

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 31, 2021



Meritus Corporation  
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# Avelar Creek CDD

## Balance Sheet

As of 8/31/2021  
(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	156,984	0	0	0	156,984
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	337	0	0	0	337
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
<b>Total Assets</b>	<u>203,318</u>	<u>221,561</u>	<u>9,677,607</u>	<u>3,240,000</u>	<u>13,342,485</u>
<b>Liabilities</b>					
Accounts Payable	13,033	0	0	0	13,033
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	0	0	0	0	0
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
<b>Total Liabilities</b>	<u>47,183</u>	<u>0</u>	<u>0</u>	<u>3,240,000</u>	<u>3,287,183</u>

# Avelar Creek CDD

## Balance Sheet

As of 8/31/2021  
(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	28,977	2,232	0	0	31,209
Total Fund Equity & Other Credits Contributed Capital	156,135	221,561	9,677,607	0	10,055,302
 Total Liabilities & Fund Equity	 203,318	 221,561	 9,677,607	 3,240,000	 13,342,485

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

General Fund - 001  
From 10/1/2020 Through 8/31/2021  
(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	365,985	9,043	3 %
Interest Earnings				
Interest Earnings	50	220	170	339 %
Other Miscellaneous Revenues				
Miscellaneous	0	372	372	0 %
Clubhouse Rental	1,445	261	(1,184)	(82)%
Undesignated Reserves	14,988	0	(14,988)	(100)%
<b>Total Revenues</b>	<u>373,425</u>	<u>366,838</u>	<u>(6,587)</u>	<u>(2)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	5,000	3,800	1,200	24 %
Financial & Administrative				
Field Manager	12,000	11,000	1,000	8 %
District Manager	24,000	22,000	2,000	8 %
Recording Secretary	5,000	4,576	424	8 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	2,000	0	0 %
Trustees Fees	5,000	3,704	1,296	26 %
Accounting Services	26,000	23,826	2,174	8 %
Auditing Services	4,500	4,000	500	11 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	815	(565)	(226)%
Rentals & Leases	2,400	2,200	200	8 %
Public Officials Insurance	2,537	2,421	116	5 %
Legal Advertising	1,200	2,371	(1,171)	(98)%
Bank Fees	150	13	138	92 %
Dues, Licenses & Fees	467	608	(141)	(30)%
Reserve Study	1,000	917	83	8 %
Technology Services	1,500	1,375	125	8 %
Website Administration	1,200	1,100	100	8 %
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	32,145	6,355	17 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,950	2,180	(230)	(12)%
Water-Sewer Combination Services				
Water Utility Services	14,000	9,277	4,723	34 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	6,875	625	8 %
Waterway Improvements & Repairs	1,500	385	1,115	74 %
Property & Casualty Insurance	11,140	10,997	143	1 %
Landscape Maintenance - Contract	75,600	75,250	350	0 %
Mulch/Tree Trimming	10,000	10,685	(685)	(7)%
Plant Replacement Program	8,000	1,203	6,797	85 %
Irrigation Maintenance	3,000	7,800	(4,800)	(160)%
Road & Street Facilities				
Pavement and Signage Repairs	9,198	39,903	(30,705)	(334)%
Parks & Recreation				

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

General Fund - 001  
From 10/1/2020 Through 8/31/2021  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Staff	22,500	18,781	3,719	17 %
Security Patrol	1,500	0	1,500	100 %
Clubhouse Phone	2,900	2,642	258	9 %
Amenity Center Maintenance & Repairs	9,000	10,513	(1,513)	(17)%
Pool Maintenance - Contract	8,400	8,120	280	3 %
Pool Maintenance - Other	3,000	6,080	(3,080)	(103)%
Amenity Center Cleaning & Supplies	7,000	3,254	3,746	54 %
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>337,861</u>	<u>35,564</u>	<u>10 %</u>
Subtotal: Rev Over / (Under) Exp	0	28,977	28,977	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>28,977</u>	<u>28,977</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	127,158	127,158	0 %
Fund Balance, End of Period	<u>0</u>	<u>156,135</u>	<u>156,135</u>	<u>0 %</u>

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

Debt Service Fund Series 2016 - 201  
From 10/1/2020 Through 8/31/2021  
(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	293,898	8,260	3 %
DS Assmts - Prepayments	0	5,557	5,557	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>14</u>	<u>14</u>	<u>0 %</u>
Total Revenues	<u>285,638</u>	<u>299,470</u>	<u>13,832</u>	<u>5 %</u>
<b>Expenditures</b>				
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	2,232	2,232	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>2,232</u></u>	<u><u>2,232</u></u>	<u><u>0 %</u></u>
<b>Fund Balance, Beginning of Period</b>				
	0	219,328	219,328	0 %
<b>Fund Balance, End of Period</b>				
	<u>0</u>	<u>221,561</u>	<u>221,561</u>	<u>0 %</u>

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

General Fixed Assets Account Group - 900  
 From 10/1/2020 Through 8/31/2021  
 (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: 08/31/2021  
Reconciliation Date: 8/31/2021  
Status: Locked

Bank Balance	161,357.11
Less Outstanding Checks/Vouchers	4,373.59
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	156,983.52
Balance Per Books	<u>156,983.52</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: 08/31/2021

Reconciliation Date: 8/31/2021

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
5420	8/2/2021	System Generated Check/Voucher	80.00	Affordable Backflow Testing
5425	8/2/2021	System Generated Check/Voucher	488.61	Optimal Outsource
5433	8/9/2021	System Generated Check/Voucher	275.00	Neptune Services
5438	8/19/2021	System Generated Check/Voucher	49.98	Meritus Districts
5444	8/26/2021	System Generated Check/Voucher	3,275.00	Carson's Lawn & Landscaping Services, LLC
5445	8/26/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			4,373.59	
			4,373.59	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 08/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5419	7/22/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5421	8/2/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5422	8/2/2021	System Generated Check/Voucher	7,040.00	Carson's Lawn & Landscaping Services, LLC
5423	8/2/2021	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5424	8/2/2021	System Generated Check/Voucher	7,694.33	Meritus Districts
5426	8/2/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5427	8/2/2021	System Generated Check/Voucher	171.31	Waste Management Inc. of Florida
FDR072021	8/6/2021	Sales Tax Payment - July	17.44	Florida Department of Revenue
5428	8/9/2021	System Generated Check/Voucher	649.37	Board of County Commissioners
5429	8/9/2021	System Generated Check/Voucher	510.00	Burr & Forman LLP
5430	8/9/2021	System Generated Check/Voucher	83.33	Global Solution partners
5431	8/9/2021	System Generated Check/Voucher	15,400.00	JAHconstruction, LLC
5432	8/9/2021	System Generated Check/Voucher	168.75	MHD Communications
5434	8/9/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5435	8/9/2021	System Generated Check/Voucher	1,972.00	Times Publishing Company
5436	8/9/2021	System Generated Check/Voucher	52.36	Tampa Electric
5437	8/19/2021	System Generated Check/Voucher	238.08	Frontier Communications
5439	8/19/2021	System Generated Check/Voucher	548.00	MHD Communications
5440	8/19/2021	System Generated Check/Voucher	140.00	Suzanna M. Kimball
5441	8/19/2021	System Generated Check/Voucher	399.10	Times Publishing Company
5442	8/19/2021	System Generated Check/Voucher	3,235.19	Tampa Electric
5443	8/19/2021	System Generated Check/Voucher	840.00	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			40,173.56	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 08/31/2021  
Reconciliation Date: 8/31/2021  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR457	8/31/2021	Interest	<u>1.80</u>	
Cleared Deposits			<u>1.80</u>	