

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2021



Meritus Corporation
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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Avelar Creek CDD

Balance Sheet

As of 6/30/2021
(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	248,684	0	0	0	248,684
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	72,895	0	0	72,895
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	2,781	0	0	2,781
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	1,010	0	0	0	1,010
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>295,429</u>	<u>218,780</u>	<u>9,677,607</u>	<u>3,240,000</u>	<u>13,431,816</u>
Liabilities					
Accounts Payable	32,899	0	0	0	32,899
Accounts Payable - Other	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0
Deferred Revenue	33,875	0	0	0	33,875
Accrued Expenses Payable	0	0	0	0	0
Sales Tax Payable	7	0	0	0	7
Deposits	400	0	0	0	400
Revenue Bonds Payable-2016	0	0	0	3,240,000	3,240,000
Other	0	0	0	0	0
Total Liabilities	<u>67,181</u>	<u>0</u>	<u>0</u>	<u>3,240,000</u>	<u>3,307,181</u>

Fund Equity & Other Credits Contributed Capital

Avelar Creek CDD

Balance Sheet

As of 6/30/2021
(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	101,090	(548)	0	0	100,542
Total Fund Equity & Other Credits Contributed Capital	228,248	218,780	9,677,607	0	10,124,635
 Total Liabilities & Fund Equity	 295,429	 218,780	 9,677,607	 3,240,000	 13,431,816

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2020 Through 6/30/2021
(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	365,985	9,043	3 %
Interest Earnings				
Interest Earnings	50	216	166	331 %
Other Miscellaneous Revenues				
Miscellaneous	0	326	326	0 %
Clubhouse Rental	1,445	0	(1,445)	(100)%
Undesignated Reserves	14,988	0	(14,988)	(100)%
Total Revenues	<u>373,425</u>	<u>366,526</u>	<u>(6,899)</u>	<u>(2)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	3,000	2,000	40 %
Financial & Administrative				
Field Manager	12,000	9,000	3,000	25 %
District Manager	24,000	18,000	6,000	25 %
Recording Secretary	5,000	3,744	1,256	25 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	2,000	0	0 %
Trustees Fees	5,000	3,030	1,970	39 %
Accounting Services	26,000	19,494	6,506	25 %
Auditing Services	4,500	4,000	500	11 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	265	(15)	(6)%
Rentals & Leases	2,400	1,800	600	25 %
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	608	(141)	(30)%
Reserve Study	1,000	750	250	25 %
Technology Services	1,500	1,125	375	25 %
Website Administration	1,200	900	300	25 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	1,000	1,140	(140)	(14)%
Electric Utility Services				
Electric Utility Services	38,500	25,671	12,829	33 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,950	1,837	113	6 %
Water-Sewer Combination Services				
Water Utility Services	14,000	7,933	6,067	43 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	5,625	1,875	25 %
Waterway Improvements & Repairs	1,500	385	1,115	74 %
Property & Casualty Insurance	11,140	10,997	143	1 %
Landscape Maintenance - Contract	75,600	62,650	12,950	17 %
Mulch/Tree Trimming	10,000	8,100	1,900	19 %
Plant Replacement Program	8,000	1,203	6,797	85 %
Irrigation Maintenance	3,000	4,525	(1,525)	(51)%
Road & Street Facilities				
Pavement and Signage Repairs	9,198	22,003	(12,805)	(139)%
Parks & Recreation				

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2020 Through 6/30/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Staff	22,500	15,448	7,052	31 %
Security Patrol	1,500	0	1,500	100 %
Clubhouse Phone	2,900	2,166	734	25 %
Amenity Center Maintenance & Repairs	9,000	6,733	2,267	25 %
Pool Maintenance - Contract	8,400	6,440	1,960	23 %
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>265,436</u>	<u>107,989</u>	<u>29 %</u>
Subtotal: Rev Over / (Under) Exp	0	101,090	101,090	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>101,090</u>	<u>101,090</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	127,158	127,158	0 %
Fund Balance, End of Period	<u>0</u>	<u>228,248</u>	<u>228,248</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2020 Through 6/30/2021
(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	293,898	8,260	3 %
DS Assmts - Prepayments	0	2,779	2,779	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>12</u>	<u>12</u>	<u>0 %</u>
Total Revenues	<u>285,638</u>	<u>296,689</u>	<u>11,051</u>	<u>4 %</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	(548)	(548)	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>(548)</u>	<u>(548)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	219,328	219,328	0 %
Fund Balance, End of Period				
	<u>0</u>	<u>218,780</u>	<u>218,780</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2020 Through 6/30/2021
 (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: 06/30/21
Reconciliation Date: 6/30/2021
Status: Locked

Bank Balance	250,305.45
Less Outstanding Checks/Vouchers	2,296.30
Plus Deposits in Transit	675.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	248,684.15
Balance Per Books	<u>248,684.15</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: 06/30/21

Reconciliation Date: 6/30/2021

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 Check/Voucher	135.00	Jessi's Closet
5377	6/10/2021	System Generated Check/Voucher	80.00	Affordable Backflow Testing
5390	6/15/2021	Series 2016 FY21 Tax Dist ID 531	1,941.30	Avelar Creek CDD
5393	6/24/2021	System Generated Check/Voucher	140.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			2,296.30	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/21

Reconciliation Date: 6/30/2021

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1043	6/23/2021	Pool Cards - Vizcaino - 06.18.21	25.00	
1093	6/23/2021	Pool Card - Matthews - 06.08.21	25.00	
228	6/23/2021	Pool Card - Lyons - 06.08.21	25.00	
989	6/23/2021	Pool Card - Ellis-Morrison - 06.01.21	25.00	
168	6/25/2021	Clubhouse Rental - Douglas - 08.28.21	275.00	
521	6/25/2021	Clubhouse Rental - Gomez - 07.10.21	300.00	
			<hr/>	
Outstanding Deposits			675.00	
			<hr/> <hr/>	

**Avelar Creek CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/21

Reconciliation Date: 6/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5359	5/6/2021	Series 2016 FY21 Tax Dist ID 526	475.27	Avelar Creek CDD
5366	6/1/2021	System Generated Check/Voucher	330.00	Carson's Lawn & Landscaping Services, LLC
5367	6/1/2021	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
5368	6/1/2021	System Generated Check/Voucher	1,217.60	Florida Patio Furniture Inc
5369	6/1/2021	System Generated Check/Voucher	7,526.65	Meritus Districts
5370	6/1/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5371	6/3/2021	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5372	6/3/2021	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5373	6/3/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5374	6/3/2021	System Generated Check/Voucher	52.36	Tampa Electric
5375	6/3/2021	System Generated Check/Voucher	171.31	Waste Management Inc. of Florida
5376	6/3/2021	System Generated Check/Voucher	1,802.50	Zebra Cleaning Team, Inc.
5378	6/10/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5379	6/10/2021	System Generated Check/Voucher	939.30	Board of County Commissioners
5380	6/10/2021	System Generated Check/Voucher	450.00	Burr & Forman LLP
5381	6/10/2021	System Generated Check/Voucher	2,294.00	Carson's Lawn & Landscaping Services, LLC
5382	6/10/2021	System Generated Check/Voucher	200.00	Christopher M. Perich
5383	6/10/2021	System Generated Check/Voucher	200.00	Cornell N. Nobles
5384	6/10/2021	System Generated Check/Voucher	1,167.60	Florida Patio Furniture Inc
5385	6/10/2021	System Generated Check/Voucher	83.33	Global Solution partners
5386	6/10/2021	System Generated Check/Voucher	200.00	Julie Campbell
5387	6/10/2021	System Generated Check/Voucher	200.00	Michael Finke
5388	6/10/2021	System Generated Check/Voucher	445.00	Neptune Services
5389	6/10/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
FDR052021	6/15/2021	Sales Tax Payment - May	17.44	Florida Department of Revenue
5391	6/17/2021	System Generated Check/Voucher	238.12	Frontier Communications

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
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Reconciliation Date: 6/30/2021
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5392	6/17/2021	System Generated Check/Voucher	3,177.55	Tampa Electric
Cleared Checks/Vouchers			28,777.33	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
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Reconciliation Date: 6/30/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR445	6/15/2021	Tax Distribution - 06.15.21	4,358.76	
CR449	6/30/2021	Interest	<u>2.44</u>	
Cleared Deposits			<u>4,361.20</u>	