

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 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 2/28/2021
(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	307,494	0	0	0	307,494
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	298,468	0	0	298,468
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	2,357	0	0	0	2,357
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
Total Assets	<u>355,586</u>	<u>441,675</u>	<u>9,677,607</u>	<u>3,415,000</u>	<u>13,889,867</u>
Liabilities					
Accounts Payable	2,397	0	0	0	2,397
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	<u>2,397</u>	<u>0</u>	<u>0</u>	<u>3,415,000</u>	<u>3,417,397</u>

Fund Equity & Other Credits Contributed Capital

Avelar Creek CDD

Balance Sheet

As of 2/28/2021
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
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	226,031	222,347	0	0	448,378
Total Fund Equity & Other Credits Contributed Capital	353,189	441,675	9,677,607	0	10,472,471
 Total Liabilities & Fund Equity	 355,586	 441,675	 9,677,607	 3,415,000	 13,889,867

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	356,942	356,162	(780)	(0)%
Interest Earnings				
Interest Earnings	50	205	155	311 %
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>356,367</u>	<u>(17,058)</u>	<u>(5)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	1,400	3,600	72 %
Financial & Administrative				
Field Manager	12,000	5,000	7,000	58 %
District Manager	24,000	10,000	14,000	58 %
Recording Secretary	5,000	2,080	2,920	58 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	2,000	0	0 %
Trustees Fees	5,000	1,684	3,316	66 %
Accounting Services	26,000	10,830	15,170	58 %
Auditing Services	4,500	4,000	500	11 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	51	199	79 %
Rentals & Leases	2,400	1,000	1,400	58 %
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	417	583	58 %
Technology Services	1,500	625	875	58 %
Website Administration	1,200	500	700	58 %
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	12,610	25,890	67 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,950	1,152	798	41 %
Water-Sewer Combination Services				
Water Utility Services	14,000	4,235	9,765	70 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	3,125	4,375	58 %
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	8,781	13,719	61 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2020 Through 2/28/2021
(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	1,214	1,686	58 %
Amenity Center Maintenance & Repairs	9,000	2,969	6,031	67 %
Pool Maintenance - Contract	8,400	3,500	4,900	58 %
Pool Maintenance - Other	3,000	3,419	(419)	(14)%
Amenity Center Cleaning & Supplies	7,000	2,437	4,563	65 %
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>130,336</u>	<u>243,089</u>	<u>65 %</u>
Subtotal: Rev Over / (Under) Exp	0	226,031	226,031	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>226,031</u>	<u>226,031</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	127,158	127,158	0 %
Fund Balance, End of Period	<u>0</u>	<u>353,189</u>	<u>353,189</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2020 Through 2/28/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	285,638	286,010	372	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Total Revenues	<u>285,638</u>	<u>286,016</u>	<u>378</u>	<u>0 %</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	222,347	222,347	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>222,347</u></u>	<u><u>222,347</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>441,675</u>	<u>441,675</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2020 Through 2/28/2021
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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: 02/28/21
Reconciliation Date: 2/28/2021
Status: Locked

Bank Balance	307,693.57
Less Outstanding Checks/Vouchers	200.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	307,493.57
Balance Per Books	<u>307,493.57</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: 02/28/21
Reconciliation Date: 2/28/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5289	2/11/2021	System Generated Check/Voucher	200.00	Christopher M. Perich
Outstanding Checks/Vouchers			200.00	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/21

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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.
5278	2/1/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5279	2/1/2021	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5280	2/1/2021	System Generated Check/Voucher	7,687.36	Meritus Districts
5281	2/1/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5282	2/4/2021	System Generated Check/Voucher	838.27	Board of County Commissioners
5283	2/4/2021	System Generated Check/Voucher	83.33	Global Solution partners
5284	2/4/2021	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5285	2/4/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5286	2/4/2021	System Generated Check/Voucher	49.36	Tampa Electric
5287	2/4/2021	System Generated Check/Voucher	321.31	Waste Management Inc. of Florida
5288	2/4/2021	Series 2016 FY21 Tax Dist ID 516	1,573.90	Avelar Creek CDD
CD081	2/9/2021	February Bank Activity	147.09	
5290	2/11/2021	System Generated Check/Voucher	200.00	Julie Campbell
5291	2/11/2021	System Generated Check/Voucher	200.00	Michael Finke
5292	2/11/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5293	2/11/2021	System Generated Check/Voucher	3,078.52	Tampa Electric
5294	2/18/2021	System Generated Check/Voucher	234.20	Frontier Communications
5295	2/18/2021	System Generated Check/Voucher	2,000.00	Meritus Districts
5296	2/18/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5297	2/18/2021	System Generated Check/Voucher	4,118.65	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			28,739.62	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/21

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR424	2/4/2021	Tax Distribution - 02.04.01	3,533.85	
CR424-2	2/4/2021	Interest Distribution - 02.04.21	22.61	
CR426	2/28/2021	Interest	<u>2.73</u>	
Cleared Deposits			<u><u>3,559.19</u></u>	