

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 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 4/30/2021  
(In Whole Numbers)

|  | General Fund   | Debt Service<br>Fund Series<br>2016 | General Fixed<br>Assets Account<br>Group | General<br>Long-Term<br>Debt Account<br>Group | TOTAL             |
|--|----------------|-------------------------------------|--|---|-------------------|
| <b>Assets</b>                              |                |                                     |  |   |                   |
| Cash-Operating Account                     | 261,408        | 0                                   | 0  | 0   | 261,408           |
| Cash-Operating Reserve Account             | 38,050         | 0                                   | 0  | 0   | 38,050            |
| Investment - Revenue 2016 (1000)           | 0              | 70,477                              | 0  | 0   | 70,477            |
| Investment - Interest 2016 (1001)          | 0              | 58,569                              | 0  | 0   | 58,569            |
| Investment - Sinking 2016 (1003)           | 0              | 170,000                             | 0  | 0   | 170,000           |
| Investment - Reserve 2016 (1004)           | 0              | 143,105                             | 0  | 0   | 143,105           |
| Investment - Prepayment 2016 (1005)        | 0              | 5,001                               | 0  | 0   | 5,001             |
| 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                     | 1,684          | 0                                   | 0  | 0   | 1,684             |
| 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>308,827</u> | <u>447,151</u>                      | <u>9,677,607</u>                         | <u>3,415,000</u>                              | <u>13,848,584</u> |
| <b>Liabilities</b>                         |                |                                     |  |   |                   |
| Accounts Payable                           | 9,060          | 0                                   | 0  | 0   | 9,060             |
| 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>9,060</u>   | <u>0</u>                            | <u>0</u>                                 | <u>3,415,000</u>                              | <u>3,424,060</u>  |

Fund Equity & Other Credits Contributed Capital

# Avelar Creek CDD

## Balance Sheet

As of 4/30/2021  
(In Whole Numbers)

|  | General Fund | Debt Service<br>Fund Series<br>2016 | General Fixed<br>Assets Account<br>Group | General<br>Long-Term<br>Debt Account<br>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  | 172,609      | 227,822                             | 0  | 0   | 400,431        |
| Total Fund Equity & Other Credits Contributed<br>Capital | 299,767      | 447,151                             | 9,677,607                                | 0   | 10,424,524     |
| <br>Total Liabilities & Fund Equity                      | <br>308,827  | <br>447,151                         | <br>9,677,607                            | <br>3,415,000                                 | <br>13,848,584 |

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

General Fund - 001  
From 10/1/2020 Through 4/30/2021  
(In Whole Numbers)

|  | Annual Budget  | Current Period<br>Actual | Current Period<br>Budget<br>Variance -<br>Original | Percent Total<br>Budget<br>Remaining -<br>Original |
|--|----------------|--------------------------|--|--|
| <b>Revenues</b>                        |                |                          |  |  |
| Special Assessments - Service Charges  |                |                          |  |  |
| O&M Assmts - Tax Roll                  | 356,942        | 362,976                  | 6,034  | 2 %  |
| Interest Earnings                      |                |                          |  |  |
| Interest Earnings                      | 50             | 211                      | 161  | 321 %  |
| Other Miscellaneous Revenues           |                |                          |  |  |
| Miscellaneous                          | 0              | 200                      | 200  | 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>363,386</u>           | <u>(10,039)</u>                                    | <u>(3)%</u>  |
| <b>Expenditures</b>                    |                |                          |  |  |
| Legislative                            |                |                          |  |  |
| Supervisor Fees                        | 5,000          | 2,200                    | 2,800  | 56 %   |
| Financial & Administrative             |                |                          |  |  |
| Field Manager                          | 12,000         | 7,000                    | 5,000  | 42 %   |
| District Manager                       | 24,000         | 14,000                   | 10,000   | 42 %   |
| Recording Secretary                    | 5,000          | 2,912                    | 2,088  | 42 %   |
| District Engineer                      | 2,000          | 0                        | 2,000  | 100 %  |
| Disclosure Report                      | 2,000          | 2,000                    | 0  | 0 %  |
| Trustees Fees                          | 5,000          | 2,357                    | 2,643  | 53 %   |
| Accounting Services                    | 26,000         | 15,162                   | 10,838   | 42 %   |
| Auditing Services                      | 4,500          | 4,000                    | 500  | 11 %   |
| Arbitrage Rebate Calculation           | 650            | 0                        | 650  | 100 %  |
| Postage, Phone, Faxes, Copies          | 250            | 93                       | 157  | 63 %   |
| Rentals & Leases                       | 2,400          | 1,400                    | 1,000  | 42 %   |
| 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            | 333                      | 134  | 29 %   |
| Reserve Study                          | 1,000          | 583                      | 417  | 42 %   |
| Technology Services                    | 1,500          | 875                      | 625  | 42 %   |
| Website Administration                 | 1,200          | 700                      | 500  | 42 %   |
| Email Hosting Vendor                   | 600            | 0                        | 600  | 100 %  |
| ADA Website Compliance                 | 1,500          | 0                        | 1,500  | 100 %  |
| Legal Counsel                          |                |                          |  |  |
| District Counsel                       | 1,000          | 630                      | 370  | 37 %   |
| Electric Utility Services              |                |                          |  |  |
| Electric Utility Services              | 38,500         | 19,185                   | 19,315   | 50 %   |
| Garbage/Solid Waste Control Services   |                |                          |  |  |
| Garbage Collection                     | 1,950          | 1,324                    | 626  | 32 %   |
| Water-Sewer Combination Services       |                |                          |  |  |
| Water Utility Services                 | 14,000         | 6,303                    | 7,697  | 55 %   |
| Other Physical Environment             |                |                          |  |  |
| Waterway Management Program - Contract | 7,500          | 4,375                    | 3,125  | 42 %   |
| Waterway Improvements & Repairs        | 1,500          | 385                      | 1,115  | 74 %   |
| Property & Casualty Insurance          | 11,140         | 10,997                   | 143  | 1 %  |
| Landscape Maintenance - Contract       | 75,600         | 50,050                   | 25,550   | 34 %   |
| Mulch/Tree Trimming                    | 10,000         | 6,075                    | 3,925  | 39 %   |
| Plant Replacement Program              | 8,000          | 0                        | 8,000  | 100 %  |
| Irrigation Maintenance                 | 3,000          | 1,901                    | 1,099  | 37 %   |
| 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 4/30/2021  
(In Whole Numbers)

|   | Annual Budget  | Current Period<br>Actual | Current Period<br>Budget<br>Variance -<br>Original | Percent Total<br>Budget<br>Remaining -<br>Original |
|---|----------------|--------------------------|--|--|
| Staff                                     | 22,500         | 12,115                   | 10,385   | 46 %   |
| Security Patrol                           | 1,500          | 0                        | 1,500  | 100 %  |
| Clubhouse Phone                           | 2,900          | 1,690                    | 1,210  | 42 %   |
| Amenity Center Maintenance & Repairs      | 9,000          | 5,235                    | 3,765  | 42 %   |
| Pool Maintenance - Contract               | 8,400          | 4,900                    | 3,500  | 42 %   |
| Pool Maintenance - Other                  | 3,000          | 4,278                    | (1,278)  | (43)%  |
| Amenity Center Cleaning & Supplies        | 7,000          | 2,748                    | 4,252  | 61 %   |
| Playground Improvements & Repairs         | 2,500          | 0                        | 2,500  | 100 %  |
| Holiday Lighting                          | 1,000          | 390                      | 610  | 61 %   |
| Special Events                            | 6,000          | 691                      | 5,309  | 88 %   |
| 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>190,778</u>           | <u>182,647</u>                                     | <u>49 %</u>  |
| Subtotal: Rev Over / (Under) Exp          | 0              | 172,609                  | 172,609  | 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>172,609</u>           | <u>172,609</u>                                     | <u>0 %</u>   |
| Fund Balance, Beginning of Period         | 0              | 127,158                  | 127,158  | 0 %  |
| Fund Balance, End of Period               | <u>0</u>       | <u>299,767</u>           | <u>299,767</u>                                     | <u>0 %</u>   |

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

Debt Service Fund Series 2016 - 201  
From 10/1/2020 Through 4/30/2021  
(In Whole Numbers)

|  | Annual Budget   | Current Period<br>Actual | Current Period<br>Budget<br>Variance -<br>Original | Percent Total<br>Budget<br>Remaining -<br>Original |
|--|-----------------|--------------------------|--|--|
| <b>Revenues</b>                                  |                 |                          |  |  |
| Special Assessments - Capital Improvements       |                 |                          |  |  |
| DS Assmts-Tax Roll                               | 285,638         | 291,482                  | 5,844  | 2 %  |
| Interest Earnings                                |                 |                          |  |  |
| Interest Earnings                                | <u>0</u>        | <u>9</u>                 | <u>9</u>   | <u>0 %</u>   |
| <b>Total Revenues</b>                            | <u>285,638</u>  | <u>291,491</u>           | <u>5,853</u>                                       | <u>2 %</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               | 227,822                  | 227,822  | 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>227,822</u></u>    | <u><u>227,822</u></u>                              | <u><u>0 %</u></u>                                  |
| <br>   |                 |                          |  |  |
| Fund Balance, Beginning of Period                | 0               | 219,328                  | 219,328  | 0 %  |
| <br>   |                 |                          |  |  |
| Fund Balance, End of Period                      | <u>0</u>        | <u>447,151</u>           | <u>447,151</u>                                     | <u>0 %</u>   |

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

General Fixed Assets Account Group - 900  
 From 10/1/2020 Through 4/30/2021  
 (In Whole Numbers)

|   | Annual Budget     | Current Period<br>Actual | Current Period<br>Budget<br>Variance -<br>Original | Percent Total<br>Budget<br>Remaining -<br>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>   |
| <br>                                      |                   |                          |  |  |
| Fund Balance, Beginning of Period         | 0                 | 9,677,607                | 9,677,607  | 0 %  |
| <br>                                      |                   |                          |  |  |
| 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: 04/30/21  
Reconciliation Date: 4/30/2021  
Status: Locked

|                                  |                    |
|----------------------------------|--------------------|
| Bank Balance                     | 261,543.25         |
| Less Outstanding Checks/Vouchers | 135.00             |
| 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          | 261,408.25         |
| Balance Per Books                | <u>261,408.25</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: 04/30/21  
Reconciliation Date: 4/30/2021  
Status: Locked

Outstanding Checks/Vouchers

| <u>Document Number</u>      | <u>Document Date</u> | <u>Document Description</u>       | <u>Document Amount</u> | <u>Payee</u>   |
|-----------------------------|----------------------|-----------------------------------|------------------------|----------------|
| 5327                        | 4/1/2021             | System Generated<br>Check/Voucher | 135.00                 | Jessi's Closet |
| Outstanding Checks/Vouchers |                      |                                   | 135.00                 |                |

**Avelar Creek CDD  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 04/30/21**

**Reconciliation Date: 4/30/2021**

**Status: Locked**

**Cleared Checks/Vouchers**

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u>      | <u>Document Amount</u> | <u>Payee</u>                              |
|------------------------|----------------------|----------------------------------|------------------------|---|
| 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.                 |
| 5322                   | 4/1/2021             | System Generated Check/Voucher   | 6,300.00               | Carson's Lawn & Landscaping Services, LLC |
| 5323                   | 4/1/2021             | System Generated Check/Voucher   | 200.00                 | Christopher M. Perich                     |
| 5324                   | 4/1/2021             | System Generated Check/Voucher   | 200.00                 | Cornell N. Nobles                         |
| 5325                   | 4/1/2021             | System Generated Check/Voucher   | 83.33                  | Global Solution partners                  |
| 5326                   | 4/1/2021             | System Generated Check/Voucher   | 99.30                  | HomeTeam Pest Defense, LLC                |
| 5328                   | 4/1/2021             | System Generated Check/Voucher   | 200.00                 | Julie Campbell                            |
| 5329                   | 4/1/2021             | System Generated Check/Voucher   | 7,686.92               | Meritus Districts                         |
| 5330                   | 4/1/2021             | System Generated Check/Voucher   | 200.00                 | Michael Finke                             |
| 5331                   | 4/1/2021             | System Generated Check/Voucher   | 333.45                 | Piper Fire Protection, Inc.               |
| 5332                   | 4/1/2021             | System Generated Check/Voucher   | 110.00                 | Suzanna M. Kimball                        |
| 5333                   | 4/1/2021             | System Generated Check/Voucher   | 171.31                 | Waste Management Inc. of Florida          |
| 5334                   | 4/6/2021             | Series 2016 FY21 Tax Dist ID 522 | 3,137.99               | Avelar Creek CDD                          |
| 5335                   | 4/8/2021             | System Generated Check/Voucher   | 1,177.09               | Board of County Commissioners             |
| 5336                   | 4/8/2021             | System Generated Check/Voucher   | 387.12                 | Carson's Lawn & Landscaping Services, LLC |
| 5337                   | 4/8/2021             | System Generated Check/Voucher   | 219.00                 | Chris's Plumbing Service, Inc.            |
| 5338                   | 4/8/2021             | System Generated Check/Voucher   | 715.00                 | Neptune Services                          |
| 5339                   | 4/8/2021             | System Generated Check/Voucher   | 110.00                 | Suzanna M. Kimball                        |
| 5340                   | 4/8/2021             | System Generated Check/Voucher   | 52.36                  | Tampa Electric                            |
| 5341                   | 4/15/2021            | System Generated Check/Voucher   | 215.00                 | Carson's Lawn & Landscaping Services, LLC |
| 5342                   | 4/15/2021            | System Generated Check/Voucher   | 238.12                 | Frontier Communications                   |
| 5343                   | 4/15/2021            | System Generated Check/Voucher   | 70.00                  | Suzanna M. Kimball                        |
| 5344                   | 4/15/2021            | System Generated Check/Voucher   | 3,247.80               | Tampa Electric                            |

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/21

Reconciliation Date: 4/30/2021

Status: Locked

Cleared Checks/Vouchers

| <u>Document Number</u>  | <u>Document Date</u> | <u>Document Description</u>       | <u>Document Amount</u> | <u>Payee</u>              |
|-------------------------|----------------------|-----------------------------------|------------------------|---------------------------|
| 5345                    | 4/15/2021            | System Generated<br>Check/Voucher | 751.35                 | Zebra Cleaning Team, Inc. |
| 5346                    | 4/22/2021            | System Generated<br>Check/Voucher | 70.00                  | Suzanna M. Kimball        |
| Cleared Checks/Vouchers |                      |                                   | 33,926.22              |                           |

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/21

Reconciliation Date: 4/30/2021

Status: Locked

Cleared Deposits

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u>        | <u>Document Amount</u> | <u>Deposit Number</u> |
|------------------------|----------------------|------------------------------------|------------------------|-----------------------|
| CR433                  | 4/7/2021             | Tax Distribution - 04.07.21        | 7,045.65               |                       |
| 110                    | 4/19/2021            | Pool Card - Taylor - 03.30.21      | 25.00                  |                       |
| 127                    | 4/19/2021            | Pool Card - Zemansky -<br>04.14.21 | 25.00                  |                       |
| 2216154566             | 4/19/2021            | Pool Card - Perez - 04.19.21       | 25.00                  |                       |
| 892                    | 4/19/2021            | Pool Card - Bator - 04.12.21       | 25.00                  |                       |
| CR437                  | 4/30/2021            | Interest                           | <u>2.52</u>            |                       |
| Cleared Deposits       |                      |                                    | <u>7,148.17</u>        |                       |