

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2021



Meritus Corporation  
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# Avelar Creek CDD

## Balance Sheet

As of 3/31/2021  
(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	280,370	0	0	0	280,370
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	300,803	0	0	300,803
Investment - Interest 2016 (1001)	0	0	0	0	0
Investment - Sinking 2016 (1003)	0	0	0	0	0
Investment - Reserve 2016 (1004)	0	143,105	0	0	143,105
Investment - Prepayment 2016 (1005)	0	103	0	0	103
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	2,020	0	0	0	2,020
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>	<u>328,126</u>	<u>444,011</u>	<u>9,677,607</u>	<u>3,415,000</u>	<u>13,864,743</u>
<b>Liabilities</b>					
Accounts Payable	10,380	0	0	0	10,380
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>	<u>10,380</u>	<u>0</u>	<u>0</u>	<u>3,415,000</u>	<u>3,425,380</u>

Fund Equity & Other Credits Contributed Capital

# Avelar Creek CDD

## Balance Sheet

As of 3/31/2021  
(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	190,588	224,682	0	0	415,270
Total Fund Equity & Other Credits Contributed Capital	317,746	444,011	9,677,607	0	10,439,363
Total Liabilities & Fund Equity	<u>328,126</u>	<u>444,011</u>	<u>9,677,607</u>	<u>3,415,000</u>	<u>13,864,743</u>

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

General Fund - 001  
From 10/1/2020 Through 3/31/2021  
(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	359,068	2,126	1 %
Interest Earnings				
Interest Earnings	50	208	158	316 %
Other Miscellaneous Revenues				
Miscellaneous	0	100	100	0 %
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>359,376</u>	<u>(14,049)</u>	<u>(4)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	5,000	2,200	2,800	56 %
Financial & Administrative				
Field Manager	12,000	6,000	6,000	50 %
District Manager	24,000	12,000	12,000	50 %
Recording Secretary	5,000	2,496	2,504	50 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	2,000	0	0 %
Trustees Fees	5,000	2,020	2,980	60 %
Accounting Services	26,000	12,996	13,004	50 %
Auditing Services	4,500	4,000	500	11 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	80	170	68 %
Rentals & Leases	2,400	1,200	1,200	50 %
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	573	(106)	(23)%
Reserve Study	1,000	500	500	50 %
Technology Services	1,500	750	750	50 %
Website Administration	1,200	600	600	50 %
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	15,885	22,615	59 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,950	1,324	626	32 %
Water-Sewer Combination Services				
Water Utility Services	14,000	5,412	8,588	61 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	3,750	3,750	50 %
Waterway Improvements & Repairs	1,500	385	1,115	74 %
Property & Casualty Insurance	11,140	10,997	143	1 %
Landscape Maintenance - Contract	75,600	43,750	31,850	42 %
Mulch/Tree Trimming	10,000	6,075	3,925	39 %
Plant Replacement Program	8,000	0	8,000	100 %
Irrigation Maintenance	3,000	1,686	1,314	44 %
Road & Street Facilities				
Pavement and Signage Repairs	9,198	1,375	7,823	85 %
Parks & Recreation				

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

General Fund - 001  
From 10/1/2020 Through 3/31/2021  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Staff	22,500	10,448	12,052	54 %
Security Patrol	1,500	0	1,500	100 %
Clubhouse Phone	2,900	1,451	1,449	50 %
Amenity Center Maintenance & Repairs	9,000	4,765	4,235	47 %
Pool Maintenance - Contract	8,400	4,200	4,200	50 %
Pool Maintenance - Other	3,000	3,681	(681)	(23)%
Amenity Center Cleaning & Supplies	7,000	2,578	4,422	63 %
Playground Improvements & Repairs	2,500	0	2,500	100 %
Holiday Lighting	1,000	390	610	61 %
Special Events	6,000	135	5,865	98 %
Bridge Maintenance	1,000	95	905	91 %
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>168,788</u>	<u>204,637</u>	<u>55 %</u>
Subtotal: Rev Over / (Under) Exp	0	190,588	190,588	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>190,588</u>	<u>190,588</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	127,158	127,158	0 %
Fund Balance, End of Period	<u>0</u>	<u>317,746</u>	<u>317,746</u>	<u>0 %</u>

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

Debt Service Fund Series 2016 - 201  
From 10/1/2020 Through 3/31/2021  
(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	288,344	2,706	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7</u>	<u>7</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>285,638</u>	<u>288,351</u>	<u>2,713</u>	<u>1 %</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	224,682	224,682	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>224,682</u></u>	<u><u>224,682</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>444,011</u>	<u>444,011</u>	<u>0 %</u>

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

General Fixed Assets Account Group - 900  
 From 10/1/2020 Through 3/31/2021  
 (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: 03/31/21  
Reconciliation Date: 3/31/2021  
Status: Locked

Bank Balance	288,321.30
Less Outstanding Checks/Vouchers	7,951.08
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	280,370.22
Balance Per Books	<u>280,370.22</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: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5316	3/25/2021	System Generated Check/Voucher	5,889.00	Carson's Lawn & Landscaping Services, LLC
5318	3/25/2021	System Generated Check/Voucher	990.00	Neptune Services
5320	3/25/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5321	3/25/2021	System Generated Check/Voucher	962.08	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			7,951.08	
			7,951.08	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5289	2/11/2021	System Generated Check/Voucher	200.00	Christopher M. Perich
5298	3/1/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5299	3/1/2021	System Generated Check/Voucher	8,026.53	Meritus Districts
5300	3/1/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5301	3/1/2021	Refund of property taxes incorrectly paid by River Bend CDD	158.00	River Bend CDD
5302	3/4/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5303	3/4/2021	System Generated Check/Voucher	52.36	Tampa Electric
5304	3/4/2021	System Generated Check/Voucher	171.31	Waste Management Inc. of Florida
5305	3/4/2021	Series 2016 FY21 Tax Dist ID 519	2,333.89	Avelar Creek CDD
5306	3/11/2021	System Generated Check/Voucher	1,153.88	Board of County Commissioners
5307	3/11/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5308	3/18/2021	System Generated Check/Voucher	6,960.00	Carson's Lawn & Landscaping Services, LLC
5309	3/18/2021	System Generated Check/Voucher	237.69	Frontier Communications
5310	3/18/2021	System Generated Check/Voucher	83.33	Global Solution partners
5311	3/18/2021	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5312	3/18/2021	System Generated Check/Voucher	31.23	Meritus Districts
5313	3/18/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5314	3/18/2021	System Generated Check/Voucher	3,223.32	Tampa Electric
5315	3/25/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5317	3/25/2021	System Generated Check/Voucher	239.53	Meritus Districts
5319	3/25/2021	System Generated Check/Voucher	95.00	Spearem Enterprises, LLC

Cleared Checks/Vouchers

24,715.37

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR428	3/3/2021	Tax Distribution - 03.03.21	5,240.23	
2273	3/11/2021	Pool Key - Figueroa - 03.11.21	25.00	
34340367	3/11/2021	Pool Key - 03.11.21	25.00	
120	3/18/2021	Pool Card - Modrak - 03.18.21	25.00	
2153	3/18/2021	Pool Key - Segesdy - 03.18.21	25.00	
CR430	3/31/2021	Interest	<u>2.87</u>	
Cleared Deposits			<u>5,343.10</u>	