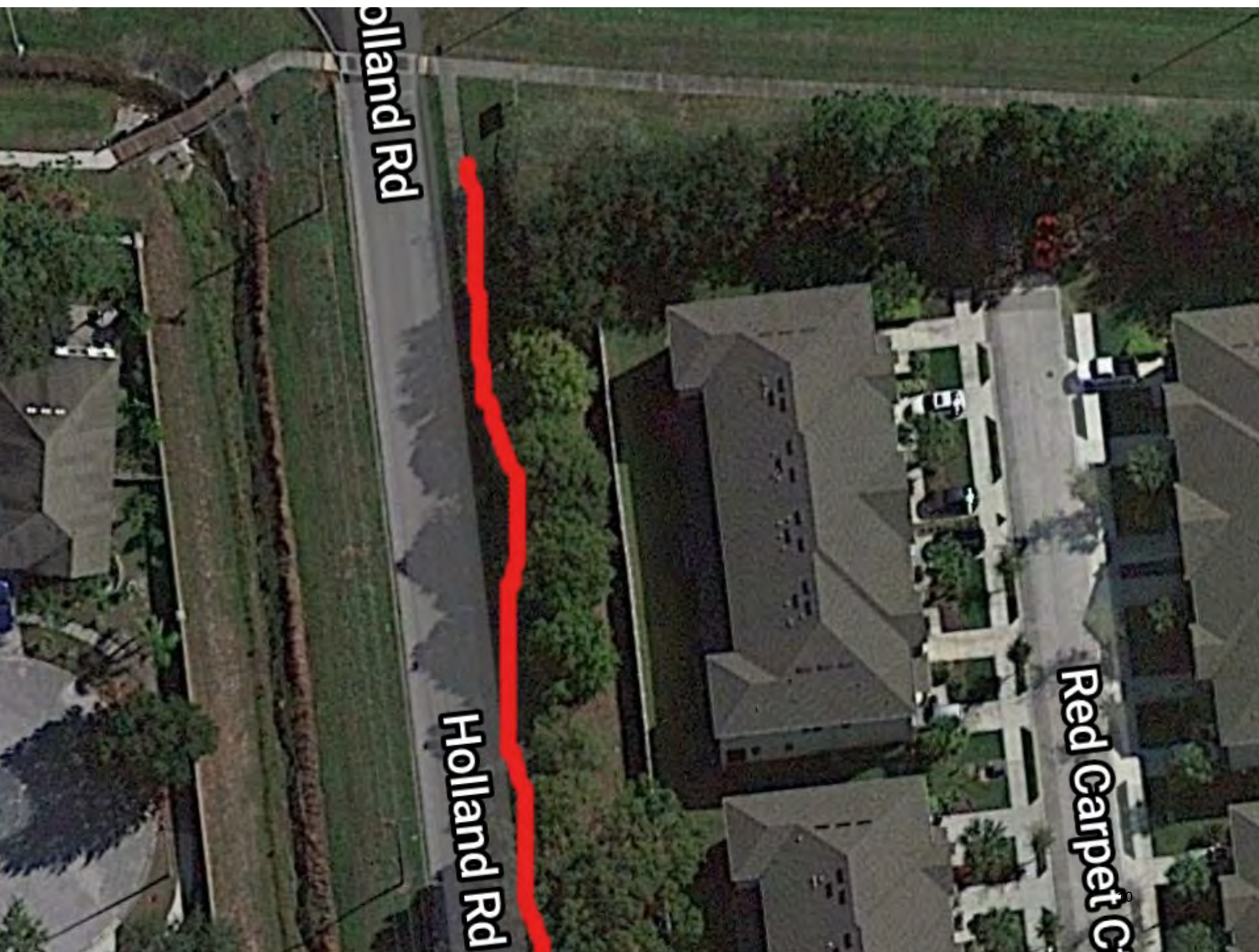
8-
\$241.00

9-
\$552.00

Thank you for your business!

TOTAL

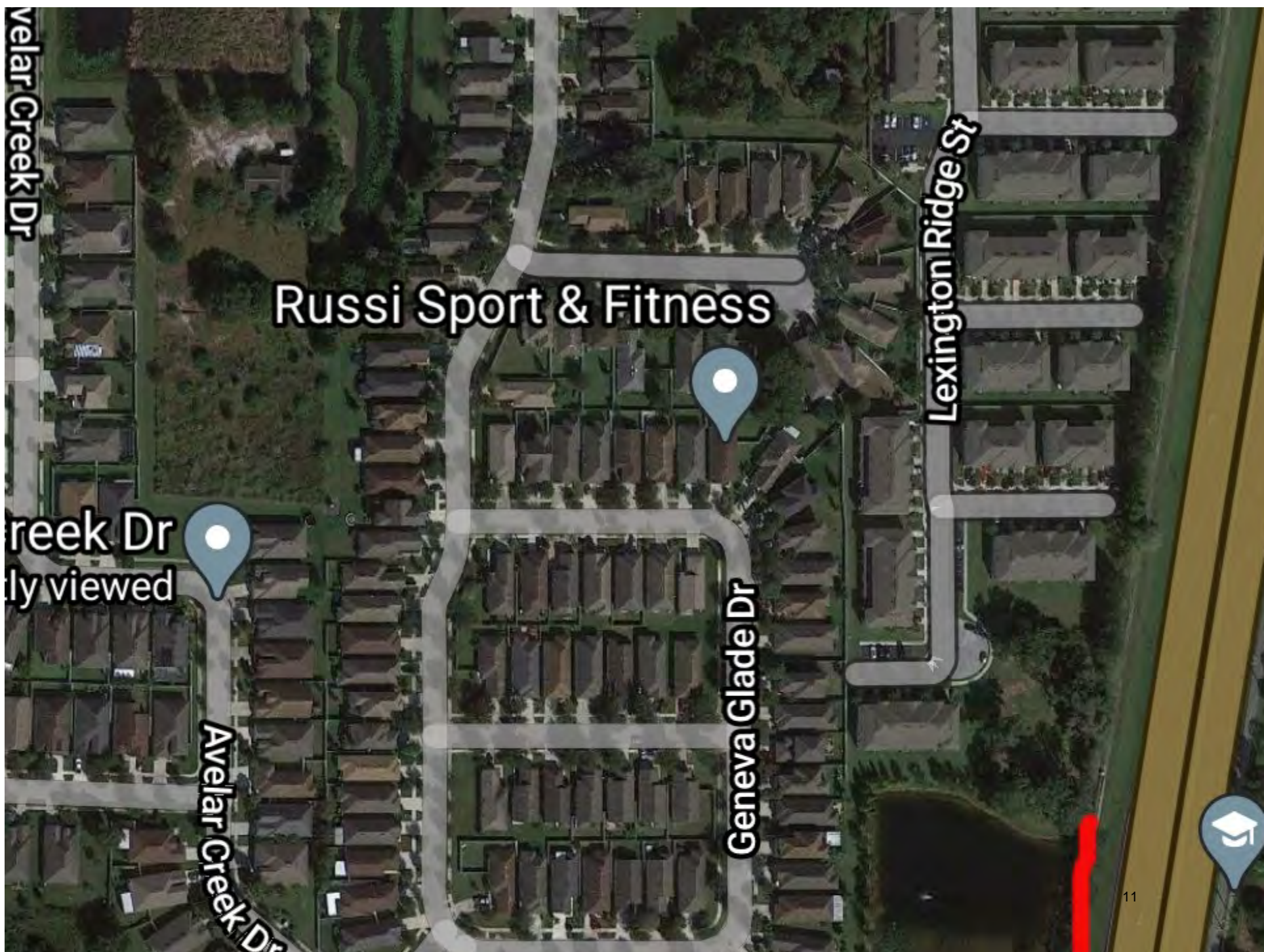
\$ 4,318.00



Holland Rd

Holland Rd

Red Carpet C



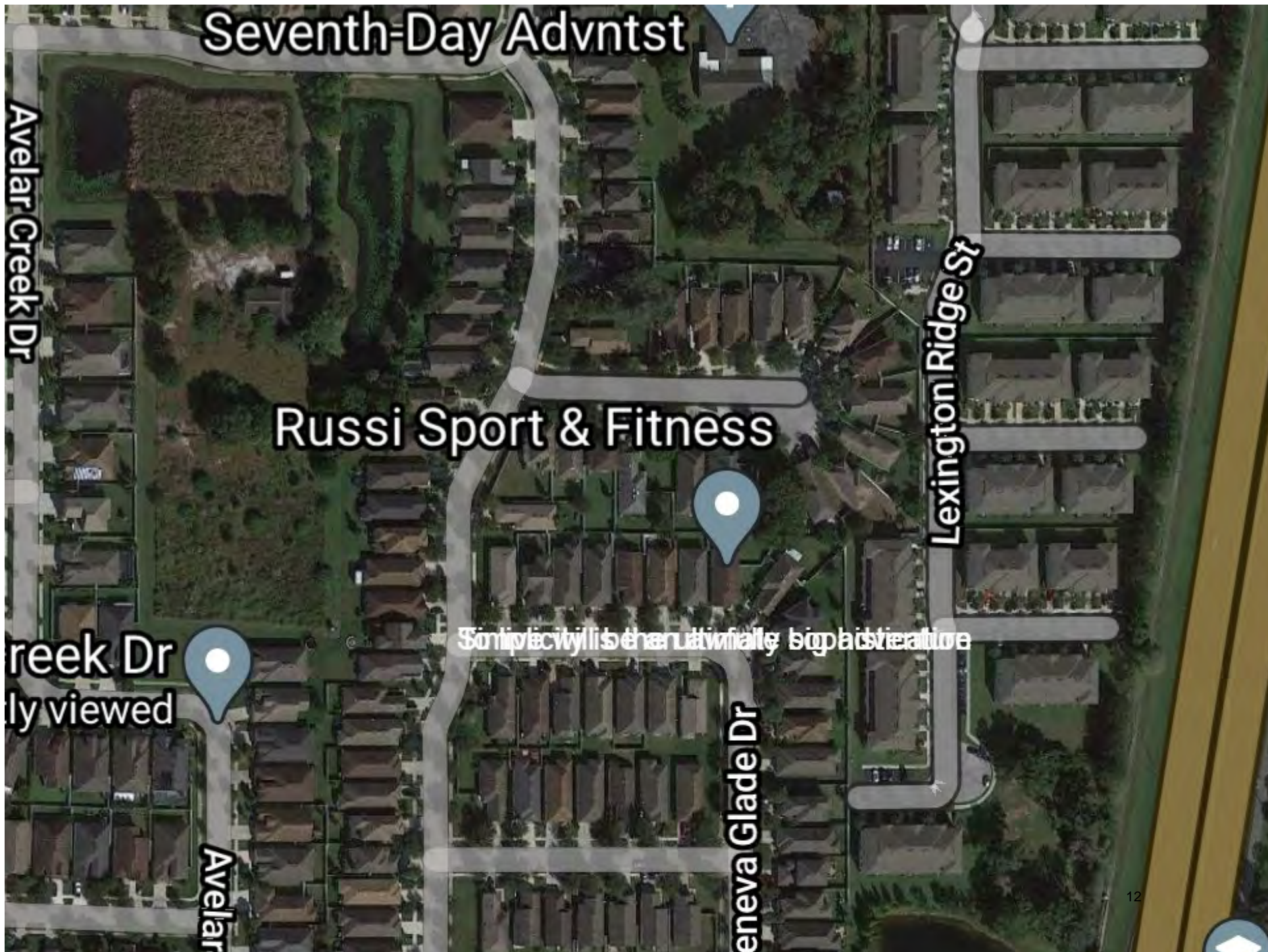
Russi Sport & Fitness

Lexington Ridge St

Geneva Glade Dr

Avelar Creek Dr

Creek Dr
ly viewed



Seventh-Day Advntst

Avelar Creek Dr

Russi Sport & Fitness

Lexington Ridge St

Creek Dr
ly viewed

Avelar

Geneva Glade Dr

Simplicity is the ultimate sophistication

Rose Petal Pl

Creek Dr

er Paint Correction
eramic Coating &...



Heidi M. Beal, RN



736'x5'=3,680 sq

Cowley Rd

In Rd



T

er Paint Correction
eramic Coating &...



Heidi M. Beal, RN



610ft

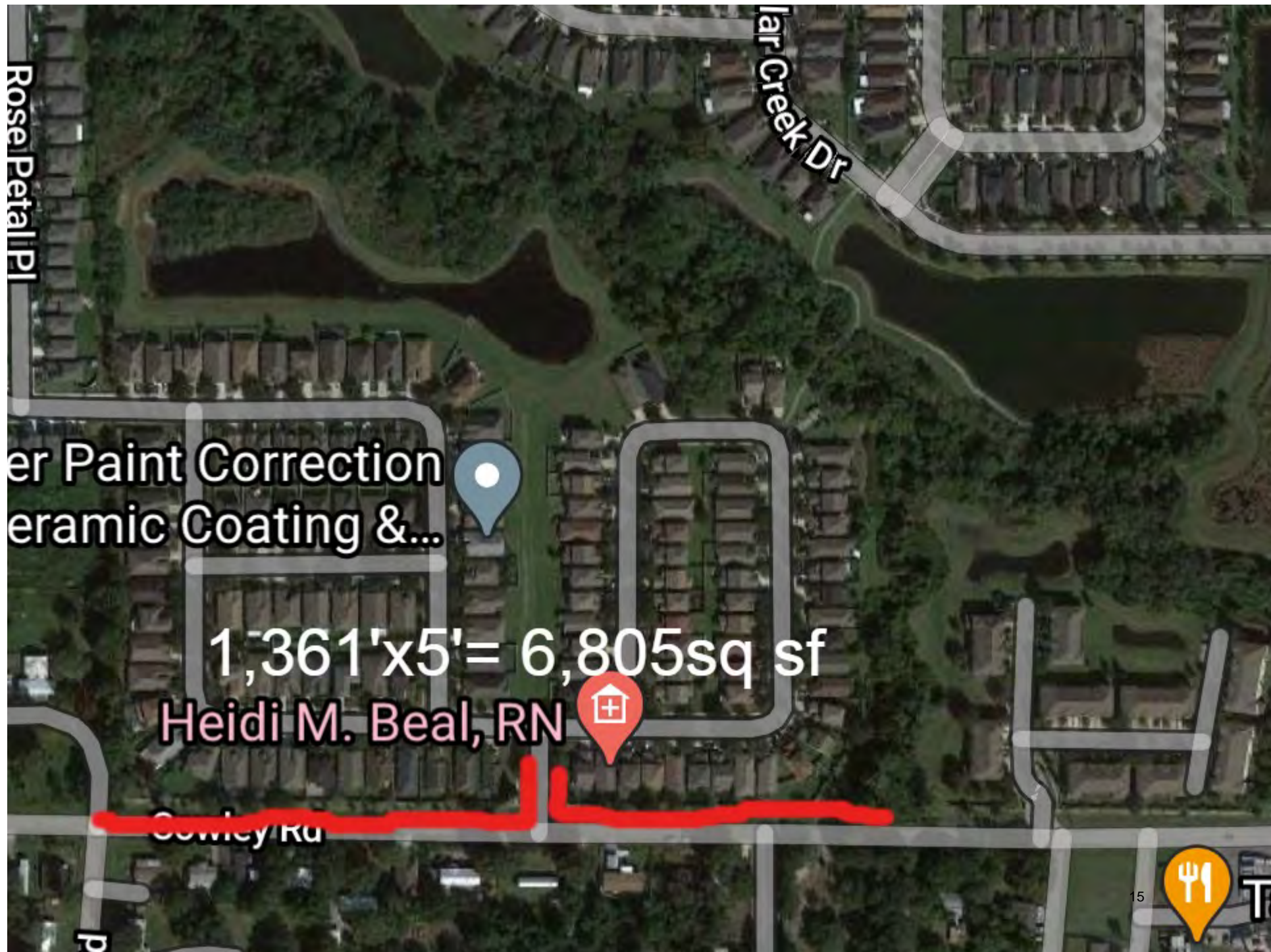
Cowley Rd

Lincoln Rd



Cold Stone Creamery

Stelling Dr



Rose Petal Pl

Lar Creek Dr

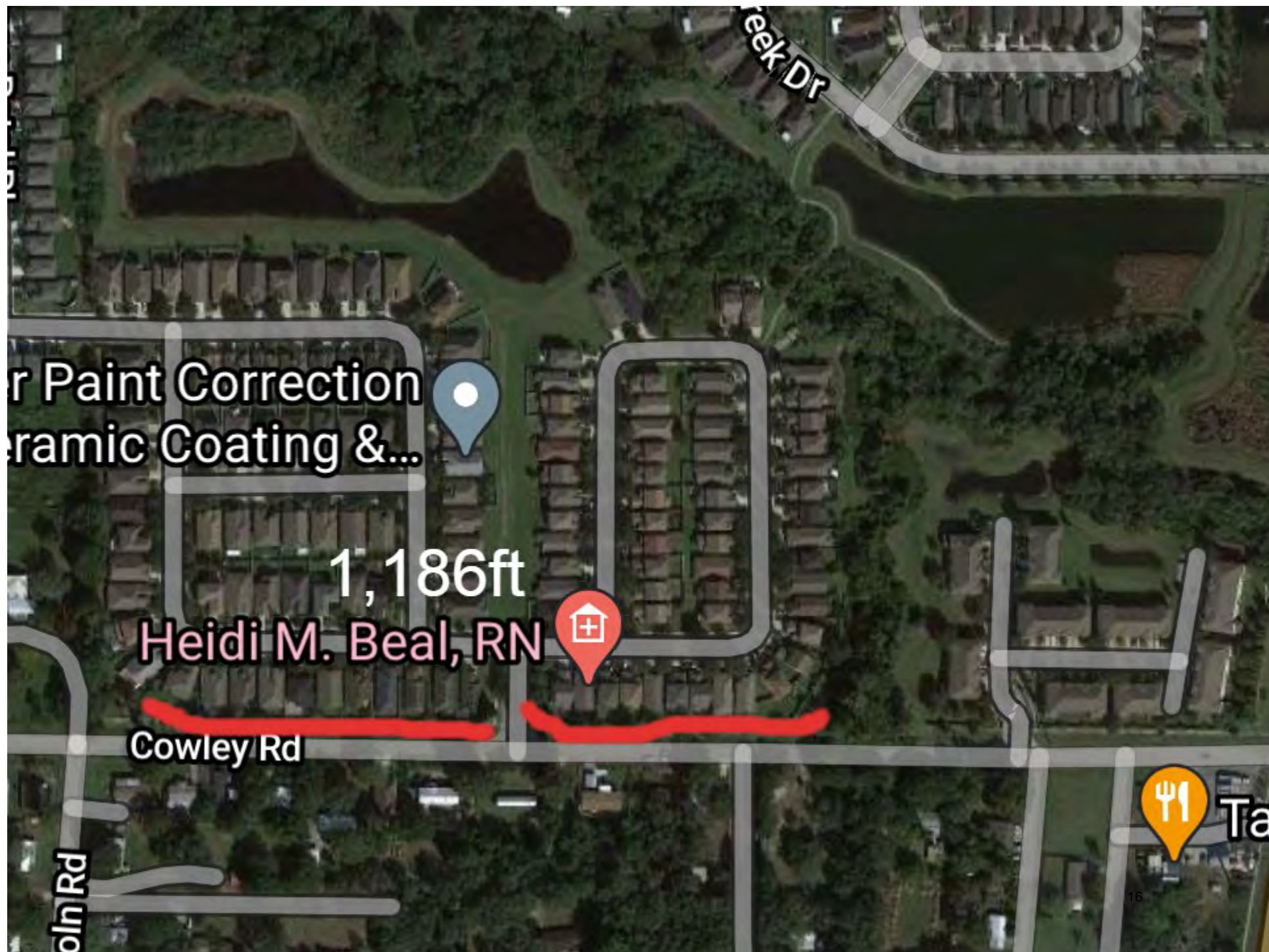
er Paint Correction
eramic Coating &...

1,361'x5'= 6,805sq sf

Heidi M. Beal, RN

Cowley Rd





r Paint Correction
ramic Coating &...

1,186ft

Heidi M. Beal, RN

Cowley Rd

In Rd

reek Dr



Ta

Holland Rd

Caraway Spice Ave

Caraway Spice Ave

167'x5'=835sq ft

10125



10125

3500sq st

Holland Rd



Neptune Multi Services LLC

11423 Crestlake Village Dr
Riverview FL, 33569
Phone: (813) 325-7684

BILL TO

Avelar creek CDD
Riverview FL

INVOICE

INVOICE #	DATE
004	Proposal

DESCRIPTION	AMOUNT
Pressure wash main boulevard on Avelar Creek rd Includes perimeter fence and columns caps. Thanks for the opportunity Please contact us for any question at neptunemts@gmail.com	\$650.00
<i>Thank you for your business!</i>	TOTAL \$ 650.00



Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com

Estimate 1703

ADDRESS

Avelar Creek CDD
Meritus
2005 Pan Am Circle, Suite
120
Tampa , FL 33607

DATE
10/26/2020

TOTAL
\$750.00

ACTIVITY	QTY	RATE	AMOUNT
Labor 10125 Holland Ave. Pressure wash clubhouse, pool-deck sidewalks and curb. Cost includes labor , material, machine time.	1	750.00	750.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

TOTAL

\$750.00

THANK YOU.

Accepted By

Accepted Date



Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com

Estimate 1704

ADDRESS

Avelar Creek CDD
Meritus
2005 Pan Am Circle, Suite
120
Tampa , FL 33607

DATE
10/26/2020

TOTAL
\$1,450.00

ACTIVITY	QTY	RATE	AMOUNT
Labor Pressure wash 4 entryways / monuments, sidewalks and curbs on US 301, Cowley Rd, and Holland Rd. Pressure Wash Vinyl Fence from us 301 to Geneva Glade Drive. Cost includes labor, machine time and material.	1	1,450.00	1,450.00

It is anticipated that permits will not be required for the
above work, and if required, the associated
costs will be added to the price stated below. Any existing
conditions that are not reasonably discoverable prior to the
job start date, which in anyway interferes with the safe and
satisfactory completion of this job, will be corrected by an
additional work order and estimate for approval prior to
resuming job. Spearem Enterprises, LLC is not responsible
for any delays in performance of service that are due in full
or in part to circumstances beyond our control. Spearem
Enterprises, LLC is not responsible for damage, personal or
property damage by others at the job site.
Whether actual or consequential, or any claim
arising out of or relating to "Acts of God".
Job will Commence within 30 days of receiving signed,
approved proposal-weather permitting.

TOTAL

\$1,450.00

THANK YOU.

Accepted By

Accepted Date

**AVELAR CREEK
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY,
FLORIDA FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S

To the Board of Supervisors
Avelar Creek Community Development District
Hillsborough County, Florida

Report on the Financial

We have audited the accompanying financial statements of the governmental activities and each major fund of Avelar Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing*

In accordance with Government Auditing Standards, we have also issued our report dated January 6, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



January 6,

MANAGEMENT'S DISCUSSION AND

Our discussion and analysis of Avelar Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,319,408.
- The change in the District's total net position in comparison with the prior fiscal year was (\$25,680), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$346,488, an increase of \$59,500 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for deposits and prepaids, restricted for debt service, assigned to subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management), maintenance, and recreational functions.

Fund Financial

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS

Governmental

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and the debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION			
SEPTEMBER			
	202	201	
Assets, excluding capital assets	\$ 361,486	\$ 304,400	
Capital assets, net of depreciation	6,510,473	6,776,474	
Total assets	6,871,959	7,080,874	
Deferred outflows of resources	10,039	10,667	
Current liabilities	63,889	67,808	
Long-term liabilities	3,498,701	3,678,645	
Total liabilities	3,562,590	3,746,453	
Net Position			
Net investment in capital assets	3,021,811	3,108,496	
Restricted	170,438	168,109	
Unrestricted	127,159	68,483	
Total net position	\$ 3,319,408	\$ 3,345,088	

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2020	201
Revenues:		
Program revenues		
Charges for services	\$ 665,554	\$ 665,419
Operating grants and contributions	250	837
General revenues	952	1,109
Total revenues	666,75	667,36
Expenses:		
General government	93,92	96,24
Maintenance and operations	9	5
Parks and recreation	407,79	426,29
Interest	5	7
Total expenses	692,43	761,71
Change in net position	(25,680)	(94,349)
Net position - beginning	3,345,08	3,439,43
Net position - ending	\$ 3,319,40	\$ 3,345,08

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2020 was \$692,436. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised primarily of assessments in the current and prior fiscal years. In total, expenses, including depreciation, decreased from the prior fiscal year, the majority of the decrease was the result of a decrease in professional services including landscape maintenance and security.

GENERAL BUDGETING

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS AND DEBT

Capital

At September 30, 2020, the District had \$9,683,127 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$3,172,654 has been taken, which resulted in a net book value of \$6,510,473. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital

At September 30, 2020, the District had \$3,420,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Avelar Creek Community Development District's Finance Department at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

FINANCIAL

**AVELAR CREEK COMMUNITY DEVELOPMENT
DISTRICT HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET
POSITION SEPTEMBER 30,**

	Governmental Activities
ASSETS	
Cash	\$ 131,292
Assessments receivable	5,343
Prepaid items	47
Deposits	7,855
Restricted assets:	
Investments	216,94
Capital assets:	
Nondepreciable	933,218
Depreciable, net	<u>5,577,255</u>
Total assets	<u>6,871,959</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	<u>10,039</u>
Total deferred outflows of resources	<u>10,039</u>
 LIABILITIES	
Accounts payable and accrued expenses	14,99
Accrued interest payable	8
Non-current liabilities:	
Due within one year	170,000
Due in more than one year	<u>3,328,701</u>
Total liabilities	<u>3,562,590</u>
 NET POSITION	
Net investment in capital assets	3,021,811
Restricted for debt service	170,438
Unrestricted	<u>127,159</u>
Total net position	<u><u>\$ 3,319,408</u></u>

See notes to the financial

**AVELAR CREEK COMMUNITY DEVELOPMENT
DISTRICT HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

<u>Functions/Programs</u>	Expense	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 93,92	\$ 60,04	\$ -	\$ (33,881
Physical environment	9	8	-)
Parks and recreation	407,79	260,69	-	(147,096)
Interest on long-term debt	5	9	250	(27,300)
Total governmental activities	<u>692,43</u>	<u>665,55</u>	<u>25</u>	<u>(26,632)</u>
General revenues:				
Miscellaneous revenue				916
Unrestricted investment earnings				<u>36</u>
Total general revenues				<u>952</u>
Change in net position				(25,680)
Net position - beginning				<u>3,345,088</u>
Net position - ending				<u>\$ 3,319,408</u>

See notes to the financial

**AVELAR CREEK COMMUNITY DEVELOPMENT
DISTRICT HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL
FUNDS SEPTEMBER 30,**

	Major Funds		Total
	Genera	Debt Servic	Governmental Funds
ASSETS			
Cash	\$ 131,29	\$ -	\$ 131,292
Investments	2	216,949	216,949
Assessments receivable	-	2,380	5,343
Prepays	2,963	-	47
Deposits	47	-	7,855
Total assets	<u>\$ 142,157</u>	<u>\$ 219,329</u>	<u>\$ 361,486</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	\$ 14,99	\$ -	\$ 14,99
Total liabilities	<u>14,99</u>	<u>-</u>	<u>14,99</u>
Fund balances:			
Nonspendable:	47	-	47
Prepays	7,855	-	7,855
Deposits			
Restricted	-	219,32	219,32
for:			
Debt service	14,98	-	14,98
Assigned to:	8	-	8
Subsequent year's expenditures	<u>127,15</u>	<u>219,32</u>	<u>346,48</u>
Total liabilities and fund balances	<u>\$ 142,157</u>	<u>\$ 219,329</u>	<u>\$ 361,486</u>

See notes to the financial

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Total fund balances - governmental funds \$ 346,48

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation in the position of the government as a whole.

Cost of capital assets	9,683,127	
Accumulated depreciation	<u>(3,172,654)</u>	6,510,47

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(48,891)	
Original issue premium	(78,701)	
Deferred amount on refunding	10,039	
Bonds payable	<u>(3,420,000)</u>	<u>(3,537,553)</u>

Net position of governmental activities		<u><u>\$ 3,319,408</u></u>
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See notes to the financial

**AVELAR CREEK COMMUNITY DEVELOPMENT
DISTRICT HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds		Total
	Genera	Debt Servic	Governmental Funds
REVENUES			
Assessments	\$ 369,130	\$ 296,424	\$ 665,554
Interest income	36	250	286
Miscellaneous income	916	-	916
Total revenues	370,08	296,67	666,75
EXPENDITURES			
Current:			
General government	93,92	-	93,92
Maintenance and operations	9	-	9
Parks and recreation	167,57	-	167,57
Debt Service:			
Principal	-	175,00	175,00
Interest	-	0	0
Total expenditures	311,40	295,85	607,25
Excess (deficiency) of revenues over (under) expenditures	58,67	82	59,50
Fund balances -	68,48	218,50	286,98
Fund balances -	<u>\$ 127,159</u>	<u>\$ 219,329</u>	<u>\$ 346,488</u>

See notes to the financial

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ 59,50
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	175,00
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(266,001)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue premium	4,944
Amortization of deferred amount on refunding	(628)
Change in accrued interest	1,505
Change in net position of governmental activities	<u>\$ (25,680)</u>

See notes to the financial

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING

Avelar Creek Community Development District ("District") was established on November 1, 2005, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 05-16. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Water management	35
Roadways and other	20-40
Buildings and improvements	15-40
Recreational facilities	16
Furniture, fixtures, and equipment	7-10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$628 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS

Investments

The District's investments were held as follows at September 30, 2020:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Mmkt 5 - Ct	\$ 216,949	N/A	Not available
Total Investments	<u>\$ 216,949</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reduction	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 933,21	\$ -	\$ -	\$ 933,21
Total capital assets, not being depreciated	933,21	-	-	933,21
Capital assets, being depreciated				
Water management	2,945,694	-	-	2,945,694
Roadways and other	5,398,607	-	-	5,398,607
Buildings and improvements	220,000	-	-	220,000
Recreational facilities	125,000	-	-	125,000
Furniture, fixtures, and equipment	60,608	-	-	60,608
Total capital assets, being depreciated	8,749,90	-	-	8,749,90
Less accumulated depreciation for:				
Water management	949,124	85,028	-	1,034,152
Roadways and other	1,768,770	155,188	-	1,923,958
Buildings and improvements	92,498	8	-	104,092
Recreational facilities	60,125	11,594	-	68,000
Furniture, fixtures, and equipment	36,136	266,001	-	42,452
	2,906,65	266,001	-	3,172,65
Total capital assets, being depreciated, net	5,843,25	(266,001)	-	5,577,25
Governmental activities capital assets, net	\$ 6,776,47	\$ (266,001)	\$ -	\$ 6,510,47

Depreciation expense was charged as follows:

Depreciation	
allocation: Physical	\$ 240,216
environment Parks	25,785
and recreation Total	<u>\$ 266,001</u>

NOTE 6 – LONG-TERM

Series 2016

In August 2016, the District issued \$4,085,000 of Series 2016 Special Assessment Refunding Bonds due on May 1, 2036 with interest rates ranging between 2% and 4%. The Bonds were issued to refund the District's then outstanding Capital Improvement Revenue Bonds. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2017. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2036.

The Series 2016 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2026. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture. This occurred during the current fiscal year as the District used excess assessments and prepaid \$10,000 of the Series 2016 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

NOTE 6 – LONG-TERM LIABILITIES

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Addition	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2016	\$ 3,595,000	\$ -	\$ 175,000	\$ 3,420,000	\$ 170,000
Plus bond premium	83,645	-	4,944	78,701	-
Total	<u>\$ 3,678,645</u>	<u>\$ -</u>	<u>\$ 179,944</u>	<u>\$ 3,498,701</u>	<u>\$ 170,000</u>

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year September 30:	Governmental Activities		
	Principal	Interest	Total
2021	\$ 170,000	\$ 117,338	\$ 287,338
2022	170,000	113,938	283,938
2023	175,000	110,113	285,113
2024	180,000	105,738	285,738
2025	185,000	101,238	286,238
2026-2030	1,030,000	411,231	1,441,231
2031-2035	1,235,000	205,738	1,440,738
2036	275,000	11,000	286,000
Total	<u>\$ 3,420,000</u>	<u>\$ 1,176,334</u>	<u>\$ 4,596,334</u>

NOTE 7 – MANAGEMENT

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	<u>Budgeted Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget- Positive</u>
REVENUES			
Assessments	\$ 356,942	\$ 369,130	\$ 12,188
Interest	150	36	(114)
Miscellaneous revenue	1,445	916	(529)
Total revenues	<u>358,53</u>	<u>370,08</u>	<u>11,54</u>
EXPENDITURES			
Current:			
General government	94,12	93,92	191
Maintenance and operations	0	9	48,278
Parks and recreation	215,85	167,57	13,550
Total expenditures	<u>373,42</u>	<u>311,40</u>	<u>62,01</u>
Excess (deficiency) of revenues over (under) expenditures	(14,888	58,67	73,56
Other Financing Sources (Uses)			
Use of fund balance	14,88	-	(14,888
Total other financing sources (uses)	<u>14,88</u>	<u>-</u>	<u>(14,888</u>
Net change in fundbalance	<u>\$ -</u>	58,67	<u>\$ 58,676</u>
Fund balance -		<u>68,483</u>	
Fund balance -		<u>\$ 127,159</u>	

See notes to required supplementary information

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Avelar Creek Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Avelar Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 6, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

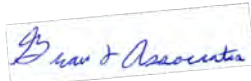
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A rectangular stamp containing a handwritten signature in blue ink that reads "B. Law & Associates".

January 6,



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Avelar Creek Community Development District
Hillsborough County, Florida

We have examined Avelar Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Avelar Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

January 6,



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Avelar Creek Community Development District
Hillsborough County, Florida

Report on the Financial

We have audited the accompanying basic financial statements of Avelar Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated January 6, 2021.

Auditor's

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 6, 2021, should be considered in conjunction with this management letter.

Purpose of this

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Avelar Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Avelar Creek Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

January 6,

REPORT TO

I. CURRENT YEAR FINDINGS AND

None

II. PRIOR YEAR FINDINGS AND

2018-01, 2019-01

Current Status: Matter has been resolved.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

October 28, 2020 Minutes of the Board of Supervisors Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of Avelar Creek Community Development District was held on **Wednesday, October 28, 2020 at 6:00 pm via conference call at 1-866-906-9330 with participant access code 4863181.**

1. CALL TO ORDER

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, October 28, 2020 at 6:03 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perich	Vice Chair
Julie Campbell	Supervisor
Michael Finke	Supervisor
Michael Dignan	Supervisor

Staff Members Present:

Rick Reidt	Meritus, District Manager
Andrea Cedres	Meritus, Onsite Manager
Scott Steady	District Counsel, Burr Forman
Nicole Lebron	District Engineer,

There were no audience members present on the conference call.

2. PLEDGE OF ALLEGIANCE

Supervisor Perich led the Pledge of Allegiance.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. BUSINESS ITEMS

A. Discussion on New Monument Signs

The Board discussed the monument signs and said they wanted to keep it simple, cost-effective, and to limit the quotes to \$1,000 to \$2,000 per sign. The Board said they would like for the signs to have a black background, gold letters, and wooden posts. They also would like for it to be

treated with a high quality clear seal and for the signs to have a 10-year life span. The Board asked for staff to get several quotes for the January meeting.

B. Discussion on Installation of Playground Mulch

The Board discussed the installation of playground mulch.

MOTION TO:	Approve the installation of playground mulch for \$5,250.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. Discussion on Tree Removal Project

The Board discussed tree removal and tabled this item until January. They felt the quote was fair but asked for two other quotes for the next meeting.

D. General Matters of the District

5. CONSENT AGENDA

A. Consideration of the Board of Supervisors Public Hearing & Meeting Minutes August 26, 2020

The Board reviewed the meeting minutes.

MOTION TO:	Approve the August 26, 2020 minutes.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures August 2020

The Board went over the August 2020 O&Ms. Supervisor Campbell requested a report from Global Communication on the Reserve Study and a report on how the Board is doing and to re-send the study to all of the supervisors.

MOTION TO:	Approve the August 2020 O&Ms.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. Consideration of Operations and Maintenance Expenditures September 2020

The Board went over the September 2020 O&Ms.

MOTION TO:	Approve the September 2020 O&Ms.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

D. Review of Financial Statements Month Ending September 30, 2020

Mr. Reidt went over the financials with the Board. He stated that the District finished the fiscal year 18% under budget with excess funds of \$59,017. The Board reviewed the reserve balance and was happy with the balance. Mr. Reidt reported that the Board had sufficient funds to operate until the new tax collection begins at the end of 2020.

6. SUPERVISOR/STAFF REPORTS

A. Supervisor Reports

i. Landscape Update by Supervisor Perich

Supervisor Perich reported that since Carson's was put on notice at the last meeting, they have done a great job and completed multiple tasks at no charge to the District. Some of the palm trees need attention and to be trimmed. The HOA needs to address tree lifting on homeowner properties, and Carson's needs to address low hanging tree along Holland by the church.

ii. Accounting & Financing Update by Supervisor Campbell

Supervisor Campbell stated that the District is doing well financially and there is nothing additional to report.

iii. Clubhouse & Pool Update by Supervisor Finke

Supervisor Finke went over that the clubhouse is closed until January and the pool maintenance has been good. Ms. Cedres added to the report the Halloween drive-thru event will take place on Saturday, October 31, 2020. No rentals will be accepted until further Board action in the January meeting. Regarding the accident that damaged the fence on Hwy 301, Supervisor Finke has helped the District has obtain a police report, and claims for damage have been submitted to the insurance company of the vehicle.

iv. Pond Update by Supervisor Dignan

Supervisor Dignan updated the Board that the water tables look good. Many of the grasses are dying and will degrade. Mr. Reidt reported that the reeds will be sprayed and killed under contract with machete-cut to help with deterioration. If a quicker response is needed to remove dead material, he will obtain a quote.

The Board and staff expressed appreciation for the service Supervisor Dignan has given to the District. He thanked them and appreciated all of the positive comments.

7. MANAGEMENT REPORTS
A. District Manager's Report

Mr. Reidt went over that the Stepp's Towing Agreement had been submitted, along with a request for sign placements. He is waiting on Stepp's to place the signs and then will implement towing with Supervisor Campbell, Supervisor Finke, and Supervisor Perich as contacts for towing authorization.

Mr. Reidt explained that Seat 1 will be vacant on November 13th, and Seat 5 is vacant. The Board will need to solicit applications for consideration to fill the vacant seats in their January meeting. Mr. Steady recommended at least filling one seat in the event one of the three current supervisors would need to leave; with only three Board members, the Board would not have quorum to replace any empty seats. Social media and community communication will be used to notify the community of vacant seats and plans to fill them in January. The Board will need to re-designate officers in January following possible filling of the vacant seats.

Ms. Cedres will be on vacation November 13-24, 2020. The Board and other residents should contact Mr. Reidt during this time if they need assistance.

B. Clubhouse Manager's Report

Mrs. Cedres reviewed the holiday decorations with the Board. There is a budget of \$4,000; however, she did not plan to spend much more than \$500 with the use of hiring a person to help her do the installation. Invoicing will reflect that the hours were for installing the holiday decorations. This item was within management's spending authority and verbally approved by consensus. Decorations will be up by November 30th.

8. SUPERVISOR REQUESTS

There were no additional supervisor requests at this time.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Mr. Hill, Heidi Malone, and Lisa Cypert commented about the fire hydrant and landscaping outside of The Cove. The Board and Mr. Steady also discussed these items in detail. The two attorneys will review and bring a recommended solution back to the Board in the January meeting. The discussion will be placed at the beginning of the agenda to minimize legal costs for both the HOA and CDD.

Mr. Craft asked for more clarity regarding the signage discussion at the beginning of the meeting. The intent of the Board was signage at the Twin Creeks entries. The Board reviewed the missing and damaged signs on the brick entries and decided they would like for them to look similar to the front entry sign in black and gold architectural foam.

MOTION TO:	Approve new signs not to exceed \$1,000 per sign for a total of \$2,000 with Chair approval.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

A resident who lives in the end unit by the townhomes asked for the District to map the area for landscaping, as Carson's has been providing intermittent service and the mowing maintenance areas need to be more clearly identified.

10. ADJOURNMENT

MOTION TO:	Adjourn at 7:39 p.m.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**The entire meeting is available on CD upon request.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

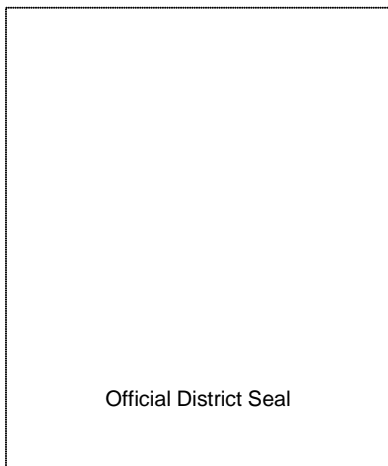
Printed Name

Title:

- ☐ Secretary
☐ Assistant Secretary

Title:

- ☐ Chairman
☐ Vice Chairman



Recorded by Records Administrator

Signature

Date

Avelar Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Carson's Lawn & Landscaping Services	6278	\$ 6,300.00		Lawn Care Maintenance - September
Meritus Districts	10059	7,688.21		Management Services - October
Zebra Cleaning Team, Inc.	4156	700.00		Pool Cleaning - October
Monthly Contract Sub-Total		\$ 14,688.21		

Variable Contract				
Burr Forman	1188930	\$ 120.00		Professional Services - August
Global Solution Partners	2868	83.33		Partnership Solution - October
Variable Contract Sub-Total		\$ 203.33		

Utilities				
BOCC	5974220000 092820	\$ 1,497.88		Water Service - thru 09/24/20
BOCC	6974220000 092820	525.98	\$ 2,023.86	Water Service - thru 09/24/20
Frontier	8136779603 100720	232.95		Phone Service - thru 11/06/20
Tampa Electric	211002733965 100620	60.39		Electric Service - thru 10/01/20
Tampa Electric	211002734161 100620	221.28		Electric Service - thru 09/30/20
Tampa Electric	211002734377 100620	403.43		Electric Service - thru 10/01/20
Tampa Electric	211002734559 100620	2,322.81		Electric Service - thru 09/30/20
Tampa Electric	211002734807 092520	51.52	\$ 3,059.43	Electric Service - thru 09/21/20
Waste Management	9675611 2206 0	158.50		Waste Service - October
Utilities Sub-Total		\$ 5,474.74		

Regular Services				
ADA Site Compliance	1307	\$ 1,500.00		Technological Auditing - 09/27/20
DEO	83145	175.00		FY21 Special District Fee - 10/01/20
Egis	11801	13,418.00		Renew Policy - 10/01/20/-10/01/21
HomeTeam	72208841	99.30		Pest Control Service - 09/28/20

Avelar Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna Kimball	SK100620	110.00		Cleaning Services - 10/06/20
Suzanna Kimball	SK101420	110.00		Cleaning Services - 10/13/20
Suzanna Kimball	SK101920	175.00		Window Cleaning Services - 10/19/20
Suzanna Kimball	SK102020	110.00		Cleaning Services - 10/20/20
Suzanna Kimball	SK102720	110.00	\$ 615.00	Cleaning Services - 10/27/20
Regular Services Sub-Total		\$ 15,807.30		
Additional Services				
Carson's Lawn & Landscaping Services	6290	\$ 5,950.00		Deliver & Install Sod - 10/12/20
Carson's Lawn & Landscaping Services	6296	825.00	\$ 6,775.00	Prune Palm Trees - 10/14/20
Maguire services, Inc.	1709	220.00		Pressure Washing Fence - 10/05/20
MHD Communications	21569 2	420.00		Repair Gate - 10/02/20
Additional Services Sub-Total		\$ 7,415.00		
TOTAL:		\$ 43,588.58		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: September 29, 2020
Invoice # 6278

Billing address	Service address
Avelear Creek C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Avelear Creek

[illegible]**Payment due upon receipt**

Phone #	Fax #	E-mail
813-526-3739	813-280-2476	carsonwd@yahoo.com

53900
60
4604

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 10059
Invoice Date: Oct 1, 2020
Page: 1

Bill To:
Avelar Creek CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Avelar Creek CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/1/20

Quantity	Item	Description	Unit Price	Amount
47.00		District Management Services - October		2,000.00
		Recording Secretary		416.00
		Field Management		1,000.00
		Accounting Services		2,166.00
		Technology Services		125.00
		Rental & Leases		200.00
		Website Administration		100.00
		Personnel Services		1,666.66
		Postage - August		7.50
		Copies - B/W - August	0.15	7.05

Subtotal	7,688.21
Sales Tax	
Total Invoice Amount	7,688.21
Payment/Credit Applied	
TOTAL	7,688.21

INVOICE

EXPIRATION DATE

TECHNICIAN		JOB SITE	INSTALLATION DATE		PAYMENT TERMS	DUE DATE
Lance Wood						
QTY	ITEM #	DESCRIPTION	UNIT PRICE		LINE TOTAL	
		Pool cleaning for October				\$700.00
					SUBTOTAL	
					SALES TAX	
					TOTAL	\$700 .00

Part 2. Part

57200
4617



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

Received
OCT 01 2020

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607

29 Sep 2020
Invoice # 1188930
Bill Atty: S. Steady
As of 08/31/20

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
0000001 Avelar Creek CDD General

BILL SUMMARY THROUGH AUGUST 31, 2020

Professional Services	\$120.00
TOTAL DUE THIS BILL	\$120.00

WIRING/ACH INSTRUCTIONS:

Account Name: Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203
Bank Name: Wells Fargo Bank
420 Montgomery Street
San Francisco, CA 94104
Wire Routing Transit Number: 121000248
ACH Routing Transit Number: 062000080
Account Number: 2000686788359
SWIFT Code: WFBUS6S

PLEASE EMAIL REMITTANCE ADVICE TO:
AccountsReceivable@burr.com

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Guzman at eguzman@burr.com or BFRreceivables@burr.com

BURR & FORMAN LLP

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTR
0000001 Avelar Creek CDD General

29 Sep 2020
Invoice # 1188930
Page 2

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607

29 Sep 2020
Invoice # 1188930
Bill Atty: S. Steady
As of 08/31/20

EMPLOYER I.D. #63-0322727

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
0000001 Avelar Creek CDD General

Date	Description	Tkpr	Hours	Rate	Value
08/24/20	Review email regarding sale of CDD property; email recommendation to Debby.	SIS	0.40	300.00	\$120.00
Total Services					\$120.00
Total Services and Disbursements					\$120.00
TOTAL NOW DUE					\$120.00

SUMMARY OF SERVICES

Name	Rank	Rate	Hours	Amount
Scott Steady	Partner	\$300.00	0.40	\$120.00
TOTALS			0.40	\$120.00

51400
3107
SN

**Global Solution Partners**

14286 Beach Blvd. Suite 19-233

Jacksonville Beach, FL 32250

US

8444777883

Accounting@GlobalSolutionPartners.com

<http://GlobalSolutionPartners.com>

INVOICE

BILL TO

Avelar Creek

C/O Debby Nussel

Meritus Corp

2005 Pan Am Circle

Tampa, FL 33607

INVOICE # 2868**DATE** 10/01/2020**DUE DATE** 10/01/2020**TERMS** Due on receipt**ACTIVITY****AMOUNT****Partnership Solution****83.33**

Partnership Solution – Level 1 Reserve Study + 3

Updates + ongoing as needed consultation with

Reserve Specialist. Paid as follows:

\$1,200.00 due at upon proposal acceptance + \$83.33

due monthly (using auto-draft) for

5 year term

Avelar Creek

10125 Holland Road

Riverview, FL 33579

If paying by check, please make payable to:

BALANCE DUE**\$83.33**

Global Solution Partners

14286 Beach Blvd, Suite 19-233

Jacksonville Beach, FL 32250

Job # GRS1810979 - Avelar Creek

WE THANK YOU FOR YOUR BUSINESS

51300
2903
DN



Hillsborough
County Florida

S-Page 1 of 1

Service Address: 10125 HOLLAND RD

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
AVELAR CREEK CDD	5974220000	09/28/2020	10/19/2020



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
49069047	08/24/2020	53418	09/24/2020	54667	124900	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$365.96
Water Base Charge	\$23.32
Water Usage Charge	\$450.67
Sewer Base Charge	\$56.50
Sewer Usage Charge	\$597.02
Total Service Address Charges	\$1497.88

Summary of Account Charges

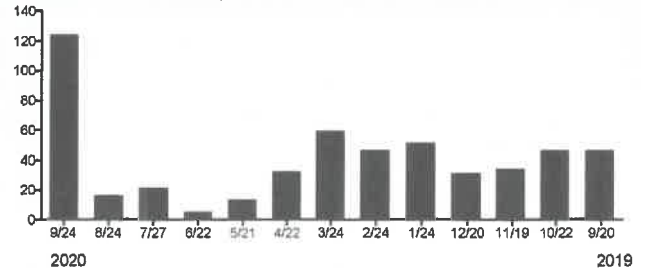
Previous Balance	\$230.88
Net Payments - Thank You	(\$230.88)
Total Account Charges	\$1,497.88
AMOUNT DUE	\$1,497.88

Important Message

Lawn irrigation is restricted to specific days and times. Excessive irrigation may damage lawns, harm the environment, and result in fines. Find your watering days and ways to conserve water at HCFLGov.net/WaterConservation or call (813) 663-3295.

BOCC Approved Rate Increases Are Effective Oct. 1, 2020. Customers using 7,000 gallons of water monthly will have an average bill increase of 5.85%. Visit HCFLGov.net/Water, Water Rates & Fees tab for details.

Consumption History x 1000 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: **5974220000**

Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



AVELAR CREEK CDD
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

Received
OCT 05 2020

DUE DATE	10/19/2020
AMOUNT DUE	\$1,497.88
AMOUNT PAID	

0059742200005

00001497882



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
AVELAR CREEK CDD	6974220000	09/28/2020	10/19/2020

Service Address: 10125 HOLLAND RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
49069048	08/24/2020	28217	09/24/2020	29173	95600	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$280.11
Water Base Charge	\$154.22
Water Usage Charge	\$87.24
Total Service Address Charges	\$525.98

Summary of Account Charges

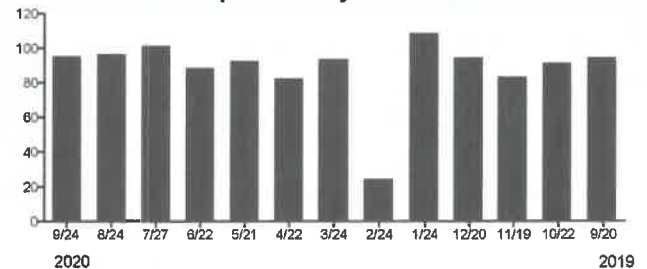
Previous Balance	\$532.00
Net Payments - Thank You	(\$532.00)
Total Account Charges	\$525.98
AMOUNT DUE	\$525.98

Important Message

Lawn irrigation is restricted to specific days and times. Excessive irrigation may damage lawns, harm the environment, and result in fines. Find your watering days and ways to conserve water at HCFLGov.net/WaterConservation or call (813) 663-3295.

BOCC Approved Rate Increases Are Effective Oct. 1, 2020. Customers using 7,000 gallons of water monthly will have an average bill increase of 5.85%. Visit HCFLGov.net/Water, Water Rates & Fees tab for details.

Consumption History x 1000 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6974220000

Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



AVELAR CREEK CDD
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

Received
OCT 05 2020

DUE DATE	10/19/2020
AMOUNT DUE	\$525.98
AMOUNT PAID	

0069742200004

00000525981

Account Summary

New Charges Due Date	11/02/20
Billing Date	10/07/20
Account Number	813-677-9603-073109-5
PIN	6856
Previous Balance	232.48
Payments Received Thru 9/22/20	-232.48
Thank you for your payment!	
Balance Forward	.00
New Charges	232.95
Total Amount Due	\$232.95

Engage your
customers
with texting

- Premium unlimited texting starts at just 19.99/mo. plus taxes and fees
- Unlimited number of devices
- Custom signature

Call 1.877.464.0455
frontier.com/business texting

Limited time offer. Frontier Texting service requires a Frontier voice plan and an internet connection, which are not included. A one-time \$20 activation fee applies. Advertised price reflects a discount for subscribers with a qualifying package of Frontier business phone and Internet service. Taxes, fees and other restrictions apply. Frontier reserves the right to withdraw this offer at any time.



Manage Your Account

To Pay Your Bill

- Online:** Frontier.com By mail
- MyFrontier® App** 1800.801.6652
- In person:** Frontier.com/walkinpay for locations

To Contact Us

- Chat:** Frontier.com **Online:** Frontier.com/helpcenter
- 1.800.921.8101 | 1800.921.8103
Español
- Tech support:** Frontier.com/helpcenter **For the hearing impaired** TTY: 1.877.462.6606

Frontier
COMMUNICATIONS

P.O. Box 709, South Windsor, CT 06074-9998

AV 01 013540 28356B 63 A**5DGT



AVELAR CREEK CDD
2005 PAN AM CIR
ST 300
TAMPA, FL 33607-2359

PAYMENT STUB

Total Amount Due **\$232.95**

New Charges Due Date 11/02/20

Account Number 813-677-9603-073109-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$

To change your billing address, call 1-800-921-8102

Received

OCT 13 2020

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



107009813677960307310900000000000000232955

CURRENT BILLING SUMMARY

Local Service from 10/07/20 to 11/06/20

813/677-9603.0

Charge

Qty Description

Basic Charges

Solutions Bundle Line
Access Recovery Chrg-Bus
Federal Subscriber Line Charge - Bus
Federal USF Recovery Charge
FCA Long Distance - Federal USF Surcharge

80.00
2.21
6.50
2.36
2.71
93.78

Total Basic Charges

Non Basic Charges

FiOS Internet for Business 50/50 2YR
Frontier Roadwork Recovery Surcharge
Other Charges-Detailed Below
Partial Month Charges-Detailed Below

124.99
1.50
-16.01
-30.00
80.48

Total Non Basic Charges

Video

Local TV
HD Set Top Box
FCC Regulatory Recovery Fee
Broadcast TV Surcharge

29.99
12.99
.08
5.49
48.55

Total Video

Toll/Other

Federal Primary Carrier Single Line Charge
Carrier Cost Recovery Surcharge
FCA Long Distance - Federal USF Surcharge

1.99
5.99
2.16
10.14

Total Toll/Other

TOTAL 232.95

** ACCOUNT ACTIVITY **

Qty Description

Order Number Effective Dates

1 Business High Speed Internet Fee
Solutions Bundle Discount
813/677-9603

AUTOCH 10/07 5.99
AUTOCH 10/07 -22.00
Subtotal -16.01

Partial Month Charges

FiOS Internet Bus 99 MO
813/677-9603

PROMOTION 10/07 11/06 -30.00
Subtotal -30.00

Subtotal -46.01

CIRCUIT ID DETAIL

10/KQXA/645526/ /VZFL

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$83.42 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning October 1, 2020, both the Federal Universal Service Fund (USF) Surcharge and the Frontier Long Distance (USF) surcharge are increasing to 27.1%. Questions? Please contact customer service.

Effective with this bill, the Single Line Business Access Recovery Surcharge increased to \$2.21 per month. Questions? Please contact customer service.

Closed Captioning Contact Information...

If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606. You can also send written correspondence by fax to 1-304-340-0283, by email to Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

For up-to-date channel information please visit:
<http://frontier.com/channelupdates>

Local Franchise Authority - FiOS TV
Your FCC Community ID is: FL1304

Statement Date: 10/06/2020
Account: 211002733965

AVELAR CREEK CDD
10413 HOLLAND RD
RIVERVIEW, FL 33578-7600

Current month's charges:	\$60.39
Total amount due:	\$60.39
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$68.97
Payment(s) Received Since Last Statement	-\$68.97
Current Month's Charges	\$60.39
Total Amount Due	\$60.39



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

One call can help lower your energy costs.

Our energy experts help pinpoint where you're using the most energy - like your air conditioner, water heater, refrigerator and more. Complete a phone audit in 30 minutes by calling (813) 275-3909 weekdays from 8 a.m. to 5 p.m. We offer an online energy audit too.

Visit tampaelectric.com/energyaudit and start saving today!



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002733965

Current month's charges:	\$60.39
Total amount due:	\$60.39
Payment Due By:	10/27/2020

Amount Enclosed

\$

625457521697

Received

OCT 13 2020

AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211002733965
Statement Date: 10/06/2020
Current month's charges due 10/27/2020



Details of Charges – Service from 09/02/2020 to 10/01/2020

Service for: 10413 HOLLAND RD, RIVERVIEW, FL 33578-7600

Rate Schedule: General Service - Non Demand

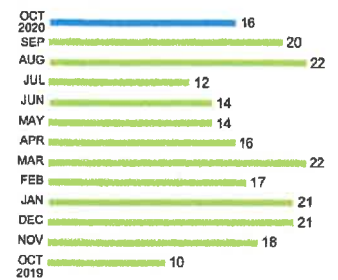
Meter Location: Ent Gate

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B67529	10/01/2020	59,878		59,405		473 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	473 kWh @ \$0.05991/kWh	\$28.34
Fuel Charge	473 kWh @ \$0.02638/kWh	\$12.48
Florida Gross Receipt Tax		\$1.51
Electric Service Cost		\$60.39
Total Current Month's Charges		\$60.39

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.

Statement Date: 10/06/2020

Account: 211002734161

AVELAR CREEK CDD
12721 US HIGHWAY 301 S
RIVERVIEW, FL 33578-0000



Current month's charges:	\$221.28
Total amount due:	\$221.28
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$179.25
Payment(s) Received Since Last Statement	-\$179.25
Current Month's Charges	\$221.28
Total Amount Due	\$221.28



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Our energy experts help pinpoint where you're using the most energy - like your air conditioner, water heater, refrigerator and more. Complete a phone audit in 30 minutes by calling (813) 275-3909 weekdays from 8 a.m. to 5 p.m. We offer an online energy audit too.

Visit tampaelectric.com/energyaudit and start saving today!



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734161

Current month's charges:	\$221.28
Total amount due:	\$221.28
Payment Due By:	10/27/2020

Amount Enclosed \$

625457521698

AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211002734161
Statement Date: 10/06/2020
Current month's charges due 10/27/2020



Details of Charges – Service from 09/01/2020 to 09/30/2020

Service for: 12721 US HIGHWAY 301 S, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Location: WALL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000482861	09/30/2020	6,623		4,332		2,291 kWh	1	30 Days

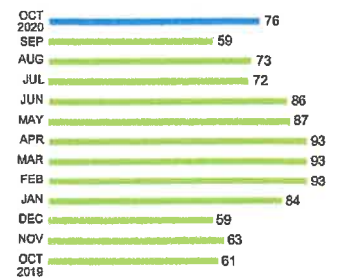
Basic Service Charge		\$18.06
Energy Charge	2,291 kWh @ \$0.05991/kWh	\$137.25
Fuel Charge	2,291 kWh @ \$0.02638/kWh	\$60.44
Florida Gross Receipt Tax		\$5.53
Electric Service Cost		\$221.28

Total Current Month's Charges

\$221.28

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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Statement Date: 10/06/2020

Account: 211002734377

AVELAR CREEK CDD
10125 HOLLAND RD
RIVERVIEW, FL 33578-7641

Current month's charges:	\$403.43
Total amount due:	\$403.43
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$353.96
Payment(s) Received Since Last Statement	-\$353.96
Current Month's Charges	\$403.43
Total Amount Due	\$403.43



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Visit tampaelectric.com/energyaudit and start saving today!



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734377

Current month's charges:	\$403.43
Total amount due:	\$403.43
Payment Due By:	10/27/2020
Amount Enclosed	\$

625457521699

AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211002734377
Statement Date: 10/06/2020
Current month's charges due 10/27/2020



Details of Charges – Service from 09/02/2020 to 10/01/2020

Service for: 10125 HOLLAND RD, RIVERVIEW, FL 33578-7641

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C07278	10/01/2020	29,014		23,799		5,215 kWh	1	30 Days
C07278	10/01/2020	11.18		0		11.18 kW	1	30 Days

Basic Service Charge		\$30.10
Demand Charge	11 kW @ \$11.03000/kW	\$121.33
Energy Charge	5,215 kWh @ \$0.01589/kWh	\$82.87
Fuel Charge	5,215 kWh @ \$0.02638/kWh	\$137.57
Capacity Charge	11 kW @ -\$0.04000/kW	-\$0.44
Energy Conservation Charge	11 kW @ \$0.84000/kW	\$9.24
Environmental Cost Recovery	5,215 kWh @ \$0.00243/kWh	\$12.67
Florida Gross Receipt Tax		\$10.09

Electric Service Cost

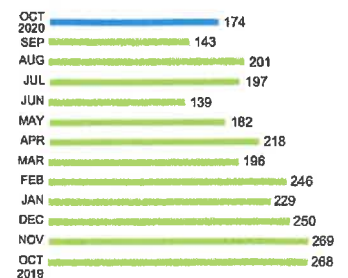
\$403.43

Total Current Month's Charges

\$403.43

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

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Statement Date: 10/06/2020

Account: 211002734559

AVELAR CREEK CDD
AVELAR CREEK N-SF
RIVERVIEW, FL 33569-0000

Current month's charges:	\$2,322.81
Total amount due:	\$2,322.81
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$2,322.05
Payment(s) Received Since Last Statement	-\$2,322.05
Current Month's Charges	\$2,322.81
Total Amount Due	\$2,322.81



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

One call can help lower your energy costs.

Our energy experts help pinpoint where you're using the most energy - like your air conditioner, water heater, refrigerator and more. Complete a phone audit in 30 minutes by calling (813) 275-3909 weekdays from 8 a.m. to 5 p.m. We offer an online energy audit too.

Visit tampaelectric.com/energyaudit and start saving today!



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734559

Current month's charges:	\$2,322.81
Total amount due:	\$2,322.81
Payment Due By:	10/27/2020

Amount Enclosed \$

625457521700

AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211002734559
Statement Date: 10/06/2020
Current month's charges due 10/27/2020



Details of Charges – Service from 09/01/2020 to 09/30/2020

Service for: AVELAR CREEK N-SF, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	2463 kWh @ \$0.02866/kWh	\$70.59
Fixture & Maintenance Charge	82 Fixtures	\$969.14
Lighting Pole / Wire	82 Poles	\$1215.24
Lighting Fuel Charge	2463 kWh @ \$0.02614/kWh	\$64.38
Florida Gross Receipt Tax		\$3.46
Lighting Charges		\$2,322.81

Total Current Month's Charges

\$2,322.81

00000057-0000503-Page 3 of 18

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.

Statement Date: 09/25/2020

Account: 211002734807

AVELAR CREEK CDD
AVELAR CREEK HOLLAND RD 301
RIVERVIEW, FL 33569-0000

Current month's charges:	\$51.52
Total amount due:	\$51.52
Payment Due By:	10/16/2020

Your Account Summary

Previous Amount Due	\$49.66
Payment(s) Received Since Last Statement	-\$49.66
Current Month's Charges	\$51.52
Total Amount Due	\$51.52

Go paperless!

Goodbye clutter. Hello convenience.

There's never been
a better time to
go paperless.
It's touch-free and
good for the environment.



Learn more and sign up > tampaelectric.com/paperless

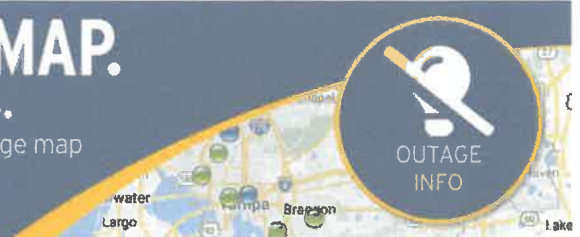
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

NEW AND IMPROVED OUTAGE MAP.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734807

Current month's charges:	\$51.52
Total amount due:	\$51.52
Payment Due By:	10/16/2020

Amount Enclosed \$

606939008711

00000571 01 AV 0.38 33607 FTECO109252023210110 00000 03 01000000 009 03 14730 002



AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6069390087112110027348070000000051527

Account: 211002734807
 Statement Date: 09/25/2020
 Current month's charges due 10/16/2020

Details of Charges – Service from 08/21/2020 to 09/21/2020

Service for: AVELAR CREEK HOLLAND RD 301, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	118 kWh @ \$0.02866/kWh	\$3.38
Fixture & Maintenance Charge	6 Fixtures	\$44.89
Lighting Fuel Charge	118 kWh @ \$0.02614/kWh	\$3.08
Florida Gross Receipt Tax		\$0.17
Lighting Charges		\$51.52

Total Current Month's Charges **\$51.52**

00000571-0001143-Page 3 of 4

Important Messages

Scam Warning

Tampa Electric will never call and ask for credit card or debit card numbers. Be wary of anyone demanding payment over the phone and never give credit or debit card information over the phone. **As Tampa Electric resumes normal billing practices, customers with a past-due bill may receive a call from us as a reminder to make payment on your bill.** If you're facing a hardship due to COVID-19, we urge you to visit tampaelectric.com/updates for help to avoid disconnection for non-payment. If you have questions, please call Tampa Electric at 888-223-0800 (residential) or 866-832-6249 (business) weekdays from 7:30 a.m. to 6:00 p.m.





INVOICE

Customer ID:**14-48165-23007**

Customer Name:

AVELAR CREEK CDD - IN CARE OF MERITUS
CORP

Service Period:

10/01/20-10/31/20

Invoice Date:

09/28/2020

Invoice Number:

9675611-2206-0

How To Contact Us**Visit wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:
(813) 621-3055

Your Payment Is Due**Oct 28, 2020**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$158.50**

If payment is received after
10/28/2020: **\$ 163.50**

See Reverse for Important Messages

Previous Balance

158.50

+

Payments

(158.50)

+

Adjustments

0.00

+

Current Charges

158.50

=

Total Due**158.50****Details for Service Location:**

Avelar Creek, 10125 Holland Rd, Riverview FL 33578-7641

Customer ID: 14-48165-23007

Description	Date	Ticket	Quantity	Amount
Container maintenance fee	10/01/20		1.00	19.75
Disposal 2 yard dumpster 1x week	10/01/20		1.00	33.32
2 Yard dumpster 1x week	10/01/20		1.00	105.43
Total Current Charges				158.50



Please detach and send the lower portion with payment --- (no cash or staples) ---



WASTE MANAGEMENT INC. OF FLORIDA

PO BOX 42930
PHOENIX, AZ 85080
(813) 621-3055
(800) 255-7172

Invoice Date

09/28/2020

Invoice Number

9675611-2206-0

Customer ID

(Include with your payment)

14-48165-23007**Payment Terms**

Total Due by 10/28/2020
If Received after 10/28/2020

Total Due

\$158.50
\$163.50

Amount

2206000144816523007096756110000001585000000015850 6

0048188 01 AB 0.416 **AUTO T7 0 7272 33607-600875 -C04-P48236-I1

I0290C93

AVELAR CREEK CDD - IN CARE OF MERITUS CORP
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Remit To:

WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

THINK GREEN®

80

Printed on
recycled paper.

405-0213774-2206-4

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO

Avelar Creek CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1307	09/27/2020	\$1,500.00	10/11/2020	Net 14	

DESCRIPTION	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1,500.00

BALANCE DUE

\$1,500.00

51300
2021 Budget
ADA Website
Compliance

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2020/2021 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 83145			Date Invoiced: 10/01/2020
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2020: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Avelar Creek Community Development District
 Mr. Brian K. Lamb
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607



Received
 OCT 05 2020

2. Telephone: (813) 397-5121
3. Fax: (813) 873-7070
4. Email: brian.lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.avelarcreekcdd.org
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 11/21/2005
11. Creation Document on File: 11/21/2005
12. Date Established: 10/25/2005
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 05-16
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/04/2019

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: [Signature] Date 10/6/20

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2018/2019 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



INVOICE

Customer	Avelar Creek Community Development District
Acct #	779
Date	09/03/2020
Customer Service	Charisse Bitner
Page	1 of 1

Avelar Creek Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 13,418.00
Payment Amount	
Payment for:	Invoice#11801
100110717	

Thank You

Please detach and return with payment



Customer: Avelar Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
11801	10/01/2020	Renew policy	Policy #100110717 10/01/2020-10/01/2021 Florida Insurance Alliance Package - Renew policy Due Date: 9/3/2020 <i>51300 4501 \$2421.00 pub. off.</i>	13,418.00
			<i>53900 4502 \$2900.00 Gen. liab</i>	
			<i>53900 4502 \$8037.00 property</i>	

Total

\$ 13,418.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sciimer@egisadvisors.com	09/03/2020



**Florida
Insurance
Alliance™**

PREMIUM SUMMARY

**Avelar Creek Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607**

Term: October 1, 2020 to October 1, 2021

Quote Number: 100120717

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$8,037
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,960
Public Officials and Employment Practices Liability	\$2,421
TOTAL PREMIUM DUE	\$13,418

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



HomeTeam Pest Defense, Inc.
310 First St. NE
Ruskin, FL 33570-3621
813-489-7041

Invoice and detailed service report

INVOICE #: 72208841

WORK DATE: 9/28/20

BILL-TO 1480220

Avelar Creek CDD
Meritus Districts
5680 W Cypress St Suite A
Tampa, FL 33607-7002

Phone: 813-397-5121

LOCATION 1480215

Avelar Community District
Margrate Pineda
10125 Holland Rd
Riverview, FL 33578-7641

Phone: 813-677-9603 xAndre

Time In: 9/28/20 5:43 PM

Time Out: 9/28/20 5:44 PM

Customer Signature

Customer is unavailable to sign

Technician Signature

Daniel Landa

License #: JE111984

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	99.30	99.30
Subtotal					99.30
Tax					0.00
Total					99.30
Total Due:					99.30

Today's Service Comments

Dear Avelar community center

Today I completed a full exterior pest control service. Upon inspection I noticed spiderwebs and my dad was around the outside of building. I removed as needed. You may notice dead or dying insects as a result of treatment. If you have any questions or concerns please do not hesitate to contact us. Thank you, Dan

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	10.0000 Pound	10.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Earwig							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Temprid FX		432-1544	31.5000%	0.0150	Imidacloprid & Cyfluthrin	3.0000 Gallon	5.4000 Milliliters
Areas Applied: Exterior perimeter							
Target Pests: Ants, Earwig, Millipede, Roaches, Spiders							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Demand G	0.0450%	10.0000 Pound	Spreader	
100-1240	n/a	10.0000 Pound	Broadcast	
Target Pests: Earwig				
Areas Applied: Exterior perimeter				
Temprid FX	31.5000%	3.0000 Gallon	Spreader	
432-1544	0.01500000	5.4000 Milliliters	Power Spray	
Target Pests: Ants, Earwig, Millipede, Roaches, Spiders				
Areas Applied: Exterior perimeter				

GENERAL COMMENTS / INSTRUCTIONS

If you have questions about your service or invoice, please call us at (813)489-7041. Pay online at www.pestdefense.com

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

57200
4662



HomeTeam Pest Defense, Inc.
310 First St. NE
Ruskin, FL 33570-3621
813-489-7041

Invoice and detailed service report

INVOICE #: 72208841

WORK DATE: 9/28/20

GENERAL COMMENTS / INSTRUCTIONS

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Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 10/6/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Clubhouse Cleaning Service

Avelar Creek CDD

Cleaning Services Tuesday 10/6/2020 _____ \$110.00

Total Amount Due \$110.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 10/14/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Clubhouse Cleaning Service

Avelar Creek CDD

Cleaning Services Tuesday 10/13/2020 _____ \$110.00

Total Amount Due \$110.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 10/19/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Additonal Cleaning Service

Avelar Creek CDD

Window Cleaning Services Monday 10/19/2020 _____ \$175.00

Total Amount Due \$175.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 10/20/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Clubhouse Cleaning Service

Avelar Creek CDD

Cleaning Services Tuesday 10/20/2020 _____ \$110.00

Total Amount Due \$110.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 10/27/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Clubhouse Cleaning Service

Avelar Creek CDD

Cleaning Services Tuesday 10/27/2020 _____ \$110.00

Total Amount Due \$110.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE

THANK YOU!

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: October 12, 2020
Invoice # 6290

Billing address	Service address
Avelear Creek C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Avelear Creek

[illegible]**Payment due upon receipt**

Phone # 813-526-3739

Fax # 813-280-2476

E-mail
carsonwd@yahoo.com

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: October 14, 2020
Invoice # 6296

Billing address	Service address
Avelear Creek C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Avelear Creek

[illegible]**Payment due upon receipt**

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

Ph 1 Rd 53900
#4605

Maguire Services, Inc
2507 Yukon Cliff Drive
Ruskin, FL 33570 US
maguireservices@yahoo.com

INVOICE

BILL TO
Alevar Creek

INVOICE # 1709
DATE 10/05/2020
DUE DATE 10/20/2020
TERMS Net 15

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Pressure Washing	Tan fence along 301 and fence at back entrance.	1	220.00	220.00

BALANCE DUE **\$220.00**

541.00
461.2
154⁹⁴



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
10/02/2020	21569
Account	
Avelar Creek CDD	

Bill To:
Avelar Creek CDD Attn: Shawndel Kaiser 10125 Holland Ave. Riverview, FL 33579

Ship To
Avelar Creek CDD 10125 Holland Ave. Riverview, FL 33579

Terms	Due Date	PO Number	Reference
NET30	11/01/2020		

Service Request Number	55521
Summary	Customer Call - Joanna Avelar Creek - Gate isnt working / possible lightning
Billing Method	Actual Rates
Detail	<p>Fri 9/11/2020/4:37 PM UTC-04/ Tanner Ebanks (time)- Travel from Avelar Creek</p> <p>Fri 9/11/2020/3:55 PM UTC-04/ Tanner Ebanks (time)- Procured new maglock power supply and replaced damaged one. Verified maglocks are now active and locking, however, REX button by pool gate did not open gate when tested.</p> <p>Fri 9/11/2020/3:25 PM UTC-04/ Tanner Ebanks (time)- Travel to Avelar Creek</p> <p>Thu 9/10/2020/10:37 AM UTC-04/ James Chandler (time)- Travel time to MHD</p> <p>Thu 9/10/2020/9:55 AM UTC-04/ James Chandler (time)- Onsite to troubleshoot access control panels. Some readers are powered on but no working. Panels are on with AC power from the power supplies for the readers. However the main power supply is dead. Checked the voltage incoming, I get 120V. Outgoing 0V. Advised Andrea the power supply will need to be replaced, then we can test the rest of the equipment and verify no further issues.</p> <p>Thu 9/10/2020/9:20 AM UTC-04/ James Chandler (time)- Travel time to Avelar Creek</p> <p>Wed 9/9/2020/9:56 AM UTC-04/ David Gross- Hey Joanna,</p> <p>Thank you for your call today regarding your access gate issue. You think your panel may have been hit by lightning again. You said there are no lights on the panel and the reader is not responding. All the Gating including the door for the clubhouse is not engaging. You'd like someone from our team to come onsite and see if we can troubleshoot and resolve the issues.</p> <p>I'll get this over to our admin team so we can have someone come out and see how we can help!</p> <p>Thank you! David G.</p>

Wed 9/9/2020/9:56 AM UTC-04/ David Gross (time)-
Best Phone is : 813-778-9857

Company Name Avelar Creek CDD
Contact Name Andrea Cedres

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	IT - Remote - Business Hours	0.75	135.00	\$101.25
Help Desk Technician	IT - Onsite - Business Hours	1.00	135.00	\$135.00
Help Desk Technician	Travel	1.25	135.00	\$168.75
Total Services:				\$405.00

Products & Other Charges	Quantity	Price	Amount
<u>Billable Products & Other Charges</u>			
POWERSUPPLY: Power Supply	1.00	\$15.00	\$15.00
Total Products & Other Charges:			\$15.00

<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>	Invoice Subtotal:	\$420.00
	Sales Tax:	\$0.00
	Invoice Total:	\$420.00
	Payments:	\$0.00
	Credits:	\$0.00
Balance Due:		\$420.00

57200
4402
DN

Invoice Time Detail

Invoice Number: 21569
Company: Avelar Creek CDD

Charge To: Avelar Creek CDD / Customer Call - Joanna | Avelar Creek - Gate isnt working / possible lightning
Location: Main

Staff	Notes	Bill	Hours	Rate	Ext Amt
Chandler, James	Service Ticket: 55521 Summary: Customer Call - Joanna Avelar Creek - Gate isnt working / possible lightning Travel time to Avelar Creek	Y	0.75	135.00	101.25
Chandler, James	Service Ticket: 55521 Summary: Customer Call - Joanna Avelar Creek - Gate isnt working / possible lightning Onsite to troubleshoot access control panels. Some readers are powered on but no working. Panels are on with AC power from the power supplies for the readers. However the main power supply is dead. Checked the voltage incoming, I get 120V. Outgoing 0V. Advised Andrea the power supply will need to be replaced, then we can test the rest of the equipment and verify no further issues.	Y	1.00	135.00	135.00
Ebanks, Tanner	Service Ticket: 55521 Summary: Customer Call - Joanna Avelar Creek - Gate isnt working / possible lightning Travel to Avelar Creek	Y	0.50	135.00	67.50
Ebanks, Tanner	Service Ticket: 55521 Summary: Customer Call - Joanna Avelar Creek - Gate isnt working / possible lightning Procured new maglock power supply and replaced damaged one. Verified maglocks are now active and locking, however, REX button by pool gate did not open gate when tested.	Y	0.75	135.00	101.25

Subtotal: 405.00

Invoice Time Total:

Billable Hours:

3.00

Avelar Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Carson's Lawn & Landscaping Services	6342	\$ 6,300.00		Lawn Care Maintenance - October
Carson's Lawn & Landscaping Services	6398	6,300.00	\$ 12,600.00	Lawn Care Maintenance - November
First Choice Aquatic Weed Management, LLC	53109	625.00		Waterway Service - October
First Choice Aquatic Weed Management, LLC	54043	625.00	\$ 1,250.00	Waterway Service - November
Meritus Districts	10138	7,694.56		Management Services - November
Zebra Cleaning Team, Inc.	4194	700.00		Pool Cleaning - November
Monthly Contract Sub-Total		\$ 22,244.56		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	5974220000 102820	\$ 389.64		Water Service - thru 10/22/20
BOCC	6974220000 102820	522.47	\$ 912.11	Water Service - thru 10/22/20
Frontier	8136779603 110720	232.95		Phone Service - thru 12/06/20
Tampa Electric	211002733965 110520	81.90		Electric Service - thru 11/02/20
Tampa Electric	211002734161 110520	229.08		Electric Service - thru 10/30/20
Tampa Electric	211002734377 110520	444.07		Electric Service - thru 11/02/20
Tampa Electric	211002734559 110520	2,323.25		Electric Service - thru 10/30/20
Tampa Electric	211002734807 102620	51.65		Electric Service - thru 10/20/20
Tampa Electric	211002734807 112420	51.65	\$ 3,181.60	Electric Service - thru 11/18/20
Waste Management	9682896 2206 8	158.50		Waste Service - November
Utilities Sub-Total		\$ 4,485.16		

Avelar Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
Grau and Associates	GA093020	\$ 26.00		FY20 Audit Confirmation - 11/04/20
Supervisor: Christopher Perich	CP102820	200.00		Supervisor Fee - 10/28/20
Supervisor: Julie Campbell	JC102820	200.00		Supervisor Fee - 10/28/20
Supervisor: Michael Dignan	MD102820	200.00		Supervisor Fee - 10/28/20
Supervisor: Michael Finke	MF102820	200.00	\$ 800.00	Supervisor Fee - 10/28/20
Suzanna Kimball	SK110320	110.00		Cleaning Services - 11/03/20
Suzanna Kimball	SK111020	110.00		Cleaning Services - 11/10/20
Suzanna Kimball	SK111720	110.00		Cleaning Services - 11/17/20
Suzanna Kimball	SK112420	50.00	\$ 380.00	Cleaning Services - 11/24/20
US Bank	5913433	4,040.63		Trustee Fee - 10/01/20-09/30/21
Regular Services Sub-Total		\$ 5,246.63		
Additional Services				
HomeTeam	72819654	\$ 99.30		Pest Control Service - 11/11/20
Neptune Multi Services LLC	1	260.00		Pond Signs & Post - 09/15/20
Sandra Cedres	SC110320	448.00		Hours Worked 07/05/20-08/02/20 - 11/03/20
Spearem Enterprises, LLC	4451	465.00		Ordered Custom Signs - 10/28/20
Spearem Enterprises, LLC	4469	95.00	\$ 560.00	No Parking Sign - 10/30/20
Additional Services Sub-Total		\$ 1,367.30		
TOTAL:		\$ 33,343.65		

Approved (with any necessary revisions noted):

Avelar Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: October 27, 2020
Invoice # 6342

Billing address	Service address
Avelear Creek C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Avelear Creek

[illegible]**Payment due upon receipt**

Phone #	Fax #	E-mail
813-526-3739	813-280-2476	carsonwd@yahoo.com

53900
4604
R1R

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: November 24, 2020
Invoice # 6398

Billing address
Avelear Creek C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Service address
Avelear Creek

[illegible]**Payment due upon receipt**

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

53900
4604

Service Report

Customer: Avelar Creek

Date: 10/28/2020

Technician: Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓	✓				✓				N/A	NORM	N/A	Good
3		✓	✓				✓	✓			↓	↓	↓	↓
4		✓	✓				✓	✓			↓	↓	↓	↓
5		✓	✓				✓	✓			↓	↓	↓	↓
6		✓	✓				✓	✓			↓	↓	↓	↓
7		✓	✓				✓	✓	✓		↓	↓	↓	↓
Other Ponds	✓													

Comments: THANK YOU!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

Service Report

Customer: Avelar Creek CDD Date: 11/24/2020

Technician: Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
3		✓	✓			✓					N/A	NORM	N/A	Good
6		✓	✓			✓					↓	↓	↓	↓
7		✓	✓			✓					↓	↓	↓	↓
All other Pond ✓														

Comments: THANK YOU! Happy Thanksgiving!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A
Orlando, FL 32809
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE


Invoice Number: 10138

Invoice Date: Nov 1, 2020

Page: 1

Bill To:Avelar Creek CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607**Ship to:**

Customer ID	Customer PO	Payment Terms	
Avelar Creek CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		11/1/20

Quantity	Item	Description	Unit Price	Amount
39.00		District Management Services - November		2,000.00
		Recording Secretary		416.00
		Field Management		1,000.00
		Accounting Services		2,166.00
		Technology Services		125.00
		Rental & Leases		200.00
		Website Administration		100.00
		Personnel Services		1,666.66
		Postage - September		15.05
		Copies - B/W - September	0.15	5.85
				

Subtotal	7,694.56
Sales Tax	
Total Invoice Amount	7,694.56
Payment/Credit Applied	
TOTAL	7,694.56

INVOICE

EXPIRATION DATE

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

Comments:

57200
4657
Paul Shell



**Hillsborough
County Florida**

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
AVELAR CREEK CDD	5974220000	10/28/2020	11/18/2020

Service Address: 10125 HOLLAND RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
49069047	09/24/2020	54667	10/22/2020	54996	32900	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$96.40
Water Base Charge	\$23.32
Water Usage Charge	\$51.75
Sewer Base Charge	\$56.50
Sewer Usage Charge	\$157.26
Total Service Address Charges	\$389.64

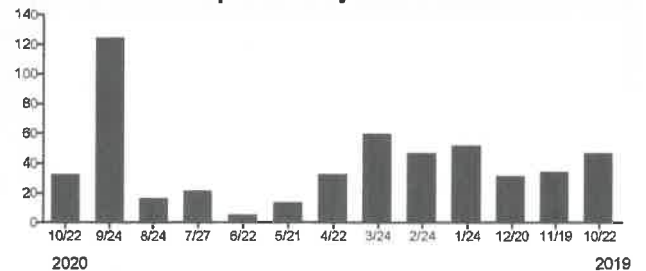
Summary of Account Charges

Previous Balance	\$1,497.88
Net Payments - Thank You	(\$1,497.88)
Total Account Charges	\$389.64
AMOUNT DUE	\$389.64

Important Message

Worried about wasting water from an inefficient irrigation system?
If you would like your system evaluated, call UF/IFAS Extension
Hillsborough County, at 813-744-5519, EXT. 54142, 54144 or 54137
to see if a free evaluation can help conserve water.

Consumption History x 1000 Gallons



**Hillsborough
County Florida**

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5974220000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



AVELAR CREEK CDD
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

3.356

DUE DATE	11/18/2020
AMOUNT DUE	\$389.64
AMOUNT PAID	

0059742200005

109
00000389643



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
AVELAR CREEK CDD	6974220000	10/28/2020	11/18/2020

Service Address: 10125 HOLLAND RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
49069048	09/24/2020	29173	10/22/2020	30122	94900	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$278.06
Water Base Charge	\$154.22
Water Usage Charge	\$85.78
Total Service Address Charges	\$522.47

Summary of Account Charges

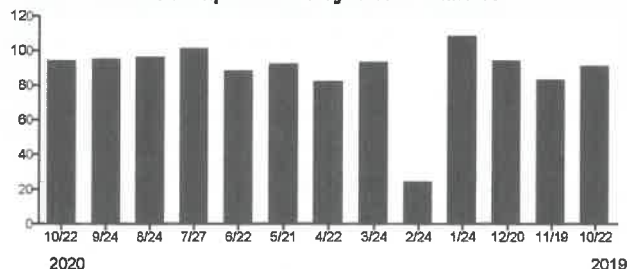
Previous Balance	\$525.98
Net Payments - Thank You	(\$525.98)
Total Account Charges	\$522.47

AMOUNT DUE	\$522.47
-------------------	-----------------

Important Message

Worried about wasting water from an inefficient irrigation system?
If you would like your system evaluated, call UF/IFAS Extension
Hillsborough County, at 813-744-5519, EXT. 54142, 54144 or 54137
to see if a free evaluation can help conserve water.

Consumption History x 1000 Gallons



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6974220000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



AVELAR CREEK CDD
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

3,930

DUE DATE	11/18/2020
AMOUNT DUE	\$522.47
AMOUNT PAID	

0069742200004

110
00000522474

CURRENT BILLING SUMMARY

Local Service from 11/07/20 to 12/06/20

Qty Description	813/677-9603.0	Charge
Basic Charges		
Solutions Bundle Line		80.00
Access Recovery Chrg-Bus		2.21
Federal Subscriber Line Charge - Bus		6.50
Federal USF Recovery Charge		2.36
FCA Long Distance - Federal USF Surcharge		2.71
Total Basic Charges		93.78
Non Basic Charges		
FiOS Internet for Business 50/50 2YR		124.99
Frontier Roadwork Recovery Surcharge		1.50
Other Charges-Detailed Below		-16.01
Partial Month Charges-Detailed Below		-30.00
Total Non Basic Charges		80.48
Video		
Local TV		29.99
Broadcast TV Fee		5.49
HD Set Top Box		12.99
FCC Regulatory Recovery Fee		.08
Total Video		48.55
Toll/Other		
Federal Primary Carrier Single Line Charge		1.99
Carrier Cost Recovery Surcharge		5.99
FCA Long Distance - Federal USF Surcharge		2.16
Total Toll/Other		10.14

TOTAL 232.95

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	11/07	5.99
Solutions Bundle Discount	AUTOCH	11/07	-22.00
813/677-9603		Subtotal	-16.01
Partial Month Charges			
FiOS Internet Bus 99 MO			-30.00
813/677-9603		Subtotal	-30.00
		Subtotal	-46.01

CIRCUIT ID DETAIL

10/KQXA/645526/ /VZFL

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$83.42 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

We are making improvements to our bill format to make charges easier to understand. Beginning with this bill, you may notice the display of promotion expiration dates. Questions? Please contact customer service.

You will notice a change on your current statement. We have moved the Broadcast Fee to the Video section of your statement. We have changed the name to Broadcast TV Fee. There is no increase in the rate of \$5.49.

Closed Captioning Contact Information...

If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606.

You can also send written correspondence by fax to 1-304-340-0283, by email to

Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

For up-to-date channel information please visit:
<http://frontier.com/channelupdates>

Local Franchise Authority - FiOS TV
Your FCC Community ID is: FL1304





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/05/2020

Account: 211002733965

AVELAR CREEK CDD
10413 HOLLAND RD
RIVERVIEW, FL 33578-7600



Current month's charges:	\$81.90
Total amount due:	\$81.90
Payment Due By:	11/30/2020

Your Account Summary

Previous Amount Due	\$60.39
Payment(s) Received Since Last Statement	-\$60.39
Current Month's Charges	\$81.90
Total Amount Due	\$81.90

Don't Miss Free Installation Through November 30th

Enjoy life uninterrupted and avoid unexpected repairs with Zap Cap surge protection. Visit tampaelectric.com/zapcap or call 877-SURGE22 to learn more.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scammers are calling. Don't be a victim.

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002733965

Current month's charges:	\$81.90
Total amount due:	\$81.90
Payment Due By:	11/30/2020
Amount Enclosed	\$

630395799663

AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211002733965
Statement Date: 11/05/2020
Current month's charges due 11/30/2020



Details of Charges – Service from 10/02/2020 to 11/02/2020

Service for: 10413 HOLLAND RD, RIVERVIEW, FL 33578-7600

Rate Schedule: General Service - Non Demand

Meter Location: Ent Gate

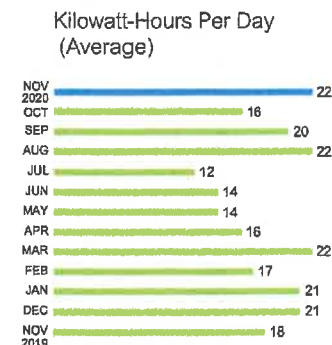
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B67529	11/02/2020	60,594		59,878		716 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	716 kWh @ \$0.05991/kWh	\$42.90
Fuel Charge	716 kWh @ \$0.02638/kWh	\$18.89
Florida Gross Receipt Tax		\$2.05
Electric Service Cost		\$81.90

Total Current Month's Charges

\$81.90

Tampa Electric Usage History



Important Messages

New Storm Protection Clause

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Statement Date: 11/05/2020
Account: 211002734161

AVELAR CREEK CDD
12721 US HIGHWAY 301 S
RIVERVIEW, FL 33578-0000



Current month's charges:	\$229.08
Total amount due:	\$229.08
Payment Due By:	11/30/2020

Your Account Summary

Previous Amount Due	\$221.28
Payment(s) Received Since Last Statement	-\$221.28
Current Month's Charges	\$229.08
Total Amount Due	\$229.08



Zap Cap SYSTEMS

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734161

Current month's charges:	\$229.08
Total amount due:	\$229.08
Payment Due By:	11/30/2020
Amount Enclosed	\$

630395799664

AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211002734161
Statement Date: 11/05/2020
Current month's charges due 11/30/2020



Details of Charges – Service from 10/01/2020 to 10/30/2020

Service for: 12721 US HIGHWAY 301 S, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Location: WALL

00000098-0000987-Page 23 of 26

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000482861	10/30/2020	9,002		6,623		2,379 kWh	1	30 Days

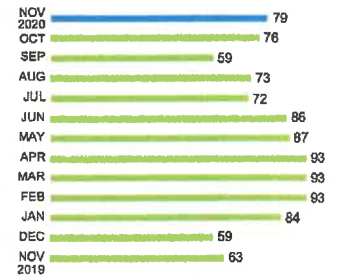
Basic Service Charge		\$18.06
Energy Charge	2,379 kWh @ \$0.05991/kWh	\$142.53
Fuel Charge	2,379 kWh @ \$0.02638/kWh	\$62.76
Florida Gross Receipt Tax		\$5.73
Electric Service Cost		\$229.08

Total Current Month's Charges

\$229.08

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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Statement Date: 11/05/2020

Account: 211002734377

AVELAR CREEK CDD
10125 HOLLAND RD
RIVERVIEW, FL 33578-7641



Current month's charges:	\$444.07
Total amount due:	\$444.07
Payment Due By:	11/30/2020

Your Account Summary

Previous Amount Due	\$403.43
Payment(s) Received Since Last Statement	-\$403.43
Current Month's Charges	\$444.07
Total Amount Due	\$444.07



Zap Cap SYSTEMS™

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734377

Current month's charges:	\$444.07
Total amount due:	\$444.07
Payment Due By:	11/30/2020

Amount Enclosed \$

630395799665

AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211002734377
Statement Date: 11/05/2020
Current month's charges due 11/30/2020



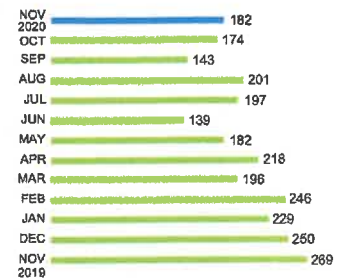
Details of Charges – Service from 10/02/2020 to 11/02/2020

Service for: 10125 HOLLAND RD, RIVERVIEW, FL 33578-7641

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
C07278	11/02/2020	34,851	29,014		5,837 kWh	1	32 Days
C07278	11/02/2020	12.28	0		12.28 kW	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Basic Service Charge		\$30.10
Demand Charge	12 kW @ \$11.03000/kW	\$132.36
Energy Charge	5,837 kWh @ \$0.01589/kWh	\$92.75
Fuel Charge	5,837 kWh @ \$0.02638/kWh	\$153.98
Capacity Charge	12 kW @ -\$0.04000/kW	-\$0.48
Energy Conservation Charge	12 kW @ \$0.84000/kW	\$10.08
Environmental Cost Recovery	5,837 kWh @ \$0.00243/kWh	\$14.18
Florida Gross Receipt Tax		\$11.10
Electric Service Cost		\$444.07

Total Current Month's Charges
\$444.07

Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

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Statement Date: 11/05/2020
Account: 211002734559

AVELAR CREEK CDD
AVELAR CREEK N-SF
RIVERVIEW, FL 33569-0000



Current month's charges:	\$2,323.25
Total amount due:	\$2,323.25
Payment Due By:	11/30/2020

Your Account Summary

Previous Amount Due	\$2,322.81
Payment(s) Received Since Last Statement	-\$2,322.81
Current Month's Charges	\$2,323.25
Total Amount Due	\$2,323.25

00000088-0000883-Page 15 of 26



Zap Cap SYSTEMS

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734559

Current month's charges:	\$2,323.25
Total amount due:	\$2,323.25
Payment Due By:	11/30/2020

Amount Enclosed \$

630395799666

AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211002734559
Statement Date: 11/05/2020
Current month's charges due 11/30/2020



Details of Charges – Service from 10/01/2020 to 10/30/2020

Service for: AVELAR CREEK N-SF, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	2400 kWh @ \$0.02866/kWh	\$68.78
Fixture & Maintenance Charge	82 Fixtures	\$973.12
Lighting Pole / Wire	82 Poles	\$1215.24
Lighting Fuel Charge	2400 kWh @ \$0.02614/kWh	\$62.74
Florida Gross Receipt Tax		\$3.37

Lighting Charges **\$2,323.25**

Total Current Month's Charges **\$2,323.25**

00000088-0000964-Page 17 of 26

Important Messages

New Storm Protection Clause

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Statement Date: 10/26/2020

Account: 211002734807

AVELAR CREEK CDD
AVELAR CREEK HOLLAND RD 301
RIVERVIEW, FL 33569-0000

Current month's charges:	\$51.65
Total amount due:	\$51.65
Payment Due By:	11/16/2020

Your Account Summary

Previous Amount Due	\$51.52
Payment(s) Received Since Last Statement	-\$51.52
Current Month's Charges	\$51.65
Total Amount Due	\$51.65



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

One call can help lower your energy costs.

Our energy experts help pinpoint where you're using the most energy - like your air conditioner, water heater, refrigerator and more. Complete a phone audit in 30 minutes by calling (813) 275-3909 weekdays from 8 a.m. to 5 p.m. We offer an online energy audit too.

Visit tampaelectric.com/energyaudit and start saving today!



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734807

Current month's charges:	\$51.65
Total amount due:	\$51.65
Payment Due By:	11/16/2020

Amount Enclosed \$ _____

615581004127

00006485 01 AV 0.38 33607 FTECO110262023162810 00000 02 01000000 007 03 13876 002



AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received

OCT 30 2020

6155810041272110027348070000000051651

Account: 211002734807
Statement Date: 10/26/2020
Current month's charges due 11/16/2020

Details of Charges – Service from 09/22/2020 to 10/20/2020

Service for: AVELAR CREEK HOLLAND RD 301, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	96 kWh @ \$0.02866/kWh	\$2.75
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Fuel Charge	96 kWh @ \$0.02614/kWh	\$2.51
Florida Gross Receipt Tax		\$0.13

Lighting Charges **\$51.65**

Total Current Month's Charges **\$51.65**

00006485-0014619-Page 3 of 4

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.



Statement Date: 11/24/2020

Account: 211002734807

AVELAR CREEK CDD
AVELAR CREEK HOLLAND RD 301
RIVERVIEW, FL 33569-0000

Current month's charges:	\$51.65
Total amount due:	\$51.65
Payment Due By:	12/15/2020

Your Account Summary

Previous Amount Due	\$51.65
Payment(s) Received Since Last Statement	-\$51.65
Current Month's Charges	\$51.65
Total Amount Due	\$51.65



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734807

Current month's charges:	\$51.65
Total amount due:	\$51.65
Payment Due By:	12/15/2020
Amount Enclosed	\$

611877321537

00003324 01 AV 0.38 33607 FTECO111242023455810 00000 03 01000000 006 03 13024 003



AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008



MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
NOV 30 2020

Account: 211002734807
Statement Date: 11/24/2020
Current month's charges due 12/15/2020

Details of Charges – Service from 10/21/2020 to 11/18/2020

Service for: AVELAR CREEK HOLLAND RD 301, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	96 kWh @ \$0.02866/kWh	\$2.75
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Fuel Charge	96 kWh @ \$0.02614/kWh	\$2.51
Florida Gross Receipt Tax		\$0.13
Lighting Charges		\$51.65

Total Current Month's Charges **\$51.65**

00003324-0010748-Page 3 of 6

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INVOICE

Customer ID:**14-48165-23007**

Customer Name:

AVELAR CREEK CDD - IN CARE OF MERITUS
CORP

Service Period:

11/01/20-11/30/20

Invoice Date:

10/26/2020

Invoice Number:

9682896-2206-8

How To Contact Us**Visit wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup

Customer Service:
(813) 621-3055**Your Payment Is Due****Nov 25, 2020**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$158.50**If payment is received after
11/25/2020: **\$ 163.50**

See Reverse for Important Messages

Previous Balance		Payments		Adjustments		Current Charges		Total Due
158.50	+	(158.50)	+	0.00	+	158.50	=	158.50

Details for Service Location:

Avelar Creek, 10125 Holland Rd, Riverview FL 33578-7641

Customer ID: **14-48165-23007**

Description	Date	Ticket	Quantity	Amount
Container maintenance charge	11/01/20		1.00	19.75
Disposal 2 yard dumpster 1x week	11/01/20		1.00	33.32
2 Yard dumpster 1x week	11/01/20		1.00	105.43
Total Current Charges				158.50



Please detach and send the lower portion with payment --- (no cash or staples) ---



WASTE MANAGEMENT INC. OF FLORIDA

PO BOX 42930
PHOENIX, AZ 85080
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
10/26/2020	9682896-2206-8	14-48165-23007
Payment Terms	Total Due	Amount
Total Due by 11/25/2020	\$158.50	
If Received after 11/25/2020	\$163.50	

Received**OCT 30 2020**

2206000144816523007096828960000001585000000015850 4

0093788 01 AB 0.416 **AUTO T9 0 7300 33607-600875 -C04-P93881-11

I0290C05

AVELAR CREEK CDD - IN CARE OF MERITUS CORP
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008


Remit To:

WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648
THINK GREEN®

125



405-0213774-2206-4

Grau and Associates

951 Yamato Road, Suite 280
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date 11/4/2020

SERVICE

AMOUNT

Audit FYE 09/30/2020 - Confirmation.com / October

\$ 1,196.00

Current Amount Due

\$ 1,196.00

AVELAR CREEK CDD

MEETING DATE: October 28, 2020

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Michael Dignan	✓	SALARY ACCEPTED	\$200.00
Michael Finke	✓	SALARY ACCEPTED	\$200.00
Christopher Perich	✓	SALARY ACCEPTED	\$200.00
Julie Campbell	✓	SALARY ACCEPTED	\$200.00
		SALARY ACCEPTED	\$200.00

CP 102820

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 11/3/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Clubhouse Cleaning Service

Avelar Creek CDD

Cleaning Services Tuesday 11/3/2020 _____ \$110.00

Total Amount Due \$110.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 11/10/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Clubhouse Cleaning Service

Avelar Creek CDD

Cleaning Services Tuesday 11/10/2020_____ \$110.00

Total Amount Due \$110.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 11/17/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Clubhouse Cleaning Service

Avelar Creek CDD

Cleaning Services Tuesday 11/17/2020 _____ \$110.00

Total Amount Due \$110.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 11/24/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Clubhouse Cleaning Service Clubhouse not in use only did a refresh

Avelar Creek CDD

Cleaning Services Tuesday 11/24/2020 _____ \$50.00

Total Amount Due \$50.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

THANK YOU!



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5913433
Account Number: 228651000
Invoice Date: 10/23/2020
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

AVELAR CREEK COMMUNITY DEV DISTRICT
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

AVELAR CREEK SERIES 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

AVELAR CREEK SERIES 2016

Invoice Number: 5913433
Account Number: 228651000
Current Due: \$4,040.63

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 228651000
Invoice # 5913433
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5913433
Invoice Date: 10/23/2020
Account Number: 228651000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

3/3

AVELAR CREEK SERIES 2016

Accounts Included 228651000 228651001 228651002 228651003 228651004 228651005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2020 - 09/30/2021				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





HomeTeam Pest Defense, Inc.
310 First St. NE
Ruskin, FL 33570-3621
813-489-7041

Invoice and detailed service report

INVOICE #: 72819654

WORK DATE: 11/11/2020

BILL-TO 1480220

Avelar Creek CDD
Meritus Districts
5680 W Cypress St Suite A
Tampa, FL 33607-7002

Phone: 813-397-5121

LOCATION 1480215

Avelar Community District
Margrate Pineda
10125 Holland Rd
Riverview, FL 33578-7641

Phone: 813-677-9603 xAndre

Time In: 11/11/2020 11:31 AM

Time Out: 11/11/2020 9:35 AM

Customer Signature

Customer Unavailable to Sign
Technician Signature

Jesus Ayala

License #: JE232395

57200
4602
ALR

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	99.30	99.30
Subtotal					99.30
Tax					0.00
Total					99.30
Total Due:					99.30

Today's Service Comments

Dear Avelar community center

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Injected the Taexx built-in pest control system
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Upon today's inspection I noticed spider activity and mud dauber nests on the exterior of building. I treated and removed all webs as needed. As a result of treatment you may notice dead or dying insects. Please Allow today's treatment seven full days for its full effect. If you have any questions or concerns please do not hesitate to contact us. Thank you, Jesus

Thank you for choosing HomeTeam Pest Defense as your service provider.
Your next scheduled service month will be in February

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	10.0000 Ounce	10.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Earwig							

PRODUCTS APPLIED

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



HomeTeam Pest Defense, Inc.
310 First St. NE
Ruskin, FL 33570-3621
813-489-7041

Invoice and detailed service report

INVOICE #: 72819654

WORK DATE: 11/11/2020

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment		Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Demand G	0.0450%	10.0000 Ounce	Spreader		11:31:25 AM
100-1240	n/a	10.0000 Pound	Broadcast		

Target Pests: Earwig

Areas Applied: Exterior perimeter

Weather: 0°, 0 MPH

GENERAL COMMENTS / INSTRUCTIONS

If you have questions about your service or invoice, please call us at (813)489-7041. Pay online at www.pestdefense.com

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. .
. .

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



Neptune Multi Services LLC

11423 Crestlake Village Dr
Riverview FL, 33569
Phone: (813) 325-7684

INVOICE

INVOICE #	DATE
001	Service date 9/15/2020

BILL TO

Avelar creek CDD
Riverview FL

DESCRIPTION	AMOUNT
Ponds signs and post. No swimming and no parking Riverview	
Post and Labor.	\$260
Thanks for the opportunity	
Thank you for your business!	TOTAL \$ 260.00

54100
4612
RHN

DISTRICT CHECK REQUEST FORM

Today's Date **November 3, 2020**

District Name **Avelar Creek CDD**

Check Amount **\$448.00**

Payable: **Sandra Cedres**


Mailing Address 8957 Turnstone Haven Place
Tampa, FL 33619

Check Description **hours worked 07/05/2020 – 08/02/2020**

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Rick Reidt
Approved Signature

DM	
Fund	
G/L	57200/1201
Object Cd	
CK #	Date

Employee Name: Sandra Cedres
(Last Name, First Name)

Work Period: From 7/5/2020 To: 8/2/2020
 Avelar Creek
\$14 per hour

Summary		
Worked	0.00	
ETO	0.00	
Holiday	0.00	
Total	0.00	

Day	Date	Time In	Lunch Out	Lunch In	Time Out	Total Hours Worked	ETO Time Used	Holiday	Notes
Sunday	7/5/2020	10:30			6:30	8			
Sunday	7/12/2020	10:30			6:30	8			
Sunday	7/19/2020	10:30			6:30	8			
Sunday	8/2/2020	10:30			6:30	8			
Totals						32.00	0.00	0.00	

Employee's Signature: Sandra Cedres

Manager's Signature:

57200
#1201

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

Avelar Creek CDD
Meritus
2005 Pan Am Circle, Suite 120
Tampa , FL 33607

INVOICE # 4451

DATE 10/28/2020

DUE DATE 11/07/2020

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Labor Ordered 6 custom Signs and 6- 11 FT DOT poles and hardware: black with gold letters and black post that says; "No Parking Vehicles will be towed at owners expense Avelar Creek CDD" Installed Said signs at designated areas provided by Debby Nussel. Cost includes labor, material, custom lettering of signs.	1	425.00	425.00
Shipping/Freight Signs and 11 FT DOT posts delivered to Spearem by carrier.	1	40.00	40.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$465.00

54100
4612
RHO

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com

**INVOICE****BILL TO**

Avelar Creek CDD

Meritus

2005 Pan Am Circle, Suite 120

Tampa, FL 33607

INVOICE # 4469**DATE 10/30/2020****DUE DATE 11/14/2020****TERMS Net 15**

DESCRIPTION	QTY	RATE	AMOUNT
Labor No Parking sign and dot post stolen day after they were installed. Reinstalled sign and post. Cemented post into ground.	1	95.00	95.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE**\$95.00**

54100 / 4612
04102

Avelar Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Carson's Lawn & Landscaping Services	6458	\$ 6,300.00		Lawn Care Maintenance - December
First Choice Aquatic Weed Management, LLC	54309	625.00		Waterway Service - December
Meritus Districts	10228	7,697.56		Management Services - December
Zebra Cleaning Team, Inc.	4220	700.00		Pool Cleaning - December
Monthly Contract Sub-Total		\$ 15,322.56		
Variable Contract				
Burr Forman	1201214	\$ 360.00		Professional Services - October
Burr Forman	1207816	210.00	\$ 570.00	Professional Services - November
Global Solution Partners	3017	83.33		Partnership Solution - December
Variable Contract Sub-Total		\$ 653.33		
Utilities				
BOCC	5974220000 112520	\$ 231.49		Water Service - thru 11/23/20
BOCC	6974220000 112520	560.80	\$ 792.29	Water Service - thru 11/23/20
Frontier	8136779603 120720	232.95		Phone Service - thru 01/06/21
Tampa Electric	211002733965 120720	74.81		Electric Service - thru 12/03/20
Tampa Electric	211002734161 120720	252.70		Electric Service - thru 12/01/20
Tampa Electric	211002734377 120720	464.34		Electric Service - thru 12/03/20
Tampa Electric	211002734559 120720	2,323.42	\$ 3,115.27	Electric Service - thru 12/01/20
Waste Management	9690228 2206 4	171.31		Waste Service - December
Utilities Sub-Total		\$ 4,311.82		
Regular Services				
Grau and Associates	20252	\$ 400.00		FY20 Audit - 12/03/20

Avelar Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna Kimball	SK120120	110.00		Cleaning Services - 12/01/20
Suzanna Kimball	SK120820	110.00		Cleaning Services - 12/08/20
Suzanna Kimball	SK121520	110.00		Cleaning Services - 12/15/20
Suzanna Kimball	SK122220	110.00	\$ 440.00	Cleaning Services - 12/22/20
Regular Services Sub-Total		\$ 840.00		
Additional Services				
Neptune Multi Services LLC	2	\$ 390.00		Installed Christmas Lights - 12/01/20
Additional Services Sub-Total		\$ 390.00		
TOTAL:		\$ 21,517.71		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: December 23, 2020
Invoice # 6458

Billing address	Service address
Avelear Creek C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Avelear Creek

[illegible]**Payment due upon receipt**

Phone #	Fax #	E-mail
813-526-3739	813-280-2476	carsonwd@yahoo.com

53900
4604
RGR

Service Report

Customer: Avelar Creek

Date: 12/22/2020

Technician: Todd

- ☐ New
☒ Scheduled Service
☒ Trash Pick Up
☐ Work Order
☐ Removal
☐ Follow-up Service

[illegible]

All other Ponds

Comments THANK you + Merry Christmas :)

First Choice

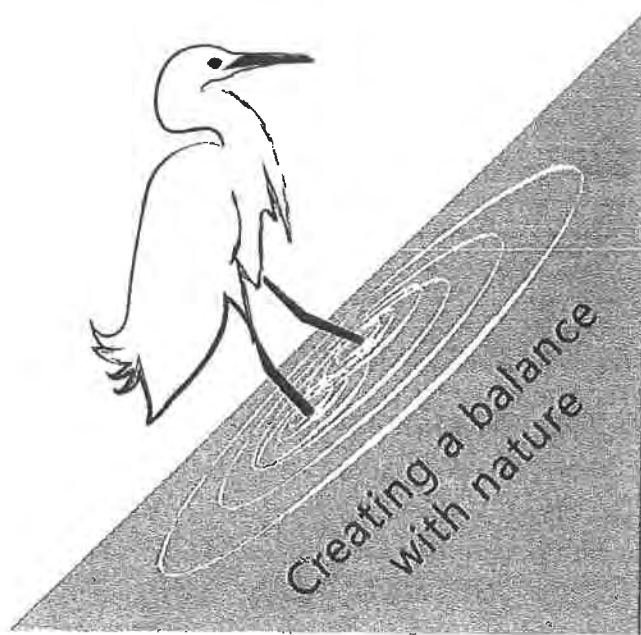
Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



First Choice is a division of Aquatic Weed Control, Inc
www.aquaticweedcontrol.net

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070


INVOICE

Invoice Number: 10228
Invoice Date: Dec 1, 2020
Page: 1

Bill To:
Avelar Creek CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Avelar Creek CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - December		2,000.00
		Recording Secretary		416.00
		Field Management		1,000.00
		Accounting Services		2,166.00
		Technology Services		125.00
		Rental & Leases		200.00
		Website Administration		100.00
		Personnel Services		1,666.66
		Postage - October		12.00
76.00		Copies - B/W - October	0.15	11.40
1.00		Copies - Color - October	0.50	0.50
				

Subtotal	7,697.56
Sales Tax	
Total Invoice Amount	7,697.56
Payment/Credit Applied	
TOTAL	7,697.56

b



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: DECEMBER 14, 2020
INVOICE #4220

EXPIRATION DATE

TO Avelar CDD
2005 Pan Am Circle Ste 120
Tampa FL, 33607

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Pool cleaning for December		\$700.00

SUBTOTAL

SALES TAX

TOTAL

\$700 .00

Comments:

57200
4617
Q112



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607

23 Nov 2020
Invoice # 1201214
Bill Atty: S. Steady
As of 10/31/20

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
0000001 Avelar Creek CDD General

BILL SUMMARY THROUGH OCTOBER 31, 2020

Professional Services	\$360.00
TOTAL DUE THIS BILL	\$360.00

WIRING/ACH INSTRUCTIONS:

Account Name:	Burr & Forman LLP 420 North 20 th Street, Suite 3400 Birmingham, Alabama 35203
Bank Name:	Wells Fargo Bank 420 Montgomery Street San Francisco, CA 94104
Wire Routing Transit Number:	121000248
ACH Routing Transit Number:	062000080
Account Number:	2000686788359
SWIFT Code:	WFBUS6S

PLEASE EMAIL REMITTANCE ADVICE TO:
AccountsReceivable@burr.com

Received
DEC 03 2020

51400
3107
DHR

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Guzman at eguzman@burr.com or BFRreceivables@burr.com

BURR & FORMAN LLP

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTR
0000001 Avelar Creek CDD General

23 Nov 2020
Invoice # 1201214
Page 2

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607

23 Nov 2020
Invoice # 1201214
Bill Atty: S. Steady
As of 10/31/20

EMPLOYER I.D. #63-0322727

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
0000001 Avelar Creek CDD General

Date	Description	Tkpr	Hours	Rate	Value
10/27/20	Emails with Rick Reidt regarding issues with the cove.	SIS	0.20	300.00	\$60.00
10/28/20	Attend board meeting to discuss the cove issue.	SIS	1.00	300.00	\$300.00
Total Services					\$360.00

Total Services and Disbursements \$360.00

TOTAL NOW DUE \$360.00

SUMMARY OF SERVICES

Name	Rank	Rate	Hours	Amount
Scott Steady	Partner	\$300.00	1.20	\$360.00
TOTALS			1.20	\$360.00



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607

21 Dec 2020
Invoice # 1207816
Bill Atty: S. Steady
As of 11/30/20

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
0000001 Avelar Creek CDD General

BILL SUMMARY THROUGH NOVEMBER 30, 2020

Professional Services	\$210.00
TOTAL DUE THIS BILL	\$210.00

Received

DEC 24 2020

WIRING/ACH INSTRUCTIONS:

Account Name:	Burr & Forman LLP 420 North 20 th Street, Suite 3400 Birmingham, Alabama 35203
Bank Name:	Wells Fargo Bank 420 Montgomery Street San Francisco, CA 94104
Wire Routing Transit Number:	121000248
ACH Routing Transit Number:	062000080
Account Number:	2000686788359
SWIFT Code:	WFBIUS6S

PLEASE EMAIL REMITTANCE ADVICE TO:
AccountsReceivable@burr.com

51400
3107
ALR

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Guzman at eguzman@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTR
0000001 Avelar Creek CDD General

21 Dec 2020
Invoice # 1207816
Page 2

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
c/o MERITUS CORP.
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607

21 Dec 2020
Invoice # 1207816
Bill Atty: S. Steady
As of 11/30/20

EMPLOYER I.D. #63-0322727

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
0000001 Avelar Creek CDD General

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
11/09/20	Call from Dan Pilka for HOA; emails ownership map to Dan.	SIS	0.30	300.00	\$90.00
11/12/20	Review the property appraiser's website and forward Dan Pilka folio number of Cove ownership.	SIS	0.20	300.00	\$60.00
11/16/20	Call with Dan Pilka regarding the Cove.	SIS	0.20	300.00	\$60.00
Total Services					\$210.00

Total Services and Disbursements	<u>\$210.00</u>
TOTAL NOW DUE	<u>\$210.00</u>

BURR & FORMAN LLP

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTR
0000001 Avelar Creek CDD General

21 Dec 2020
Invoice # 1207816
Page 3

SUMMARY OF SERVICES

<u>Name</u>	<u>Rank</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	Partner	\$300.00	0.70	\$210.00
TOTALS			0.70	\$210.00

**Global Solution Partners**

14286 Beach Blvd. Suite 19-233

Jacksonville Beach, FL 32250

US

8444777883

Accounting@GlobalSolutionPartners.com

<http://GlobalSolutionPartners.com>

INVOICE

BILL TO

Avelar Creek

C/O Rick Reidt

Meritus Corp

2005 Pan Am Circle

Tampa, FL 33607

INVOICE # 3017**DATE** 12/01/2020**DUE DATE** 12/01/2020**TERMS** Due on receipt**ACTIVITY****AMOUNT****Partnership Solution****83.33**

Partnership Solution – Level 1 Reserve Study + 3

Updates + ongoing as needed consultation with

Reserve Specialist. Paid as follows:

\$1,200.00 due at upon proposal acceptance + \$83.33

due monthly (using auto-draft) for

5 year term

Avelar Creek

10125 Holland Road

Riverview, FL 33579

If paying by check, please make payable to:

BALANCE DUE**\$83.33**

Global Solution Partners

14286 Beach Blvd, Suite 19-233

Jacksonville Beach, FL 32250

Job # GRS1810979 - Avelar Creek

51300
4907
Rick Reidt



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
AVELAR CREEK CDD	5974220000	11/25/2020	12/16/2020

Service Address: 10125 HOLLAND RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
49069047	10/22/2020	54996	11/23/2020	55151	15500	ACTUAL	WATER

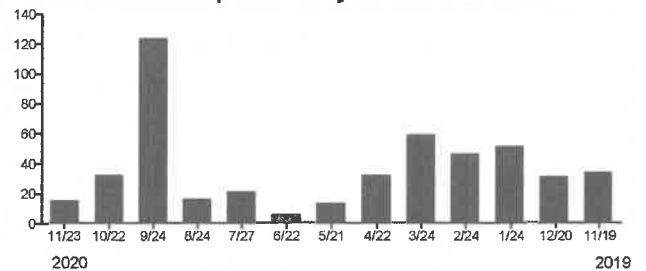
Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$46.81
Water Base Charge	\$24.79
Water Usage Charge	\$16.38
Sewer Base Charge	\$60.08
Sewer Usage Charge	\$78.74
Total Service Address Charges	\$231.49

Summary of Account Charges

Previous Balance	\$389.64
Net Payments - Thank You	(\$389.64)
Total Account Charges	\$231.49
AMOUNT DUE	\$231.49

Consumption History x 1000 Gallons



Make checks payable to: BOCC

ACCOUNT NUMBER: 5974220000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



Received **THANK YOU!**

DEC 07 2020



AVELAR CREEK CDD
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

3,375

DUE DATE	12/16/2020
AMOUNT DUE	\$231.49
AMOUNT PAID	



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
AVELAR CREEK CDD	6974220000	11/25/2020	12/16/2020

Service Address: 10125 HOLLAND RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
49069048	10/22/2020	30122	11/23/2020	31098	97600	ACTUAL	WATER

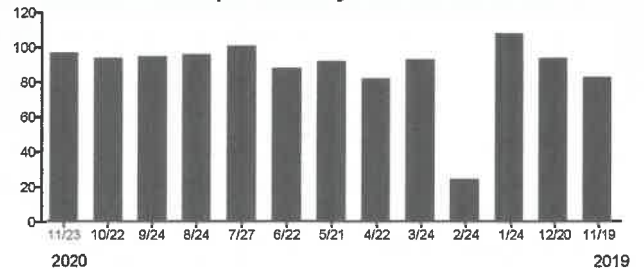
Service Address Charges

Customer Bill Charge	\$4.69
Purchase Water Pass-Thru	\$294.75
Water Base Charge	\$163.97
Water Usage Charge	\$97.39
Total Service Address Charges	\$560.80

Summary of Account Charges

Previous Balance	\$522.47
Net Payments - Thank You	(\$522.47)
Total Account Charges	\$560.80
AMOUNT DUE	\$560.80

Consumption History x 1000 Gallons



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6974220000

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!

Received

DEC 07 2020



AVELAR CREEK CDD
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

3,943

DUE DATE	12/16/2020
AMOUNT DUE	\$560.80
AMOUNT PAID	

CURRENT BILLING SUMMARY

Local Service from 12/07/20 to 01/06/21

Qty Description	813/677-9603.0	Charge
Basic Charges		
Solutions Bundle Line		80.00
Access Recovery Chrg-Bus		2.21
Federal Subscriber Line Charge - Bus		6.50
Federal USF Recovery Charge		2.36
FCA Long Distance - Federal USF Surcharge		2.71
Total Basic Charges		93.78
Non Basic Charges		
FiOS Internet for Business 50/50 2YR		124.99
Frontier Roadwork Recovery Surcharge		1.50
Other Charges-Detailed Below		-16.01
Partial Month Charges-Detailed Below		-30.00
Total Non Basic Charges		80.48
Video		
Local TV		29.99
Broadcast TV Fee		5.49
HD Set Top Box		12.99
FCC Regulatory Recovery Fee		.08
Total Video		48.55
Toll/Other		
Federal Primary Carrier Single Line Charge		1.99
Carrier Cost Recovery Surcharge		5.99
FCA Long Distance - Federal USF Surcharge		2.16
Total Toll/Other		10.14

TOTAL 232.95

** ACCOUNT ACTIVITY **

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	12/07	5.99
Solutions Bundle Discount	AUTOCH	12/07	-22.00
813/677-9603		Subtotal	-16.01
Partial Month Charges			
FiOS Internet Bus 99 MO			-30.00
813/677-9603		Subtotal	-30.00
		Subtotal	-46.01

CIRCUIT ID DETAIL

10/KQXA/645526/ /VZFL

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$83.42 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Closed Captioning Contact Information...

If you have a question or concern about closed captioning on any program, please call Frontier at 1-877-462-6606.

You can also send written correspondence by fax to 1-304-340-0283, by email to

Video.Closed.Caption@ftr.com, or by mail to Frontier, 1500 MacCorkle Avenue, Charleston, WV 25396, Attn: Anthony Kasey, Manager.

For up-to-date channel information please visit:
<http://frontier.com/channelupdates>

Local Franchise Authority - FiOS TV
Your FCC Community ID is: FL1304





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2020

Account: 211002733965

AVELAR CREEK CDD
10413 HOLLAND RD
RIVERVIEW, FL 33578-7600

Current month's charges:	\$74.81
Total amount due:	\$74.81
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$81.90
Payment(s) Received Since Last Statement	-\$81.90
Current Month's Charges	\$74.81
Total Amount Due	\$74.81



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002733965

Current month's charges:	\$74.81
Total amount due:	\$74.81
Payment Due By:	12/28/2020

Amount Enclosed \$ 627926690160

AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
DEC 10 2020

Account: 211002733965
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 11/03/2020 to 12/03/2020

Service for: 10413 HOLLAND RD, RIVERVIEW, FL 33578-7600

Rate Schedule: General Service - Non Demand

Meter Location: Ent Gate

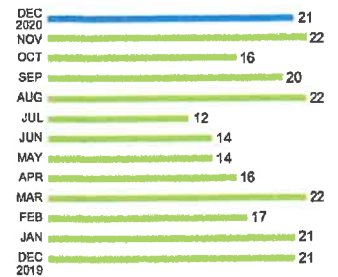
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
B67529	12/03/2020	61,230		60,594		636 kWh	1	31 Days

Basic Service Charge		\$18.06
Energy Charge	636 kWh @ \$0.05991/kWh	\$38.10
Fuel Charge	636 kWh @ \$0.02638/kWh	\$16.78
Florida Gross Receipt Tax		\$1.87
Electric Service Cost		\$74.81

Total Current Month's Charges

\$74.81

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Important Messages

Important Rate Information for Lighting Customers

Effective January 2021, customer bills will increase due to rising natural gas prices, our continued investments in solar and a Storm Protection Charge. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average. Visit tampaelectric.com/rates and select Customer Communications to review the January 2021 lighting rates.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2020

Account: 211002734161

AVELAR CREEK CDD
12721 US HIGHWAY 301 S
RIVERVIEW, FL 33578-0000



Current month's charges:	\$252.70
Total amount due:	\$252.70
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$229.08
Payment(s) Received Since Last Statement	-\$229.08
Current Month's Charges	\$252.70
Total Amount Due	\$252.70



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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734161

Current month's charges:	\$252.70
Total amount due:	\$252.70
Payment Due By:	12/28/2020

Amount Enclosed \$

627926690161

AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211002734161
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

Service for: 12721 US HIGHWAY 301 S, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Location: WALL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000482861	12/01/2020	11,648		9,002		2,646 kWh	1	32 Days

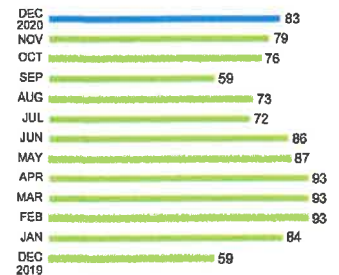
Basic Service Charge		\$18.06
Energy Charge	2,646 kWh @ \$0.05991/kWh	\$158.52
Fuel Charge	2,646 kWh @ \$0.02638/kWh	\$69.80
Florida Gross Receipt Tax		\$6.32
Electric Service Cost		\$252.70

Total Current Month's Charges

\$252.70

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important Rate Information for Lighting Customers

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2020

Account: 211002734377

AVELAR CREEK CDD
10125 HOLLAND RD
RIVERVIEW, FL 33578-7641

Current month's charges:	\$464.34
Total amount due:	\$464.34
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$444.07
Payment(s) Received Since Last Statement	-\$444.07
Current Month's Charges	\$464.34
Total Amount Due	\$464.34



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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734377

Current month's charges:	\$464.34
Total amount due:	\$464.34
Payment Due By:	12/28/2020

Amount Enclosed \$ 627926690162

AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211002734377
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 11/03/2020 to 12/03/2020

Service for: 10125 HOLLAND RD, RIVERVIEW, FL 33578-7641

Rate Schedule: General Service Demand - Standard

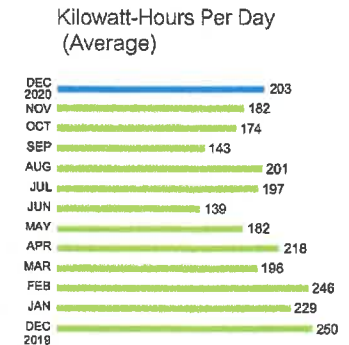
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C07278	12/03/2020	41,130		34,851		6,279 kWh	1	31 Days
C07278	12/03/2020	11.96		0		11.96 kW	1	31 Days

Basic Service Charge		\$30.10
Demand Charge	12 kW @ \$11.03000/kW	\$132.36
Energy Charge	6,279 kWh @ \$0.01589/kWh	\$99.77
Fuel Charge	6,279 kWh @ \$0.02638/kWh	\$165.64
Capacity Charge	12 kW @ -\$0.04000/kW	-\$0.48
Energy Conservation Charge	12 kW @ \$0.84000/kW	\$10.08
Environmental Cost Recovery	6,279 kWh @ \$0.00243/kWh	\$15.26
Florida Gross Receipt Tax		\$11.61
Electric Service Cost		\$464.34

Total Current Month's Charges

\$464.34

Tampa Electric Usage History



Billing Demand (Kilowatts)



Load Factor (Percentage)



Important Messages

Important Rate Information for Lighting Customers

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Statement Date: 12/07/2020

Account: 211002734559

AVELAR CREEK CDD
AVELAR CREEK N-SF
RIVERVIEW, FL 33569-0000

Current month's charges:	\$2,323.42
Total amount due:	\$2,323.42
Payment Due By:	12/28/2020

Your Account Summary

Previous Amount Due	\$2,323.25
Payment(s) Received Since Last Statement	-\$2,323.25
Current Month's Charges	\$2,323.42
Total Amount Due	\$2,323.42



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energy bills for families in need
in your community.

tampaelectric.com/share

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734559

Current month's charges:	\$2,323.42
Total amount due:	\$2,323.42
Payment Due By:	12/28/2020

Amount Enclosed \$

627926690163

AVELAR CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211002734559
Statement Date: 12/07/2020
Current month's charges due 12/28/2020



Details of Charges – Service from 10/31/2020 to 12/01/2020

Service for: AVELAR CREEK N-SF, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	2377 kWh @ \$0.02866/kWh	\$68.12
Fixture & Maintenance Charge	82 Fixtures	\$974.59
Lighting Pole / Wire	82 Poles	\$1215.24
Lighting Fuel Charge	2377 kWh @ \$0.02614/kWh	\$62.13
Florida Gross Receipt Tax		\$3.34
Lighting Charges		\$2,323.42

Total Current Month's Charges

\$2,323.42

00000086-0000320-Page 11 of 26

Important Messages

Important Rate Information for Lighting Customers

Effective January 2021, customer bills will increase due to rising natural gas prices, our continued investments in solar and a Storm Protection Charge. Although customer bills will increase, they will still be among the lowest in Florida and well below the national average. Visit tampaelectric.com/rates and select Customer Communications to review the January 2021 lighting rates.

Customer ID:
14-48165-23007
Customer Name:
AVELAR CREEK CDD - IN CARE OF MERITUS CORP
Service Period:
12/01/20-12/31/20
Invoice Date:
11/24/2020
Invoice Number:
9690228-2206-4

How To Contact Us

Visit **wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:
(813) 621-3055

Your Payment Is Due

Dec 24, 2020

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$171.31

If payment is received after
12/24/2020: **\$ 176.31**

See Reverse for Important Messages

Previous Balance

158.50

+

Payments

(158.50)

+

Adjustments

0.00

+

Current Charges

171.31

=

Total Due

171.31

Details for Service Location:

Avelar Creek, 10125 Holland Rd, Riverview FL 33578-7641

Customer ID: 14-48165-23007

Description	Date	Ticket	Quantity	Amount
Container maintenance charge	12/01/20		1.00	19.75
Disposal 2 yard dumpster 1x week	12/01/20		1.00	33.32
2 Yard dumpster 1x week	12/01/20		1.00	118.24
Total Current Charges				171.31

----- Please detach and send the lower portion with payment --- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA

PO BOX 42930
PHOENIX, AZ 85080
(813) 621-3055
(800) 255-7172

Invoice Date

11/24/2020

Invoice Number

9690228-2206-4

Customer ID

(Include with your payment)

14-48165-23007

Payment Terms

Total Due by 12/24/2020
If Received after 12/24/2020

Total Due

\$171.31
\$176.31

Received

NOV 30 2020

2206000144816523007096902280000001713100000017131 0

0134709 01 AB 0.416 **AUTO T3 0 7329 33607-600875 -C04-P34853-1

I0290C16

AVELAR CREEK CDD - IN CARE OF MERITUS CORP
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Remit To:

WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

THINK GREEN®

166 Printed on
recycled paper.

405-0213774-2206-4

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Avelar Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 20252
Date 12/03/2020

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>4,000.00</u>
Current Amount Due	\$ <u>4,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,000.00	0.00	0.00	0.00	0.00	4,000.00

Payment due upon receipt.

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 12/1/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Clubhouse Cleaning Service

Avelar Creek CDD

Cleaning Services Tuesday 12/1/2020 _____ \$110.00

Total Amount Due \$110.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 12/8/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Clubhouse Cleaning Service

Avelar Creek CDD

Cleaning Services Tuesday 12/8/2020 _____ \$110.00

Total Amount Due \$110.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 12/15/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Clubhouse Cleaning Service

Avelar Creek CDD

Cleaning Services Tuesday 12/15/2020_____ \$110.00

Total Amount Due \$110.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 12/22/2020

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Avelar Creek CDD Clubhouse Cleaning Service

Avelar Creek CDD

Cleaning Services Tuesday 12/22/2020 _____ \$110.00

Total Amount Due \$110.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
PAYMENT IS DUE UPON RECEIPT OF INVOICE

THANK YOU!



Neptune Multi Services LLC

11423 Crestlake Village Dr
Riverview FL, 33569
Phone: (813) 325-7684

INVOICE

INVOICE #	DATE
002	Service date 12/1/2020

BILL TO

Avelar creek CDD
Riverview FL

DESCRIPTION	AMOUNT
Installed Christmas lights at South Entrance and North Entrance 4hr of labor x \$65hr	\$260.00
Replaced power box and installed new ones 2hr of labor x\$65hr	\$130.00
Thanks for the opportunity	
Please contact us for any question at neptunemts@gmail.com	
57200 4627 Paul	
Thank you for your business!	TOTAL \$ 390.00

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 12/31/2020
(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	331,746	0	0	0	331,746
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	280,331	0	0	280,331
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	1	0	0	1
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	3,030	0	0	0	3,030
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	3,198,051	3,198,051
Other	0	0	0	0	0
Total Assets	380,681	423,537	9,677,607	3,415,000	13,896,824
Liabilities					
Accounts Payable	7,406	0	0	0	7,406
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	3,415,000	3,415,000
Other	0	0	0	0	0
Total Liabilities	7,406	0	0	3,415,000	3,422,406
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 12/31/2020

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Investment In General Fixed Assets	0	0	9,677,607	0	9,677,607
Other	246,117	204,208	0	0	450,326
Total Fund Equity & Other Credits Contributed Capital	373,275	423,537	9,677,607	0	10,474,419
Total Liabilities & Fund Equity	380,681	423,537	9,677,607	3,415,000	13,896,824

Avelar Creek CDD

Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2020 Through 12/31/2020
(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	333,578	(23,364)	(7)%
Interest Earnings				
Interest Earnings	50	5	(45)	(91)%
Other Miscellaneous Revenues				
Rental Revenue	1,445	0	(1,445)	(100)%
Undesignated Reserves	14,988	0	(14,988)	(100)%
Total Revenues	373,425	333,583	(39,842)	(11)%
Expenditures				
Legislative				
Supervisor Fees	5,000	800	4,200	84 %
Financial & Administrative				
Field Manager	12,000	3,000	9,000	75 %
District Manager	24,000	6,000	18,000	75 %
Recording Secretary	5,000	1,248	3,752	75 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	5,000	1,010	3,990	80 %
Accounting Services	26,000	6,498	19,502	75 %
Auditing Services	4,500	4,000	500	11 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	24	226	90 %
Rentals & Leases	2,400	600	1,800	75 %
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 %
Reserve Study	1,000	167	833	83 %
Technology Services	1,500	375	1,125	75 %
Website Administration	1,200	300	900	75 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	1,000	570	430	43 %
Electric Utility Services				
Electric Utility Services	38,500	6,296	32,204	84 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,950	660	1,290	66 %
Water-Sewer Combination Services				
Water Utility Services	14,000	1,484	12,516	89 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	1,875	5,625	75 %
Waterway Improvements & Repairs	1,500	0	1,500	100 %
Property & Casualty Insurance	11,140	10,997	143	1 %
Landscape Maintenance - Contract	75,600	24,850	50,750	67 %
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	5,448	17,052	176 76 %
Security Patrol	1,500	0	1,500	100 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2020 Through 12/31/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Clubhouse Phone	2,900	745	2,155	74 %
Amenity Center Maintenance & Repairs	9,000	3,717	5,283	59 %
Pool Maintenance - Contract	8,400	2,100	6,300	75 %
Pool Maintenance - Other	3,000	0	3,000	100 %
Amenity Center Cleaning & Supplies	7,000	110	6,890	98 %
Playground Improvements & Repairs	2,500	0	2,500	100 %
Holiday Lighting	1,000	390	610	61 %
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	373,425	87,465	285,960	77 %
Subtotal: Rev Over / (Under) Exp	0	246,117	246,117	0 %
Subtotal (OFS): Rev Over / (Under) Exp	0	0	0	0 %
Total: Revenues Over / Under Expenditures	0	246,117	246,117	0 %
Fund Balance, Beginning of Period	0	127,158	127,158	0 %
Fund Balance, End of Period	0	373,275	373,275	0 %

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2020 Through 12/31/2020
(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	267,875	(17,763)	(6)%
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	285,638	267,877	(17,761)	(6)%
Expenditures				
Debt Service Payments				
Interest Payments	115,638	58,669	56,969	49 %
Principal Payments	170,000	0	170,000	100 %
Prepayments	0	5,000	(5,000)	0 %
Total Expenditures	285,638	63,669	221,969	78 %
Subtotal: Rev Over / (Under) Exp	0	204,208	204,208	0 %
Subtotal (OFS): Rev Over / (Under) Exp	0	0	0	0 %
Total: Revenues Over / Under Expenditures	0	204,208	204,208	0 %
Fund Balance, Beginning of Period	0	219,328	219,328	0 %
Fund Balance, End of Period	0	423,537	423,537	0 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2020 Through 12/31/2020
 (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: 12/31/20
Reconciliation Date: 12/31/2020
Status: Locked

Bank Balance	334,418.12
Less Outstanding Checks/Vouchers	2,672.50
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	331,745.62
Balance Per Books	<u>331,745.62</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: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5251	12/9/2020	Series 2016 FY21 Tax Dist ID 509	2,282.50	Avelar Creek CDD
5255	12/23/2020	System Generated Check/Voucher	390.00	Neptune Services
Outstanding Checks/Vouchers			2,672.50	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5217	11/5/2020	System Generated Check/Voucher	200.00	Michael Dignan
5236	11/24/2020	Series 2016 FY21 Tax Dist ID 503	9,074.77	Avelar Creek CDD
5237	12/1/2020	System Generated Check/Voucher	625.00	First Choice Aquatic
5238	12/1/2020	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5239	12/1/2020	System Generated Check/Voucher	83.33	Global Solution partners
5240	12/1/2020	System Generated Check/Voucher	7,697.56	Meritus Districts
5241	12/1/2020	System Generated Check/Voucher	50.00	Suzanna M. Kimball
5242	12/1/2020	System Generated Check/Voucher	51.65	Tampa Electric
5243	12/1/2020	System Generated Check/Voucher	171.31	Waste Management Inc. of Florida
5244	12/1/2020	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
5245	12/3/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5246	12/4/2020	Series 2016 FY21 Tax Dist ID 507	246,872.82	Avelar Creek CDD
5247	12/10/2020	System Generated Check/Voucher	792.29	Board of County Commissioners
5248	12/10/2020	System Generated Check/Voucher	360.00	Burr & Forman LLP
5249	12/10/2020	System Generated Check/Voucher	4,000.00	Grau and Associates
5250	12/10/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5252	12/17/2020	System Generated Check/Voucher	232.95	Frontier Communications
5253	12/17/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5254	12/17/2020	System Generated Check/Voucher	3,115.27	Tampa Electric
5256	12/23/2020	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5257	12/23/2020	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
CD079	12/31/2020	December Bank Activity	747.08	
Cleared Checks/Vouchers			282,214.03	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR414	12/4/2020	Tax Distribution - 12.04.20	554,298.04	
CR415	12/9/2020	Tax Distribution - 12.09.20	5,124.85	
CR417	12/31/2020	Interest	<u>2.93</u>	
Cleared Deposits			<u>559,425.82</u>	

Avelar Creek CDD

2020-January 19

Action Item Description	Responsible	Open Date	Date Due	Status	Comments
Fence Repair 301 From Vehicle accident.	District Manager	10/1/20	March	Pending	Neptune to replace damaged fence. Vehicle insurance declining payment. Cost about \$950, Repairs being completed by Neptune - Insurance recovery has failed at this point in time.
Playground Mulch Quote	District Manager	10/1/20	January Board Meeting	Pending Board Approval	Quote obtained from Carson's for Board Review.
Steps Towing Agreement	District Manager	10/28/20		Complete	Agreement signed and signs installed. Towing may now take place December 2020.
Aquatics Mapping	District Manager	10/28/21		Complete	Aquatics map completed by FC Aquatics and distributed to Board
Townhomes Property Issue	Scott Steady	10/28/20		Complete	No further communications from the HOA since property was <u>determined to be their maintenance.</u>
Entry Signs for Missing signs and at other points	District Manager	10/28/20	Moved to March	Pending	Quote received but no graphics and not to specifications requested reaching back out to vendor but COVID-19 issues.
Mr. Perich - Increased Video Surveillance	District Manager	12/1/20	Pending	Open	Need digital capability, with 48 hours memory covering all of the playground, pool and parking. Budget limitations need to be <u>considered to fund project.</u>
Need to Establish on going COVID-19 Policy	District Manager	1/19/21	January Meeting	Board Discussion	Continuation of no rentals suggested at this time with increasing cases may reconsider in March meeting.
Andrea resignation and New Staff Member	District Manager	1/19/21	January Meeting	Board Discussion	Andrea has a new opportunity to advance her career with Meritus. She has hand selected and management interviewed new replacement. Andrea will assist in training of new staff member.
Re-sling of damaged chairs / Purchase replacements. Currently 20 Chases, tables and 14 sitting chairs are all good.	District Manager	1/19/21	March Meeting	Board Discussion	Will obtain quote from Florida Patio Furniture to get chairs repaired if directed by Board. Will consider limited new purchases based on budget.
Vehicle accident Main Entry at 301 wall damage	District Manager	1/8/21	March	Pending	Carson Woods reported the accident and Mike Finke was on the scene. We have multiple photos. Geico has made initial contact to arrange for repairs.