

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
May 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 5/31/2021
(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	274,111	0	0	0	274,111
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	70,953	0	0	70,953
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	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	1,347	0	0	0	1,347
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	3,023,051	3,023,051
Other	0	0	0	0	0
Total Assets	<u>321,193</u>	<u>214,059</u>	<u>9,677,607</u>	<u>3,240,000</u>	<u>13,452,859</u>
Liabilities					
Accounts Payable	13,719	0	0	0	13,719
Accounts Payable - Other	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0
Deferred Revenue	33,700	0	0	0	33,700
Accrued Expenses Payable	0	0	0	0	0
Sales Tax Payable	17	0	0	0	17
Deposits	0	0	0	0	0
Revenue Bonds Payable-2016	0	0	0	3,240,000	3,240,000
Other	0	0	0	0	0
Total Liabilities	<u>47,437</u>	<u>0</u>	<u>0</u>	<u>3,240,000</u>	<u>3,287,437</u>

Fund Equity & Other Credits Contributed Capital

Avelar Creek CDD

Balance Sheet

As of 5/31/2021
(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	146,598	(5,269)	0	0	141,329
Total Fund Equity & Other Credits Contributed Capital	273,756	214,059	9,677,607	0	10,165,422
 Total Liabilities & Fund Equity	 321,193	 214,059	 9,677,607	 3,240,000	 13,452,859

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2020 Through 5/31/2021
(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	363,568	6,626	2 %
Interest Earnings				
Interest Earnings	50	213	163	326 %
Other Miscellaneous Revenues				
Miscellaneous	0	233	233	0 %
Rental Revenue	1,445	0	(1,445)	(100)%
Undesignated Reserves	14,988	0	(14,988)	(100)%
Total Revenues	<u>373,425</u>	<u>364,013</u>	<u>(9,412)</u>	<u>(3)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	3,000	2,000	40 %
Financial & Administrative				
Field Manager	12,000	8,000	4,000	33 %
District Manager	24,000	16,000	8,000	33 %
Recording Secretary	5,000	3,328	1,672	33 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	2,000	0	0 %
Trustees Fees	5,000	2,694	2,306	46 %
Accounting Services	26,000	17,328	8,672	33 %
Auditing Services	4,500	4,000	500	11 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	246	4	2 %
Rentals & Leases	2,400	1,600	800	33 %
Public Officials Insurance	2,537	2,421	116	5 %
Legal Advertising	1,200	0	1,200	100 %
Bank Fees	150	13	138	92 %
Dues, Licenses & Fees	467	333	134	29 %
Reserve Study	1,000	667	333	33 %
Technology Services	1,500	1,000	500	33 %
Website Administration	1,200	800	400	33 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	1,000	1,080	(80)	(8)%
Electric Utility Services				
Electric Utility Services	38,500	22,441	16,059	42 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,950	1,666	284	15 %
Water-Sewer Combination Services				
Water Utility Services	14,000	7,243	6,757	48 %
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	56,350	19,250	25 %
Mulch/Tree Trimming	10,000	6,075	3,925	39 %
Plant Replacement Program	8,000	0	8,000	100 %
Irrigation Maintenance	3,000	2,231	769	26 %
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 5/31/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Staff	22,500	13,781	8,719	39 %
Security Patrol	1,500	0	1,500	100 %
Clubhouse Phone	2,900	1,928	972	34 %
Amenity Center Maintenance & Repairs	9,000	6,029	2,971	33 %
Pool Maintenance - Contract	8,400	5,600	2,800	33 %
Pool Maintenance - Other	3,000	6,080	(3,080)	(103)%
Amenity Center Cleaning & Supplies	7,000	2,954	4,046	58 %
Playground Improvements & Repairs	2,500	0	2,500	100 %
Holiday Lighting	1,000	390	610	61 %
Special Events	6,000	525	5,475	91 %
Bridge Maintenance	1,000	95	905	91 %
Security System	500	0	500	100 %
Amenities Furniture & Fixtures	3,783	2,385	1,398	37 %
Reserves				
Capital Asset Reserves	24,000	0	24,000	100 %
Total Expenditures	<u>373,425</u>	<u>217,415</u>	<u>156,010</u>	<u>42 %</u>
Subtotal: Rev Over / (Under) Exp	0	146,598	146,598	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>146,598</u>	<u>146,598</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	127,158	127,158	0 %
Fund Balance, End of Period	<u>0</u>	<u>273,756</u>	<u>273,756</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2020 Through 5/31/2021
(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	291,957	6,319	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>11</u>	<u>11</u>	<u>0 %</u>
Total Revenues	<u>285,638</u>	<u>291,968</u>	<u>6,330</u>	<u>2 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	115,638	117,238	(1,600)	(1)%
Principal Payments	170,000	170,000	0	0 %
Prepayments	<u>0</u>	<u>10,000</u>	<u>(10,000)</u>	<u>0 %</u>
Total Expenditures	<u>285,638</u>	<u>297,238</u>	<u>(11,600)</u>	<u>(4)%</u>
Subtotal: Rev Over / (Under) Exp	0	(5,269)	(5,269)	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>(5,269)</u></u>	<u><u>(5,269)</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>214,059</u>	<u>214,059</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2020 Through 5/31/2021
 (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	<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: 05/31/21
Reconciliation Date: 5/31/2021
Status: Locked

Bank Balance	274,721.58
Less Outstanding Checks/Vouchers	610.27
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	274,111.31
Balance Per Books	<u>274,111.31</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: 05/31/21

Reconciliation Date: 5/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5327	4/1/2021	System Generated Check/Voucher	135.00	Jessi's Closet
5359	5/6/2021	Series 2016 FY21 Tax Dist ID 526	475.27	Avelar Creek CDD
Outstanding Checks/Vouchers			610.27	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/21

Reconciliation Date: 5/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5347	5/1/2021	System Generated Check/Voucher	7,926.24	Meritus Districts
5348	5/1/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5349	5/1/2021	System Generated Check/Voucher	545.50	Zebra Cleaning Team, Inc.
5350	5/6/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5351	5/6/2021	System Generated Check/Voucher	891.74	Board of County Commissioners
5352	5/6/2021	System Generated Check/Voucher	60.00	Burr & Forman LLP
5353	5/6/2021	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5354	5/6/2021	System Generated Check/Voucher	83.33	Global Solution partners
5355	5/6/2021	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5356	5/6/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5357	5/6/2021	System Generated Check/Voucher	52.36	Tampa Electric
5358	5/6/2021	System Generated Check/Voucher	171.31	Waste Management Inc. of Florida
5360	5/13/2021	System Generated Check/Voucher	412.19	Meritus Districts
5361	5/13/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5362	5/13/2021	System Generated Check/Voucher	3,203.68	Tampa Electric
5363	5/20/2021	System Generated Check/Voucher	238.12	Frontier Communications
5364	5/20/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5365	5/20/2021	System Generated Check/Voucher	700.00	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			21,628.77	
			21,628.77	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/21

Reconciliation Date: 5/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR435	5/6/2021	Tax Distribution - 05.06.21	1,067.11	
2559	5/7/2021	Insurance Reimbursement - 04.29.21	0.00	
CR442-2	5/17/2021	Deposit Item Returned Fee	(12.50)	
2215235106	5/21/2021	Pool Card - Marquez - 05.21.21	25.00	
2560	5/21/2021	Insurance Reimbursement - 05.14.21	33,700.00	
350	5/21/2021	Pool Card - Maldonado - 04.19.21	25.00	
CR442	5/31/2021	Interest	<u>2.49</u>	
Cleared Deposits			<u><u>34,807.10</u></u>	