

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)

	<u>General Fund</u>	<u>Debt Service Fund Series 2016</u>	<u>General Fixed Assets Account Group</u>	<u>General Long-Term Debt Account Group</u>	<u>TOTAL</u>
Investment In General Fixed Assets	0	0	9,677,607	0	9,677,607
Other	<u>246,117</u>	<u>204,208</u>	<u>0</u>	<u>0</u>	<u>450,326</u>
Total Fund Equity & Other Credits Contributed Capital	<u>373,275</u>	<u>423,537</u>	<u>9,677,607</u>	<u>0</u>	<u>10,474,419</u>
Total Liabilities & Fund Equity	<u><u>380,681</u></u>	<u><u>423,537</u></u>	<u><u>9,677,607</u></u>	<u><u>3,415,000</u></u>	<u><u>13,896,824</u></u>

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	<u>373,425</u>	<u>333,583</u>	<u>(39,842)</u>	<u>(11)%</u>
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	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	<u>373,425</u>	<u>87,465</u>	<u>285,960</u>	<u>77 %</u>
Subtotal: Rev Over / (Under) Exp	0	246,117	246,117	0 %
Subtotal (OFS): Rev Over / (Under) Exp	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total: Revenues Over / Under Expenditures	<u><u>0</u></u>	<u><u>246,117</u></u>	<u><u>246,117</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period	0	127,158	127,158	0 %
Fund Balance, End of Period	<u>0</u>	<u>373,275</u>	<u>373,275</u>	<u>0 %</u>

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	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>285,638</u>	<u>267,877</u>	<u>(17,761)</u>	<u>(6)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	115,638	58,669	56,969	49 %
Principal Payments	170,000	0	170,000	100 %
Prepayments	<u>0</u>	<u>5,000</u>	<u>(5,000)</u>	<u>0 %</u>
Total Expenditures	<u>285,638</u>	<u>63,669</u>	<u>221,969</u>	<u>78 %</u>
Subtotal: Rev Over / (Under) Exp	0	204,208	204,208	0 %
Subtotal (OFS): Rev Over / (Under) Exp	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total: Revenues Over / Under Expenditures	<u><u>0</u></u>	<u><u>204,208</u></u>	<u><u>204,208</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period				
	0	219,328	219,328	0 %
Fund Balance, End of Period	<u>0</u>	<u>423,537</u>	<u>423,537</u>	<u>0 %</u>

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	0	0	0	0 %
 Fund Balance, Beginning of Period	 0	 9,677,607	 9,677,607	 0 %
Fund Balance, End of Period	0	9,677,607	9,677,607	0 %

Avelar Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 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

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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	<u>747.08</u>	
Cleared Checks/Vouchers			<u>282,214.03</u>	

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>	