

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2021



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 1/31/2021  
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
<b>Assets</b>					
Cash-Operating Account	332,091	0	0	0	332,091
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	296,893	0	0	296,893
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	2	0	0	2
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	2,694	0	0	0	2,694
Deposits - Electric	6,165	0	0	0	6,165
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
<b>Total Assets</b>	<b>380,519</b>	<b>440,099</b>	<b>9,677,607</b>	<b>3,415,000</b>	<b>13,913,226</b>
<b>Liabilities</b>					
Accounts Payable	8,943	0	0	0	8,943
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
<b>Total Liabilities</b>	<b>8,943</b>	<b>0</b>	<b>0</b>	<b>3,415,000</b>	<b>3,423,943</b>
<b>Fund Equity &amp; Other Credits Contributed Capital</b>					
Fund Balance-All Other Reserves	0	219,328	0	0	219,328
Fund Balance-Unreserved	127,158	0	0	0	127,158
Investment In General Fixed Assets	0	0	9,677,607	0	9,677,607
Other	244,418	220,771	0	0	465,189
<b>Total Fund Equity &amp; Other Credits Contributed Capital</b>	<b>371,576</b>	<b>440,099</b>	<b>9,677,607</b>	<b>0</b>	<b>10,489,282</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>380,519</b>	<b>440,099</b>	<b>9,677,607</b>	<b>3,415,000</b>	<b>13,913,226</b>

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

General Fund - 001  
From 10/1/2020 Through 1/31/2021  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	356,942	354,202	(2,740)	(1)%
Interest Earnings				
Interest Earnings	50	180	130	260 %
Other Miscellaneous Revenues				
Rental Revenue	1,445	0	(1,445)	(100)%
Undesignated Reserves	14,988	0	(14,988)	(100)%
<b>Total Revenues</b>	<u>373,425</u>	<u>354,382</u>	<u>(19,043)</u>	<u>(5)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	5,000	1,400	3,600	72 %
Financial & Administrative				
Field Manager	12,000	4,000	8,000	67 %
District Manager	24,000	8,000	16,000	67 %
Recording Secretary	5,000	1,664	3,336	67 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	5,000	1,347	3,653	73 %
Accounting Services	26,000	8,664	17,336	67 %
Auditing Services	4,500	4,000	500	11 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	38	212	85 %
Rentals & Leases	2,400	800	1,600	67 %
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	333	667	67 %
Technology Services	1,500	500	1,000	67 %
Website Administration	1,200	400	800	67 %
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	9,479	29,021	75 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,950	981	969	50 %
Water-Sewer Combination Services				
Water Utility Services	14,000	3,081	10,919	78 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	2,500	5,000	67 %
Waterway Improvements & Repairs	1,500	0	1,500	100 %
Property & Casualty Insurance	11,140	10,997	143	1 %
Landscape Maintenance - Contract	75,600	31,150	44,450	59 %
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	7,115	15,385	68 %

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

General Fund - 001  
From 10/1/2020 Through 1/31/2021  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Security Patrol	1,500	0	1,500	100 %
Clubhouse Phone	2,900	980	1,920	66 %
Amenity Center Maintenance & Repairs	9,000	2,645	6,355	71 %
Pool Maintenance - Contract	8,400	2,800	5,600	67 %
Pool Maintenance - Other	3,000	0	3,000	100 %
Amenity Center Cleaning & Supplies	7,000	1,930	5,070	72 %
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>109,964</u>	<u>263,461</u>	<u>71 %</u>
Subtotal: Rev Over / (Under) Exp	0	244,418	244,418	0 %
Subtotal (OFS): Rev Over / (Under) Exp	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total: Revenues Over / Under Expenditures	<u>0</u>	<u>244,418</u>	<u>244,418</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	127,158	127,158	0 %
Fund Balance, End of Period	<u>0</u>	<u>371,576</u>	<u>371,576</u>	<u>0 %</u>

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

Debt Service Fund Series 2016 - 201  
From 10/1/2020 Through 1/31/2021  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	285,638	284,436	(1,202)	(0)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>4</u>	<u>4</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>285,638</u>	<u>284,440</u>	<u>(1,198)</u>	<u>(0)%</u>
<b>Expenditures</b>				
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>
<b>Total Expenditures</b>	<u>285,638</u>	<u>63,669</u>	<u>221,969</u>	<u>78 %</u>
Subtotal: Rev Over / (Under) Exp	0	220,771	220,771	0 %
Subtotal (OFS): Rev Over / (Under) Exp	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
<b>Total: Revenues Over / Under Expenditures</b>	<u><u>0</u></u>	<u><u>220,771</u></u>	<u><u>220,771</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>440,099</u>	<u>440,099</u>	<u>0 %</u>

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

General Fixed Assets Account Group - 900  
 From 10/1/2020 Through 1/31/2021  
 (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: 01/31/21  
Reconciliation Date: 1/31/2021  
Status: Locked

Bank Balance	332,874.00
Less Outstanding Checks/Vouchers	783.33
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	332,090.67
Balance Per Books	<u>332,090.67</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: 01/31/21

Reconciliation Date: 1/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5275	1/21/2021	System Generated Check/Voucher	83.33	Global Solution partners
5277	1/21/2021	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			783.33	



**Avelar Creek CDD  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 01/31/21**

**Reconciliation Date: 1/31/2021**

**Status: Locked**

**Cleared 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
5258	1/4/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5259	1/4/2021	System Generated Check/Voucher	210.00	Burr & Forman LLP
5260	1/4/2021	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5261	1/4/2021	System Generated Check/Voucher	7,687.41	Meritus Districts
5262	1/4/2021	System Generated Check/Voucher	171.31	Waste Management Inc. of Florida
5263	1/7/2021	System Generated Check/Voucher	758.24	Board of County Commissioners
5264	1/7/2021	System Generated Check/Voucher	83.33	Global Solution partners
5265	1/7/2021	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5266	1/7/2021	System Generated Check/Voucher	220.00	Suzanna M. Kimball
5267	1/7/2021	System Generated Check/Voucher	51.65	Tampa Electric
5268	1/8/2021	Series 2016 FY21 Tax Dist ID 512	16,561.38	Avelar Creek CDD
5269	1/14/2021	System Generated Check/Voucher	234.20	Frontier Communications
5270	1/14/2021	System Generated Check/Voucher	55.00	Suzanna M. Kimball
5271	1/14/2021	System Generated Check/Voucher	2,739.24	Tampa Electric
5276	1/21/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
CD080	1/31/2021	January Bank Activity	<u>153.72</u>	
Cleared Checks/Vouchers			<u><u>38,732.28</u></u>	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 01/31/21  
Reconciliation Date: 1/31/2021  
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	1/8/2021	Tax Distribution - 01.08.21	37,184.90	
CR422	1/29/2021	Interest	<u>3.26</u>	
Cleared Deposits			<u>37,188.16</u>	