

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2021
(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	201,324	0	0	0	201,324
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	5,560	0	0	5,560
Accounts Receivable-Other	263	0	0	0	263
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	673	0	0	0	673
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>247,995</u>	<u>221,560</u>	<u>9,677,607</u>	<u>3,240,000</u>	<u>13,387,161</u>
Liabilities					
Accounts Payable	27,642	0	0	0	27,642
Accounts Payable - Other	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0
Deferred Revenue	33,775	0	0	0	33,775
Accrued Expenses Payable	0	0	0	0	0
Sales Tax Payable	17	0	0	0	17
Deposits	450	0	0	0	450
Revenue Bonds Payable-2016	0	0	0	3,240,000	3,240,000
Other	0	0	0	0	0
Total Liabilities	<u>61,884</u>	<u>0</u>	<u>0</u>	<u>3,240,000</u>	<u>3,301,884</u>

Avelar Creek CDD

Balance Sheet

As of 7/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Fund Equity & Other Credits Contributed Capital					
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	58,953	2,231	0	0	61,184
Total Fund Equity & Other Credits Contributed Capital	186,111	221,560	9,677,607	0	10,085,277
Total Liabilities & Fund Equity	247,995	221,560	9,677,607	3,240,000	13,387,161

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2020 Through 7/31/2021
(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	365,985	9,043	3 %
Interest Earnings				
Interest Earnings	50	218	168	335 %
Other Miscellaneous Revenues				
Miscellaneous	0	372	372	0 %
Clubhouse Rental	1,445	186	(1,259)	(87)%
Undesignated Reserves	14,988	0	(14,988)	(100)%
Total Revenues	<u>373,425</u>	<u>366,761</u>	<u>(6,664)</u>	<u>(2)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	3,000	2,000	40 %
Financial & Administrative				
Field Manager	12,000	10,000	2,000	17 %
District Manager	24,000	20,000	4,000	17 %
Recording Secretary	5,000	4,160	840	17 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	2,000	0	0 %
Trustees Fees	5,000	3,367	1,633	33 %
Accounting Services	26,000	21,660	4,340	17 %
Auditing Services	4,500	4,000	500	11 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	794	(544)	(218)%
Rentals & Leases	2,400	2,000	400	17 %
Public Officials Insurance	2,537	2,421	116	5 %
Legal Advertising	1,200	1,972	(772)	(64)%
Bank Fees	150	13	138	92 %
Dues, Licenses & Fees	467	608	(141)	(30)%
Reserve Study	1,000	833	167	17 %
Technology Services	1,500	1,250	250	17 %
Website Administration	1,200	1,000	200	17 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	1,000	1,650	(650)	(65)%
Electric Utility Services				
Electric Utility Services	38,500	28,857	9,643	25 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,950	2,009	(59)	(3)%
Water-Sewer Combination Services				
Water Utility Services	14,000	8,582	5,418	39 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	6,250	1,250	17 %
Waterway Improvements & Repairs	1,500	385	1,115	74 %
Property & Casualty Insurance	11,140	10,997	143	1 %
Landscape Maintenance - Contract	75,600	68,950	6,650	9 %
Mulch/Tree Trimming	10,000	10,685	(685)	(7)%
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	37,403	(28,205)	(307)%
Parks & Recreation				

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2020 Through 7/31/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Staff	22,500	17,115	5,385	24 %
Security Patrol	1,500	0	1,500	100 %
Clubhouse Phone	2,900	2,404	496	17 %
Amenity Center Maintenance & Repairs	9,000	7,816	1,184	13 %
Pool Maintenance - Contract	8,400	7,280	1,120	13 %
Pool Maintenance - Other	3,000	6,080	(3,080)	(103)%
Amenity Center Cleaning & Supplies	7,000	3,144	3,856	55 %
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>307,808</u>	<u>65,617</u>	<u>18 %</u>
Subtotal: Rev Over / (Under) Exp	0	58,953	58,953	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>58,953</u>	<u>58,953</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	127,158	127,158	0 %
Fund Balance, End of Period	<u>0</u>	<u>186,111</u>	<u>186,111</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2020 Through 7/31/2021
(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	293,898	8,260	3 %
DS Assmts - Prepayments	0	5,557	5,557	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>13</u>	<u>13</u>	<u>0 %</u>
Total Revenues	<u>285,638</u>	<u>299,469</u>	<u>13,831</u>	<u>5 %</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	2,231	2,231	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>2,231</u>	<u>2,231</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	219,328	219,328	0 %
Fund Balance, End of Period				
	<u>0</u>	<u>221,560</u>	<u>221,560</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2020 Through 7/31/2021
 (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: 07/31/21
Reconciliation Date: 7/31/2021
Status: Locked

Bank Balance	201,528.87
Less Outstanding Checks/Vouchers	205.00
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	201,323.87
Balance Per Books	<u>201,323.87</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: 07/31/21

Reconciliation Date: 7/31/2021

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
5419	7/22/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			205.00	

**Avelar Creek CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/21

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
5394	7/1/2021	System Generated Check/Voucher	17,900.00	JAHconstruction, LLC
5395	7/1/2021	System Generated Check/Voucher	7,714.22	Meritus Districts
5396	7/1/2021	System Generated Check/Voucher	400.00	Neptune Services
5397	7/1/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5398	7/1/2021	System Generated Check/Voucher	52.36	Tampa Electric
5399	7/1/2021	System Generated Check/Voucher	171.31	Waste Management Inc. of Florida
5400	7/1/2021	System Generated Check/Voucher	840.00	Zebra Cleaning Team, Inc.
5401	7/8/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5402	7/8/2021	System Generated Check/Voucher	689.84	Board of County Commissioners
5403	7/8/2021	System Generated Check/Voucher	60.00	Burr & Forman LLP
5404	7/8/2021	System Generated Check/Voucher	9,528.00	Carson's Lawn & Landscaping Services, LLC
5405	7/8/2021	System Generated Check/Voucher	83.33	Global Solution partners
5406	7/8/2021	System Generated Check/Voucher	99.30	The Home Depot
5406	7/8/2021	System Generated Check/Voucher	(99.30)	The Home Depot
5407	7/8/2021	System Generated Check/Voucher	135.00	MHD Communications
5408	7/8/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5409	7/15/2021	System Generated Check/Voucher	1,845.00	Carson's Lawn & Landscaping Services, LLC
5410	7/15/2021	System Generated Check/Voucher	238.08	Frontier Communications
5411	7/15/2021	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5412	7/15/2021	System Generated Check/Voucher	250.00	Neptune Services
5413	7/15/2021	System Generated Check/Voucher	100.00	Suzanna M. Kimball
5413	7/15/2021	System Generated Check/Voucher	(100.00)	Suzanna M. Kimball
5414	7/15/2021	System Generated Check/Voucher	3,133.33	Tampa Electric

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/21

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5415	7/15/2021	System Generated Check/Voucher	200.00	Yasmin Gomez
5416	7/15/2021	System Generated Check/Voucher	840.00	Zebra Cleaning Team, Inc.
5417	7/15/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
CD084	7/20/2021	Item Returned - Clubhouse Rental - Vizcaino - 07.03.21	262.50	
FDR062021	7/21/2021	Sales Tax Payment - June	6.98	Florida Department of Revenue
5418	7/22/2021	System Generated Check/Voucher	2,328.20	Sign Parrot
Cleared Checks/Vouchers			49,853.75	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/21

Reconciliation Date: 7/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
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	
1044	7/1/2021	Clubhouse Rental - Vizcaino - 07.03.21	100.00	
1045	7/1/2021	Clubhouse Rental - Vizcaino - 07.03.21	250.00	
1560112598	7/9/2021	Pool Card - Adams - 06.09.21	25.00	
1382	7/20/2021	Pool Card - Duke - 07.12.21	25.00	
CR454	7/31/2021	Interest	2.17	
Cleared Deposits			1,077.17	