

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
OCTOBER 27, 2021**

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
OCTOBER 27, 2021 at 6:00 P.M.  
AVELAR CREEK CLUBHOUSE LOCATED AT 10125 HOLLAND AVE.,  
RIVERVIEW, FL 33579**

<b>District Board of Supervisors</b>	Vice Chairman Supervisor Supervisor Supervisor Supervisor	Christopher Perich Julie Campbell Michael Finke Cornell Nobles Vacant
<b>District Manager</b>	Meritus	Rick Reidt
<b>Onsite Staff</b>	Meritus	Jahyra Rivera
<b>District Attorney</b>	Burr Forman	Scott Steady
<b>District Engineer</b>	CPH Inc	Nicole Lebron

*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **6:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume with the fourth section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fifth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The sixth and seventh section is called **Supervisor/Staff Reports and Management Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The eighth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Avelar Creek Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District will be held on **Wednesday, October 27, 2021 at 6:00 p.m.** at the Avelar Creek Clubhouse located at 10125 Holland Ave., Riverview, FL 33579. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER/ROLL CALL**
- 3. PUBLIC COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
  - A. Discussion on Landscape Maintenance Contract.....Tab 01
  - B. Discussion on Landscape Enhancements – Meadow Song.....Tab 02
  - C. Discussion on Pool Resurfacing Proposal.....*Under Separate Cover*
  - D. Discussion on Video Surveillance
  - E. General Matters of the District
- 5. CONSENT AGENDA**
  - A. Consideration of the Public Hearing & Meeting Minutes August 25, 2021 ..... Tab 03
  - B. Consideration of Operations and Maintenance Expenditures August 2021..... Tab 04
  - C. Consideration of Operations and Maintenance Expenditures September 2021 ..... Tab 05
  - D. Review of Financial Statements Month Ending September 30, 2021 ..... Tab 06
- 6. SUPERVISOR/STAFF REPORTS**
  - A. Supervisor Reports
    - i. Landscape Update by Supervisor Perich
    - ii. Accounting & Financing Update by Supervisor Campbell
    - iii. Clubhouse & Pool Update by Supervisor Finke
    - iv. Pond Update by Supervisor Nobles
- 7. MANAGEMENT REPORTS**
  - A. Action Item Lists ..... Tab 07
  - B. Community Inspection Reports ..... Tab 08
  - C. Clubhouse Manager Report
- 8. SUPERVISOR REQUESTS**
- 9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 10. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Rick Reidt,  
District Manager

**CARSON'S LAWN  
&  
LANDSCAPING SERVICES  
LLC**

**A LANDSCAPE  
CONTRACTING  
COMPANY**

## **Avelar Creek**

This contract is an agreement between Meritus C/O Rick Reidt, located at, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, hereinafter referred to as "Owners", and Carson's Lawn and Landscaping Services LLC, located at 10111 Kenlake Drive, Riverview, FL 33578, hereinafter referred to as "Contractor". A description of the property to be maintained is attached and is part of this agreement

By this agreement the contractor agrees to provide the services detailed in the attached specifications, and the Owner agrees to pay the charges specified herein. Both parties shall abide by all provisions of the specifications.

### **GENERAL CONDITIONS:**

It is agreed by both parties that the work performed under this Contract will be done on a routine schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week of the Contract (Monday through Friday) unless otherwise stipulated.

All work shall be performed professionally in accordance with generally accepted horticultural principle. Any changes in the specs or adding of landscape materials will result in the re-negotiation of this agreement within the next full month of service.

## **Avelar Creek**

### **MOWING:**

- 1) St. Augustine will be mowed 41 times per year, April through October weekly, November thru March twice a month.
- 2) Bahia Turf Will be mowed 36 times per year
- 3) All walkways, porches, parking areas, & curbs will be blown clean of any debris created from service following each mowing.

### **EDGING:**

- 1) All curbs, parking area and sidewalks will be edged in conjunction with mowing schedule. Planting area will be edged on a bi-weekly basis in growing season and at least once per month November through March.

### **TRIMMING:**

- 1) Walls, posts, signs, valve boxes, transformers, utility boxes and other above ground appurtenances shall be trimmed in conjunction with mowing schedule even with mowed grass. Trimming and edging will be accomplished without damaging any trees, shrubs or sprinklers.

### **ORNAMENTAL AND TREE TRIMMING:**

- 1) **Ornamental plants:** Will be pruned as needed to maintain a 2' clearance from all building sides and other structures, a 2' clearance from all roof caves, and to maintain a neat uniform appearance at all times.
- 2) **Hardwood trees:** All tree branches will be kept pruned from ground up to 7' for proper walking clearance at all times.
- 3) **Palm Trees:** Will be pruned as needed up to 15' ft. ct.

### **WEEDING:**

All tree rings and ornamental plant beds will be continuously controlled of weeds and grass encroachment.

### **DOG STATIONS:**

Check and replenish doggie bags weekly.

## **ANNUALS:**

4" annuals can be provided and be kept colorful and healthy at all times in designate annual beds.

## **Annual Specifications:**

- 1) All plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.
- 2) All beds will be cleaned and hand or machine cultivated prior to the installation of new plants.
- 3) A granular time-released fertilizer and a granular systemic fungicide will be added to the bedding soil at the time of installation.
- 4) Follow-up application of fertilizer, fungicide and insecticide are provided as needed.

## **Warranty:**

Any bedding plant that dies due to insect damage or soil born disease will be replaced under warranty that were installed by Carson's Lawn & Landscaping Services LLC. Exclusions to this warranty would be acrial disease, freeze, theft, vandalism, or irrigation related problems, unless an irrigation maintenance agreement is made a part of the landscape maintenance contract and/or the recommended irrigation repairs are authorized and completed. In addition, the owner must follow recommendations for periodic planting soil replacement.

## **IRRIGATION:**

To be inspected once per month. The inspection procedure will be:

- 1) Operate clock manually to activate each zone. While station is on:
  - a) Observe zone for clogged heads, adjustments, repairs or replacements.
  - b) Adjust components needed for proper operation.
  - c) Check and adjust time, date and automatic functions of the clock. Set proper time, date, and automatic functions.

All repairs or replacement of, irrigation components required as a result of Carson's Lawn & Landscaping Service LLC, maintenance procedures will be performed as part of the service agreement. All repairs or replacement of irrigation components requires as a result of any other occurrences such a vandalism, owners quest or contractors activities, act of God, abnormal use of irrigation, normal wear and defective materials, workmanship or design are not included in this service agreement and will be made as an added expense to the association (time and material)

## **PEST CONTROL/FERTILIZATION:**

**Turfgrass Fertilization:** All St. Augustine turf area will be fertilized six times per year. All Bahia turf area will be fertilized two times per year. Pond embankments will not be fertilized. Treatments will include a high quality fertilizer and/or a micro nutrient/iron supplement. Fertilizer rate are adjusted according to turf health, maturity, & desire growth patterns.

**Shrub Fertilization:** Shrubs will be fertilized four times per year. Treatments will include a high quality fertilizer and/or a micro nutrient/iron supplement. Fertilizer rate are adjusted according to shrub health, maturity, & desire growth patterns.

**Turfgrass and Ornamental Pest Control Treatments:** During each treatment the turf and ornamentals will be inspected for damaging insects, active disease, and weeds. Treatments will be applied according to current industry standards, applicable laws, and restrictions.

Herbicide treatments are an integrated program of pre and post emergent weed controls and are applied during the appropriate times of year. These treatment provide control for a broad range of broadleaf and grassy woods in healthy vigorous turf growing in good environmental conditions. However, we recognized there are problematic weeds such as sedges, carpet grass, dollarwood, and Bermuda grass which are difficult to control under any conditions. Carson's Lawn & Landscaping Services LLC will be doing all this is possible to provide the most current effective control available no herbicide program can correct cultural problems such as poor drainage or shade. Therefore herbicide treatments are offered to reduce and control weedy species in turf and ornamentals, but are not offered as a corrective measure for environmental problems. In cases where our herbicide program is ineffective due to environmental conditions, Carson's Lawn & Landscaping Services LLC will offer a proposal for remedial work.

Pest control treatments are broad spectrum insecticides for control of a variety of lawn damaging and ornamental pests. Nematode treatments are neither implied nor offered. However, we do offer remedial and renovation proposals for areas where nematode populations are damaging to existing species. Fire Ants are neither implied nor contracted, however the broad spectrum cover sprays intended for other target species will reduce the Fire Ant population. If additional treatments for Fire Ants are needed they will be offered at an additional expense to the owner.

Fungus and diseases in turf and ornamentals are difficult to prevent. With proper fertilization, cultural practices, and watering, diseases can be kept under control. Occurrences up to 2,000 square feet will be taken care of during normal applications; larger occurrences may require board applications at an additional expense to the owner.

This contract is executed by and between Carson's Lawn & Landscaping Services LLC and (hereinafter "Owner") Avelar Creek

**Term and Renewal** the term of this contract shall be for <sup>12</sup>8 months commencing on \_\_\_\_\_ and ending on \_\_\_\_\_. Subject to the provision of termination provided herein. The term of this contract shall automatically be renewed for successive one (1) year terms after the ending date above unless either Carson's Lawn & Landscaping Services LLC or Owner give the other written notice of terminating the contract. ?

**Scope of Services and Payment Terms** the scope of the services to be performed by Carson's Lawn & Landscaping Services LLC and the related compensation to be paid to Carson's Lawn & Landscaping Services LLC by Owner are set forth herein and in the attached and incorporated Landscape Specification. Carson's Lawn & Landscaping Services LLC services shall be billed monthly in 12 equal amounts on or about the Twentieth (20<sup>th</sup>) day of each month. Payment by Owner should be sent to be received by Carson's Lawn & Landscaping Services LLC before the Twentieth (20<sup>th</sup>) day of the following month.

**Miscellaneous Provisions** Nothing contained in this Agreement shall create a contractual relationship with or cause of action in favor of any third party against Carson's Lawn & Landscaping Services LLC. Carson's Lawn & Landscaping Services LLC performance hereunder shall be executed if it cannot perform due to an act of God, fire, earthquake, flood, explosion or other reason not within reasonable control of Carson's Lawn & Landscaping Services LLC.

**Pricing Per Enclosed Landscape Specification Will Be As Follows:**

IN WITNESS WHEREOF we have hereunder set our hands and seals the date written below.

Carson's Lawn & Landscaping Services LLC

Avelar Creek Community Development District

\_\_\_\_\_  
By Carson Wood, As its President

\_\_\_\_\_  
By \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## Avelar Creek

### Mowing

-Includes mowing, edging, string-trimming and clean up.

### Detailing –

-Includes 6 week cycle shrub pruning, tree pruning  
weeding every visit.

### IPM – Fertilization & Pest Control

-Fertilization/fungicide/insecticide/herbicide/etc.

### Irrigation – Monthly Inspection

### Additional Services

Mulch/Pine Bark Upon approval \$ 55.00 per yd

### Annuals

Based on 250-4inc plants installed-4 annually rotation

At \$2.25 ea

GRAND TOTAL ANNUAL	\$ 90,000.00
12 EQUAL MONTHLY PAYMENTS OF	\$ 7,500.00

<b>Service</b>	<b>Visits</b>
<b>Mowing</b>	
Mow, Hard Edge, String Trim and Clean Up (Bahia)	36
Mow (Bahia )	36
Mow & Hard Edge (Bahia)	36
Soft Edging	18
<b>Detailing</b>	
Weeding Manual - Beds	Every Visit
Medium Trees (10' - 15') Pruning	6 week cycle
Palm pruning (up to 15 ft. CT)	6 week cycle
Shrubs Pruning	6 week cycle
<b>IPM - Fertilization &amp; Pest Control</b>	
<b>Fertilization</b>	
Bahia	2
Medium Trees (10' - 20') OA	2
Palms (10' - 20') OA	2
Shrubs -	2
<b>Chemical - Turf</b>	
See contract regarding Bahia Turf	2
<b>Chemical - Shrubs/Trees</b>	
Shrubs-Fungicide & Insecticide	2
Shrubs-Pre-Emergent	1
Small/Medium Trees-Fungicide & Insecticide	2
Specialty Palms-Fungicide & Insecticide	2
<b>Irrigation</b>	
Monthly irrigation inspections	12



**ADDENDUM TO**  
**LANDSCAPE MAINTENANCE SERVICE AGREEMENT**

**THIS ADDENDUM TO LANDSCAPE MAINTENANCE SERVICE AGREEMENT** (“Addendum”) is dated as of \_\_\_\_\_, 2020 by and among **AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida (hereinafter referred to as “Owner”) located at 5680 Cypress Street, Suite A, Tampa, Florida 33607, and **CARSON’S LAWN AND LANDSCAPE SERVICES LLC** (hereinafter referred to as “Contractor”) located at 10111 Kenlake Drive, Riverview, Florida 33578.

**WITNESSETH:**

**WHEREAS**, this Addendum supplements the Landscape Maintenance Service Agreement dated as of \_\_\_\_\_, 2020.

**NOW, THEREFORE**, for and in consideration of the premises and mutual agreements and obligations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

**I. INDEMNIFICATION**

The Contractor does hereby indemnify and hold harmless the Owner, its officers, agents and employees, from liabilities, damages, losses and costs of every kind (including but not limited to reasonable attorney’s fees, consequential and punitive damages) arising in any manner whatsoever from or out of Contractor’s presence at the Owner for any purpose, including but not limited to performing the contract work. The foregoing indemnification includes agreement by the Contractor to indemnify the Owner for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Contract.

*It is understood and agreed that this Contract is not a construction contract as that term is referenced in Section 725.06, Fla. Stat., (as amended) and that said statutory provision does not govern, restrict or control this Contract.*

In any and all claims against the Owner or any of its agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Contract shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Workmen’s compensation acts, disability benefit acts, or other employee benefit acts.

The Contractor shall and does hereby indemnify and hold harmless the Owner and anyone directly or indirectly employed by it from and against all claims, suits, demands, damages, losses, and expenses (including attorney’s fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

## **II. INSURANCE**

1. Before performing any Contract Work, Contractor shall procure and maintain, during the life of the Contract, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the Owner and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the Owner.

2. **WORKERS' COMPENSATION:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the Owner. All documentation must be provided to the Owner at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.

3. **COMMERCIAL GENERAL LIABILITY:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$1,000,000.00 per occurrence, \$3,000,000.00 aggregate covering all work performed under this Contract.

4. **AUTOMOBILE LIABILITY:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Contract.

5. Each insurance policy required by this Contract shall:

(a) Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.

(b) Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the Owner.

(c) Be written to reflect that the aggregate limit will apply on a per claim basis.

6. The Owner shall retain the right to review, at any time, coverage, form, and amount of insurance.

7. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Contract.

8. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Contract and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the Owner is an insured under the policy.

9. Contract award will be subject to compliance with the insurance requirements. Certificates of insurance evidencing coverage and compliance with the conditions to this Contract, and copies of all endorsements are to be furnished to the Owner prior to commencement of Contract Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the Owner before the Contractor shall commence or continue work.

10. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the Owner as soon as practicable after notice to the insured.

11. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

12. All policies required by this Contract, with the exception of Workers' Compensation, or unless specific approval is given by the Owner, are to be written on an occurrence basis, shall name the Owner, its Supervisors, Officers, Agents, Employees and Volunteers as additional insured as their interest may appear under this Contract. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the Owner, its Supervisors, Officers, Agents, Employees or Volunteers.

13. If the Contractor fails to have secured and maintained the required insurance, the Owner has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the Owner's obtaining the required insurance.

### **III. EARLY TERMINATION FOR BREACH OF CONTRACT**

1. Contractor's Termination. Contractor may terminate this Contract with sixty (60) days' written notice with or without cause. Termination notice must be sent to and received by the Owner by certified mail. The sixty (60) day notice shall commence on the day of actual receipt of said written notice by the Owner.

2. Owner's Termination. Owner may, in its sole and absolute discretion, whether or not reasonable, on thirty (30) days' written notice to Contractor, terminate this contract at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail. The thirty (30) day notice shall commence on the day of mailing of said notice to the Contractor. In case of such

termination for the Owner's convenience, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the Owner may have against the Contractor. On such termination, the Owner may take possession of the work site and all materials thereon, and finish the work in whatever way it deems expedient. If the unpaid balance on the Contract Sum at the time of such termination exceeds the expense of finishing the work, Owner will pay such excess to Contractor. If the expense of finishing the work exceeds the unpaid balance at the time of termination, Contractor agrees to pay the difference to Owner within ten (10) days after written notice.

On a default by Contractor, Owner may elect not to terminate the contract, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. Owner specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

#### **IV. MISCELLANEOUS**

##### **1. COMPLIANCE WITH PUBLIC RECORDS LAWS:**

Contractor understands and agrees that all documents of any kind provided to the Owner in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the Owner is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the Owner to perform the service; 2) upon request by the Public Records Custodian, provide the Owner with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the Owner; and 4) upon completion of the contract, transfer to the Owner, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Owner in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7070 OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

2. To the extent that the terms described in the attachments conflict with the terms of this Contract document, the terms of this Contract and the original RFP shall control.

3. Notices: Unless specifically stated to the contrary elsewhere in this Contract, where notice is required to be provided under this Contract, notice shall be deemed sent upon transmittal of the notice by facsimile and by U.S. Mail to the other party at the addresses listed below and shall be deemed received upon actual receipt by mail or facsimile, whichever is first:

**To Owner:** Avelar Creek Community Development District  
c/o Rick Reidt  
2005 Pan Am Circle  
Suite 300  
Tampa, Florida 33607

**With a copy to:** Scott I. Steady, District Counsel  
Burr & Forman LLP  
One Tampa City Center  
201 N. Franklin Street, Suite 3200  
Tampa, FL 33602

**To Contractor:** Carson Wood  
10111 Kenlake Drive  
Riverview, FL 33578

4. Limitations on Governmental Liability.

Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Owner beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

*[Signature page follows.]*

**IN WITNESS WHEREOF**, the parties hereto have signed and sealed this Addendum on the day and year first written above.

**ATTEST:**

**AVELAR CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**ATTEST:**

**CARSON'S LAWN AND  
LANDSCAPING SERVICES LLC**, a  
Florida limited liability company

\_\_\_\_\_  
By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CARSON'S LAWN & LANDSCAPING SERVICES LLC**

Mailing Address  
PO Box 3203  
Riverview, FL 33568  
813-526-3739  
F-813-280-2476  
[carsonwd@yahoo.com](mailto:carsonwd@yahoo.com)

Property Aveleer Creek  
Attention Rick Reidt  
Customer C/O Meritus  
Address 2005 Pan Am Circle Suite 300  
Tampa, FL 33607  
Phone  
E-Mail

1000000



LOCATION	DESCRIPTION	LINE TOTAL
Island inside Main Entrance at Meadow Song and Avelear Creek	A) Remove old and declining Arbocola, Jasmine, Minimum, turf. Including old Pine Bark	\$ 785.00
	B) Revamp old detreating irrigation and replace with new	\$ 925.00
	C) Deliver and Install	
	1) 21 3gl Laura Pendulum's at \$16.00 ea	\$ 336.00
	2) 75 3gl Arbocola at \$16.00 ea	\$ 1,200.00
	3) 27 3gl Dianthus at \$16.00	\$ 432.00
	4) 400 sq ft of Floratam Sod at \$1.50 per sq ft	\$ 600.00
	5) 6 yds of Pine Bark at \$45.00 per yd	\$ 270.00
		\$ 4,548.00

Date \_\_\_\_\_

# AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

## August 25, 2021 Minutes of the Board of Supervisors Regular Meeting & Public Hearing

### Minutes of the Regular Meeting & Public Hearing

The Regular Meeting & Public Hearing of the Board of Supervisors of Avelar Creek Community Development District was held on **Wednesday, August 25, 2021 at 6:00 pm** at the Avelar Creek Clubhouse located at 10125 Holland Ave., Riverview, FL 33579.

#### 1. CALL TO ORDER

Rick Reidt called the Regular Meeting & Public Hearing of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, August 25, 2021 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perich	Vice-Chair	<i>joined at 6:09 p.m. via conference call</i>
Julie Campbell	Supervisor	
Michael Finke	Supervisor	
Cornell Nobles	Supervisor	

Staff Members Present:

Rick Reidt	Meritus, District Manager
Jahyra Rivera	Meritus, Onsite Staff
Scott Steady	Burr Forman, District Counsel

There were 12 audience members in attendance in person and 2 via conference call.

#### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

#### 3. RECESS TO PUBLIC HEARING

Mr. Reidt directed the Board to recess to the public hearing.

#### **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**

##### **A. Open Public Hearing on Proposed Fiscal Year 2022 Budget**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

##### **B. Staff Presentations**

Mr. Reidt went over the proposed budget with the Board. Supervisor Campbell reviewed the budget line items and made the following revisions:

- District Counsel was reduced to \$1,000 – a reduction of \$500.
- Waterway Improvements & Repairs was reduced to \$1,000 – a reduction of \$500.
- Irrigation Maintenance was reduced to \$3,000 – a reduction of \$400.
- Amenity Pavement and Signage Repairs was reduced to \$9,198 – a reduction of \$1,802.
- Amenity Center Cleaning & Supplies was reduced to \$6,000 – a reduction of \$1,000.
- Playground Improvements & Repairs was reduced to \$2,500 – a reduction of \$500.
- Special Events was reduced to \$5,000 – a reduction of \$1,000.

The total reduction of the budget would be \$5,702, with the total increase at \$16,158.

##### **C. Public Comments**

Residents commented on the budget, with some in favor and others against any budget increases.

##### **D. Consideration of Resolution 2021-03; Adopting Fiscal Year 2022 Budget**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-03, adopting the fiscal year 2022 budget as revised.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**E. Close Public Hearing on Proposed Fiscal Year 2022 Budget**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

**A. Open Public Hearing on Levying O&M Assessments**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

**B. Staff Presentations**

Mr. Reidt reviewed the changes as approved earlier and explained the process.

**C. Public Comments**

There were a few public comments both for and against the increase.

**D. Consideration of Resolution 2021-04; Levying O&M Assessments**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-04, levying the O&M assessments as revised.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

### **E. Close Public Hearing on Levying O&M Assessments**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

### **6. RETURN TO REGULAR MEETING**

Mr. Reidt directed the Board to return to the regular meeting.

### **7. BUSINESS ITEMS**

#### **A. Consideration of Resolution 2021-05; Setting Fiscal Year 2022 Meeting Schedule**

Mr. Reidt reviewed the resolution and meeting schedule with the Board.

MOTION TO:	Approve Resolution 2021-05.
MADE BY:	Supervisor Nobles
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

#### **B. Discussion on Pool Cleaning Contract**

The Board reviewed the pool cleaning contract.

MOTION TO:	Approve the pool cleaning contract.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

### **C. Discussion on Landscape Enhancements Proposal**

The Board discussed the landscape enhancements proposal.

MOTION TO:	Approve the main entrance proposal for \$8,218 as discussed.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

### **D. Discussion on Fish Stocking Proposal**

The Board reviewed the fish stocking proposal.

MOTION TO:	Approve the fish stocking proposal.
MADE BY:	Supervisor Finke
SECONDED BY:	Supervisor Nobles
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

### **E. General Matters of the District**

Mr. Reidt went over the issue with the CDD mowing area by the south townhomes not being part of Carson's agreement and presented the addendum to add it. The Board by consensus agreed to have Carson's maintain the area. Supervisor Perish, Mr. Roberts, and Mr. Reidt will meet with Mr. Carson to bring back a negotiated addendum for approval.

## **8. CONSENT AGENDA**

- A. Consideration of the Board of Supervisors Meeting Minutes May 26, 2021**
- B. Consideration of Operations and Maintenance Expenditures May 2021**
- C. Consideration of Operations and Maintenance Expenditures June 2021**
- D. Consideration of Operations and Maintenance Expenditures July 2021**

The Board reviewed the minutes and O&Ms.

MOTION TO:	Approve Consent Agenda items A-D.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

*Supervisor Finke left the meeting at 8:31 p.m.*

#### **E. Review of Financial Statements Month Ending July 31, 2021**

The Board reviewed and accepted the financials.

### **9. MANAGEMENT REPORTS**

#### **A. District Manager**

- i. Action Item List**
- ii. Community Inspection Reports**
- iii. Clubhouse Manager's Report**

Mr. Reidt went over the management reports with the Board.

### **10. SUPERVISOR REQUESTS**

There were no supervisor requests.

### **11. AUDIENCE QUESTIONS AND COMMENTS**

There were no additional audience questions or comments.

## 12. ADJOURNMENT

MOTION TO:	Adjourn at 8:36 p.m.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

*\*The entire meeting is available on CD upon request.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

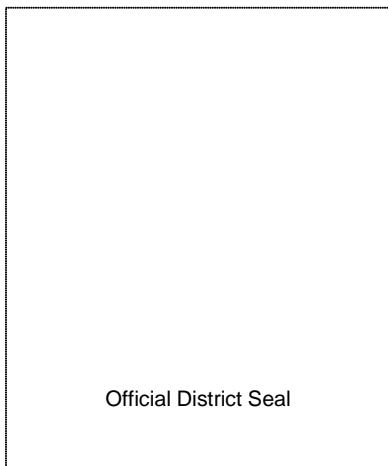
\_\_\_\_\_  
Printed Name

**Title:**

- ☐ Secretary  
☐ Assistant Secretary

**Title:**

- ☐ Chairman  
☐ Vice Chairman



*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

## Avelar Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	10750	\$ 7,694.33		Management Services - August
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,694.33</b>		

<b>Variable Contract</b>				
Burr Forman	1251408	\$ 510.00		Professional Services 7/30/2021
<b>Variable Contract Sub-Total</b>		<b>\$ 510.00</b>		

<b>Utilities</b>				
BOCC	5974220000 072821	\$ 243.87		Water Services 07/22/2021
BOCC	6974220000 072821	405.50	<b>\$ 649.37</b>	Water Services 07/22/2021
Frontier	8136779603 080721	238.08		Phone Services 8/07/2021
Tampa Electric	211002733965 080521	32.71		Electric Services Thru 7/30/2021
Tampa Electric	211002734377 080521	657.52		Electric services Thru 7/30/2021
Tampa Electric	211002734559 080521	2,340.95		Electric Services Thru 7/30/2021
Tampa Electric	211002734807 072721	52.36		Electric Services Thru 07/2021
Tampa Electric	211002734807 082521	52.36	<b>\$ 3,135.90</b>	Electric Services Thru 8/19/2021
<b>Utilities Sub-Total</b>		<b>\$ 4,023.35</b>		

<b>Regular Services</b>				
Global Solutions Partners	3637	\$ 83.33		Level 1 Reserve Study 08/01/2021
JAH Construction, LLC	780C 002	15,400.00		Entry Wall 07/15/2021
MHD Communications	23438	548.00		Fobs 8/05/2021
Supervisor: Christopher Perich	CP082521	200.00		Supervisor Fee 08/25/2021
Supervisor: Cornell Nobles	CN082521	200.00		Supervisor Fee- 8/25/2021
Supervisor: Julie Campbell	JC082521	200.00		Supervisor Fee 8/25/2021
Supervisor: Michael Finke	MF082521	200.00	<b>\$ 800.00</b>	Supervisor Fee 08/25/2021

## Avelar Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna M. Kimball	SK080321	110.00		Cleaning Services 8/3/2021
Suzanna M. Kimball	SK081021	70.00		Cleaning Services 8/10/2021
Suzanna M. Kimball	SK081721	70.00		Cleaning Services 8/17/2021
Suzanna M. Kimball	SK082421	70.00	<b>\$ 320.00</b>	Cleaning Services 8/24/2021
Zebra Cleaning Team Inc.	4568	840.00		Pool Cleaning 8/11/2021
<b>Regular Services Sub-Total</b>		<b>\$ 17,991.33</b>		
<b>Additional Services</b>				
Carson's Lawn & Landscaping Services	6836	\$ 3,275.00		Timer Repair 08/16/2021
Meritus Districts	10839	49.98		Reimbursement Ink Cartridge 7/12/2021
Neptune Multi Services LLC	005349	275.00		Locks 07/27/2021
Tampa Bay Times	172610 072821	1,972.00		O&M assessment affidavit material 7/28/2021
Tampa Bay Times	106331 080421	399.10	<b>\$ 2,371.10</b>	Budget Hearing 08/04/2021
<b>Additional Services Sub-Total</b>		<b>\$ 5,971.08</b>		
<b>TOTAL:</b>		<b>\$ 36,190.09</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

INVOICE NO.: 10750

DATE: 08/01/2021

DUE DATE: 08/01/2021

### BILLING ADDRESS

Avelar Creek CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services August		2,000.00
	Recording Secretary		416.00
	Field Management		1,000.00
	Accounting Services		2,166.00
	Technology Services		125.00
	Rental & Leases		200.00
	Website Administration		100.00
	Personnel Services - On-Site Staff		1,666.66
	Postage June		11.22
63	Copies BW June	0.15	9.45
SUBTOTAL			7,694.33
NEW CHARGES			
TOTAL			7,694.33



REMITTANCE ADDRESS  
Post Office Box 830719  
Birmingham, Alabama 35283-0719  
Main: (205) 251-3000  
<https://www.BURR.com/payment/>  
Tax ID #63-0322727

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT  
c/o MERITUS CORP.  
2005 PAN AM CIRCLE, STE 300  
TAMPA, FL 33607

30 Jul 2021  
Invoice # 1251408  
Bill Atty: S. Steady  
As of 06/30/21

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT  
0000001 Avelar Creek CDD General

**BILL SUMMARY THROUGH JUNE 30, 2021**

Professional Services	\$510.00
<b>TOTAL DUE THIS BILL</b>	<b>\$510.00</b>

51400  
3107  
RLD

**WIRING/ACH INSTRUCTIONS:**

Account Name: Burr & Forman LLP  
420 North 20<sup>th</sup> Street, Suite 3400  
Birmingham, Alabama 35203  
Bank Name: Wells Fargo Bank  
420 Montgomery Street  
San Francisco, CA 94104  
Wire Routing Transit Number: 121000248  
ACH Routing Transit Number: 062000080  
Account Number: 2000686788359  
SWIFT Code: WFBUS6S

PLEASE EMAIL REMITTANCE ADVICE TO:  
[AccountsReceivable@burr.com](mailto:AccountsReceivable@burr.com)

Received  
AUG 02 2021

**REMITTANCE COPY**

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Guzman at [eguzman@burr.com](mailto:eguzman@burr.com) or [BFRreceivables@burr.com](mailto:BFRreceivables@burr.com)

# BURR & FORMAN LLP

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTR  
0000001 Avelar Creek CDD General

30 Jul 2021  
Invoice # 1251408  
Page 2

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT  
c/o MERITUS CORP.  
2005 PAN AM CIRCLE, STE 300  
TAMPA, FL 33607

30 Jul 2021  
Invoice # 1251408  
Bill Atty: S. Steady  
As of 06/30/21

EMPLOYER I.D. #63-0322727

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT  
0000001 Avelar Creek CDD General

Date	Description	Tkpr	Hours	Rate	Value
06/07/21	Call from Rick to go over status of issues.	SIS	0.20	300.00	\$60.00
06/11/21	Call with Tony, the wall contractor, to discuss his concerns with the contract; revise contract and send to Rich and Tony.	SIS	1.30	300.00	\$390.00
06/15/21	Review documents sent by Rick for wall repair; email approval.	SIS	0.20	300.00	\$60.00
Total Services					\$510.00

Total Services and Disbursements	<u>\$510.00</u>
TOTAL NOW DUE	<u>\$510.00</u>

# BURR & FORMAN LLP

0024975 AVELAR CREEK COMMUNITY DEVELOPMENT DISTR  
0000001 Avelar Creek CDD General

30 Jul 2021  
Invoice # 1251408  
Page 3

## SUMMARY OF SERVICES

<u>Name</u>	<u>Rank</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott Steady	Partner	\$300.00	1.70	\$510.00
TOTALS			1.70	\$510.00



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
AVELAR CREEK CDD	5974220000	07/28/2021	08/18/2021

Service Address: 10125 HOLLAND RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
49069047	06/22/2021	57204	07/22/2021	57371	16700 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$50.43
Water Base Charge	\$24.79
Water Usage Charge	\$19.04
Sewer Base Charge	\$60.08
Sewer Usage Charge	\$84.84
<b>Total Service Address Charges</b>	<b>\$243.87</b>

#### Summary of Account Charges

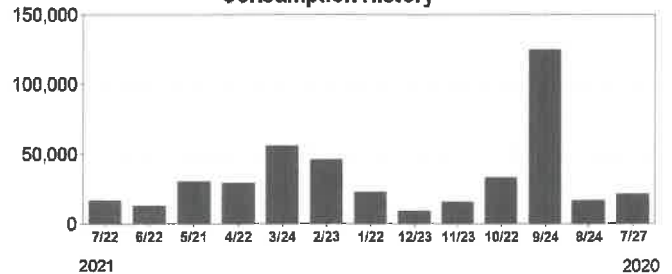
Previous Balance	\$202.59
Net Payments - Thank You	\$-202.59
<b>Total Account Charges</b>	<b>\$243.87</b>
<b>AMOUNT DUE</b>	<b>\$243.87</b>

#### Important Message

The 2020 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

53600  
4302

#### Consumption History



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5974220000

Hillsborough  
County Florida

#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



AVELAR CREEK CDD  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA FL 33607-6008

4,143 8

<b>DUE DATE</b>	08/18/2021
<b>AMOUNT DUE</b>	\$243.87
<b>AMOUNT PAID</b>	



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
AVELAR CREEK CDD	6974220000	07/28/2021	08/18/2021

Service Address: 10125 HOLLAND RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
49069048	06/22/2021	37662	07/22/2021	38282	62000 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$187.24
Water Base Charge	\$163.97
Water Usage Charge	\$49.60
<b>Total Service Address Charges</b>	<b>\$405.50</b>

#### Summary of Account Charges

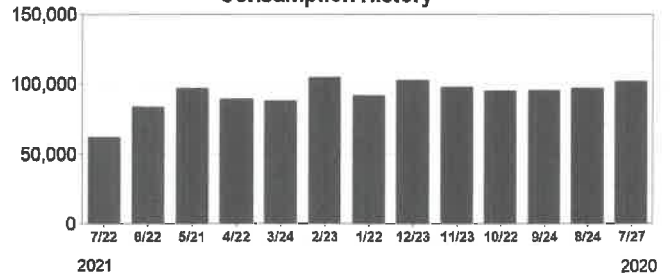
Previous Balance	\$487.25
Net Payments - Thank You	\$-487.25
Total Account Charges	\$405.50
<b>AMOUNT DUE</b>	<b>\$405.50</b>

#### Important Message

The 2020 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

53600  
4302

Consumption History



Make checks payable to: BOCC

ACCOUNT NUMBER: 6974220000

Hillsborough  
County Florida

#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



AVELAR CREEK CDD  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA FL 33607-6008

4,830 8

DUE DATE	08/18/2021
AMOUNT DUE	\$405.50
AMOUNT PAID	

Processing

AUG 13 2021

AVELAR CREEK CDD  
**Your Monthly Invoice**

Page 1 of 4

**Account Summary**

<b>New Charges Due Date</b>	<b>8/31/21</b>
Billing Date	8/07/21
Account Number	813-677-9603-073109-5
PIN	6856
Previous Balance	238.08
Payments Received Thru 7/23/21	-238.08
Thank you for your payment!	
Balance Forward	.00
New Charges	238.08
<b>Total Amount Due</b>	<b>\$238.08</b>

Go paperless



It's hassle-free, convenient and secure! Receiving your bill electronically is easier than you think.

Simply visit [frontier.com/GoPaperlessNow](http://frontier.com/GoPaperlessNow)

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**To Pay Your Bill**

**Online:** [Frontier.com](http://Frontier.com) 1800.801.6652  
 **By mail**

**To Contact Us**

**Chat:** [Frontier.com](http://Frontier.com) **Online:** [Frontier.com/helpcenter](http://Frontier.com/helpcenter)  
 1.800.921.8102 **Tech support:** [Frontier.com/helpcenter](http://Frontier.com/helpcenter)  
 **Email:** [ContactBusiness@ftr.com](mailto:ContactBusiness@ftr.com)

1,6

**Frontier**  
COMMUNICATIONS

P.O. Box 709, South Windsor, CT 06074-9998

AV 01 012760 12665B 52 B\*\*5DGT



AVELAR CREEK CDD  
2005 PAN AM CIR  
ST 300  
TAMPA, FL 33607-2359

**PAYMENT STUB**

**Total Amount Due** **\$238.08**

New Charges Due Date 8/31/21

Account Number 813-677-9603-073109-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

**Amount Enclosed** \$

To change your billing address, call 1-800-921-8102

FRONTIER  
PO BOX 740407  
CINCINNATI OH 45274-0407



107009813677960307310900000000000000238085



AVELAR CREEK CDD

Date of Bill

Account Number

Page 3 of 4

8/07/21

813-677-9603-073109-5

**CURRENT BILLING SUMMARY**

Local Service from 08/07/21 to 09/06/21

Qty Description	813/677-9603.0	Charge
<b>Basic Charges</b>		
Solutions Bundle Line		80.00
Federal Subscriber Line Charge - Bus		6.50
Carrier Cost Recovery Surcharge		5.99
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.50
Other Charges-Detailed Below		-22.00
FCA Long Distance - Federal USF Surcharge		5.08
Federal USF Recovery Charge		2.87
<b>Total Basic Charges</b>		<b>82.44</b>
<b>Non Basic Charges</b>		
FiberOptic Internet for Business 50/50 2YR		124.99
Other Charges-Detailed Below		5.99
Partial Month Charges-Detailed Below		-30.00
<b>Total Non Basic Charges</b>		<b>100.98</b>
<b>Video</b>		
Local TV		29.99
HD Set Top Box		12.99
Broadcast TV Fee		8.99
FCC Regulatory Recovery Fee		.07
<b>Total Video</b>		<b>52.04</b>
<b>Toll/Other</b>		
Federal Primary Carrier Single Line Charge		1.99
FCA Long Distance - Federal USF Surcharge		.63
<b>Total Toll/Other</b>		<b>2.62</b>

**TOTAL 238.08****\*\* ACCOUNT ACTIVITY \*\***

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	8/07	5.99
Solutions Bundle Discount	AUTOCH	8/07	-22.00
<b>813/677-9603</b>		<b>Subtotal</b>	<b>-16.01</b>
<b>Partial Month Charges</b>			
FiberOptic Internet Bus 99 MO			-30.00
<b>813/677-9603</b>		<b>Subtotal</b>	<b>-30.00</b>
<b>Subtotal</b>			<b>-46.01</b>

**CIRCUIT ID DETAIL**

10/KQXA/645526/ /VZFL

**Detail of Frontier Com of America Charges**

Toll charged to 813/677-9603

**Legend Call Types:**

DD - Day

**Caller Summary Report**

	Calls	Minutes	Amount
Main Number	3	4	.00
***Customer Summary	3	4	.00

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$85.06 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective with your next bill, the Frontier Roadwork Surcharge will increase to \$1.75 per month. Questions? Please contact customer service.

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email Video.Closed.Captioning@ftr.com. Written correspondence can be faxed to 1-805-262-0728, or mailed to Frontier Communications, 2560 Teller Road, Thousand Oaks, CA 91320, Attn: Kate Card. DO NOT mail payment to this address.

For up-to-date channel information please visit:  
<http://frontier.com/channelupdates>

Local Franchise Authority - FiberOptic TV  
Your FCC Community ID is: FL1304



Statement Date: 08/05/2021  
Account: 211002733965

AVELAR CREEK CDD  
10413 HOLLAND RD  
RIVERVIEW, FL 33578-7600



Current month's charges:	\$32.71
Total amount due:	\$32.71
Payment Due By:	08/26/2021

## Your Account Summary

Previous Amount Due	\$33.19
Payment(s) Received Since Last Statement	-\$33.19
<b>Current Month's Charges</b>	<b>\$32.71</b>
<b>Total Amount Due</b>	<b>\$32.71</b>

53100 / 4301

## Digging? Make the right call



Know what's below.  
Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit [sunshine811.com](http://sunshine811.com) or [tampaelectric.com/811](http://tampaelectric.com/811).

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

[tampaelectric.com/news](http://tampaelectric.com/news)



2021  
TRUSTED  
BUSINESS  
PARTNER

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002733965

Current month's charges:	\$32.71
Total amount due:	\$32.71
Payment Due By:	08/26/2021
<b>Amount Enclosed</b>	\$

624223132492

AVELAR CREEK CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Received

AUG 08 2021

**Account:** 211002733965  
**Statement Date:** 08/05/2021  
**Current month's charges due** 08/26/2021



## Details of Charges – Service from 07/02/2021 to 07/30/2021

Service for: 10413 HOLLAND RD, RIVERVIEW, FL 33578-7600

**Rate Schedule: General Service - Non Demand**

Meter Location: Ent Gate

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857828	07/30/2021	347		199		148 kWh	1	29 Days

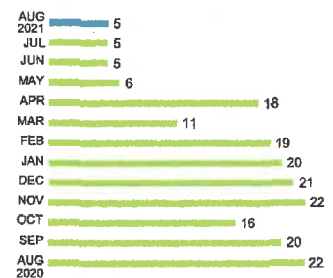
Basic Service Charge		\$18.06
Energy Charge	148 kWh @ \$0.05928/kWh	\$8.77
Fuel Charge	148 kWh @ \$0.03167/kWh	\$4.69
Storm Protection Charge	148 kWh @ \$0.00251/kWh	\$0.37
Florida Gross Receipt Tax		\$0.82
<b>Electric Service Cost</b>		<b>\$32.71</b>

## Total Current Month's Charges

**\$32.71**

## Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2021 includes Natural Gas 74%, Purchased Power 13%, Coal 7% and Solar 6%.

### Fuel increase will raise lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills from September through the end of the year. Even with this increase, the typical residential bill would remain among the lowest in Florida and significantly below the national average. Visit [tampaelectric.com/ratecommunications](http://tampaelectric.com/ratecommunications) to view the lighting rates communication included with the August billing statement, as well as resources and programs available for customers in need.



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/05/2021

Account: 211002734377

AVELAR CREEK CDD  
10125 HOLLAND RD  
RIVERVIEW, FL 33578-7641



Current month's charges:	\$657.52
Total amount due:	\$657.52
Payment Due By:	08/26/2021

### Your Account Summary

Previous Amount Due	\$618.75
Payment(s) Received Since Last Statement	-\$618.75
<b>Current Month's Charges</b>	<b>\$657.52</b>
<b>Total Amount Due</b>	<b>\$657.52</b>

53100/4301

### Digging? Make the right call



Know what's below.  
Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit [sunshine811.com](http://sunshine811.com) or [tampaelectric.com/811](http://tampaelectric.com/811).

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

[tampaelectric.com/news](http://tampaelectric.com/news)



2021  
TRUSTED  
BUSINESS  
PARTNER  
BUSINESS CUSTOMER

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734377

Current month's charges:	\$657.52
Total amount due:	\$657.52
Payment Due By:	08/26/2021

Amount Enclosed

\$

624223132494

AVELAR CREEK CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6242231324942110027343770000000657524

**Account:** 211002734377  
**Statement Date:** 08/05/2021  
**Current month's charges due** 08/26/2021



## Details of Charges – Service from 07/02/2021 to 07/30/2021

Service for: 10125 HOLLAND RD, RIVERVIEW, FL 33578-7641

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000758470	07/30/2021	31,718	24,185		7,533 kWh	1	29 Days
1000758470	07/30/2021	19.21	0		19.21 kW	1	29 Days

Basic Service Charge		\$30.10
Demand Charge	19 kW @ \$10.92000/kW	\$207.48
Energy Charge	7,533 kWh @ \$0.01589/kWh	\$119.70
Fuel Charge	7,533 kWh @ \$0.03167/kWh	\$238.57
Capacity Charge	19 kW @ \$0.01000/kW	\$0.19
Storm Protection Charge	19 kW @ \$0.72000/kW	\$13.68
Energy Conservation Charge	19 kW @ \$0.60000/kW	\$11.40
Environmental Cost Recovery	7,533 kWh @ \$0.00265/kWh	\$19.96
Florida Gross Receipt Tax		\$16.44

**Electric Service Cost**

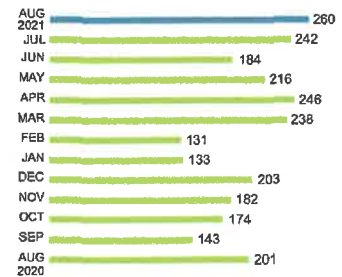
**\$657.52**

**Total Current Month's Charges**

**\$657.52**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)



Statement Date: 08/05/2021

Account: 211002734559

AVELAR CREEK CDD  
AVELAR CREEK N-SF  
RIVERVIEW, FL 33569-0000



Current month's charges:	\$2,340.95
Total amount due:	\$2,340.95
Payment Due By:	08/26/2021

## Your Account Summary

Previous Amount Due	\$2,340.95
Payment(s) Received Since Last Statement	-\$2,340.95
<b>Current Month's Charges</b>	<b>\$2,340.95</b>
<b>Total Amount Due</b>	<b>\$2,340.95</b>

53100/4301

## Digging? Make the right call



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[tampaelectric.com/news](http://tampaelectric.com/news)



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734559

Current month's charges:	\$2,340.95
Total amount due:	\$2,340.95
Payment Due By:	08/26/2021
<b>Amount Enclosed</b>	<b>\$</b>

624223132495

AVELAR CREEK CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 211002734559  
**Statement Date:** 08/05/2021  
**Current month's charges due** 08/26/2021



## Details of Charges – Service from 07/01/2021 to 07/30/2021

Service for: AVELAR CREEK N-SF, RIVERVIEW, FL 33569-0000

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	2245 kWh @ \$0.02712/kWh	\$60.88
Fixture & Maintenance Charge	82 Fixtures	\$982.91
Lighting Pole / Wire	82 Poles	\$1215.24
Lighting Fuel Charge	2245 kWh @ \$0.03136/kWh	\$70.40
Storm Protection Charge	2245 kWh @ \$0.00354/kWh	\$7.95
Florida Gross Receipt Tax		\$3.57
<b>Lighting Charges</b>		<b>\$2,340.95</b>

### Total Current Month's Charges

**\$2,340.95**

00000068-0000732- Page 11 of 26

## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2021 includes Natural Gas 74%, Purchased Power 13%, Coal 7% and Solar 6%.

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/27/2021

Account: 211002734807

AVELAR CREEK CDD  
AVELAR CREEK HOLLAND RD 301  
RIVERVIEW, FL 33569-0000

Current month's charges:	\$52.36
Total amount due:	\$52.36
Payment Due By:	08/17/2021

### Your Account Summary

Previous Amount Due	\$52.36
Payment(s) Received Since Last Statement	-\$52.36
<b>Current Month's Charges</b>	<b>\$52.36</b>
<b>Total Amount Due</b>	<b>\$52.36</b>



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

# SCAM ALERT!

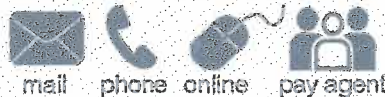
## Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734807

Current month's charges:	\$52.36
Total amount due:	\$52.36
Payment Due By:	08/17/2021

Amount Enclosed \$

602000954873

00002688 02 AV 0.39 33607 FTECO107272123033310 00000 03 01000000 013 02 9993 004



AVELAR CREEK CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008



MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

# Received

AUG 02 2021

6020009548732110027348070000000052365

**Account:** 211002734807  
**Statement Date:** 07/27/2021  
**Current month's charges due** 08/17/2021

## Details of Charges – Service from 06/22/2021 to 07/21/2021

Service for: AVELAR CREEK HOLLAND RD 301, RIVERVIEW, FL 33569-0000

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	96 kWh @ \$0.02712/kWh	\$2.60
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Fuel Charge	96 kWh @ \$0.03136/kWh	\$3.01
Storm Protection Charge	96 kWh @ \$0.00354/kWh	\$0.34
Florida Gross Receipt Tax		\$0.15

### Lighting Charges

**\$52.36**

## Total Current Month's Charges

**\$52.36**

00002688-0010706-Page 3 of 8





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/25/2021

Account: 211002734807

AVELAR CREEK CDD  
AVELAR CREEK HOLLAND RD 301  
RIVERVIEW, FL 33569-0000

Current month's charges:	\$52.36
Total amount due:	\$52.36
Payment Due By:	09/15/2021

### Your Account Summary

Previous Amount Due	\$52.36
Payment(s) Received Since Last Statement	-\$52.36
<b>Current Month's Charges</b>	<b>\$52.36</b>
<b>Total Amount Due</b>	<b>\$52.36</b>

### Digging? Make the right call



Know what's below.  
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Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit [sunshine811.com](http://sunshine811.com) or [tampaelectric.com/811](http://tampaelectric.com/811).

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### Thanks for your vote of confidence.

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[tampaelectric.com/news](http://tampaelectric.com/news)



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211002734807

Current month's charges:	\$52.36
Total amount due:	\$52.36
Payment Due By:	09/15/2021
<b>Amount Enclosed</b>	<b>\$</b>

637803363622

00004290 01 AV 0.39 33607 FTECO108252123144810 00000 02 01000000 004 02 9414 003



AVELAR CREEK CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008

Received  
AUG 30 2021

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6378033636222110027348070000000052367

**Account:** 211002734807  
**Statement Date:** 08/25/2021  
**Current month's charges due** 09/15/2021

## Details of Charges – Service from 07/22/2021 to 08/19/2021

Service for: AVELAR CREEK HOLLAND RD 301, RIVERVIEW, FL 33569-0000

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	96 kWh @ \$0.02712/kWh	\$2.60
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Fuel Charge	96 kWh @ \$0.03136/kWh	\$3.01
Storm Protection Charge	96 kWh @ \$0.00354/kWh	\$0.34
Florida Gross Receipt Tax		\$0.15

### Lighting Charges

**\$52.36**

### Total Current Month's Charges

**\$52.36**

00004280-0014542-Page 3 of 6





**Global Solution Partners**  
14286 Beach Blvd. Suite 19-233  
Jacksonville Beach, FL 32250  
US  
8444777883  
Accounting@GlobalSolutionPartners.com  
<http://GlobalSolutionPartners.com>

# INVOICE

**BILL TO**

Avelar Creek  
C/O Rick Reidt  
Meritus Corp  
2005 Pan Am Circle  
Tampa,, FL 33607

**INVOICE #** 3637**DATE** 08/01/2021**DUE DATE** 08/01/2021**TERMS** Due on receipt**ACTIVITY****AMOUNT****Partnership Solution****83.33**

Partnership Solution – Level 1 Reserve Study + 3  
Updates + ongoing as needed consultation with  
Reserve Specialist. Paid as follows:  
\$1,200.00 due at upon proposal acceptance + \$83.33  
due monthly (using auto-draft) for  
5 year term

Avelar Creek  
10125 Holland Road  
Riverview, FL 33579

If paying by check, please make payable to:

**BALANCE DUE****\$83.33**

Global Solution Partners  
14286 Beach Blvd, Suite 19-233  
Jacksonville Beach, FL 32250

Job # GRS1810979 - Avelar Creek

51300  
4907  
0220

WE THANK YOU FOR YOUR BUSINESS

# JAHconstruction, LLC

CGC1512680

## INVOICE

**Bill To:** Rick L Reidt  
Meritus Corp/Avelar Creek CDD  
2005 Pan Am Circle Suite 300  
Tampa, FL 33607

**Date:** July 14, 2021

**Invoice No:** 780C-002

**Period To:** 07/15/21

**Terms:** Net 7

**via e-mail:** [rick.reidt@merituscorp.com](mailto:rick.reidt@merituscorp.com)

**Project Description:** Avelar Creek CDD NEW Entry Wall

**JAH Project:** 780C-JAH

<u>Item</u>	<u>Value</u>	<u>% Completed</u>	<u>Previously Completed</u>	<u>CURRENT BILLING</u>
Project Management	\$ 4,500.00	100%	0%	\$ 4,500.00
Mobilize	\$ 2,000.00	100%	0%	\$ 2,000.00
Demolition	\$ 5,500.00	100%	0%	\$ 5,500.00
Brick Installation	\$ 20,500.00	100%	0%	\$ 20,500.00
General Liability Insurance	\$ 800.00	100%	0%	\$ 800.00
Punch Items and District Engineer Approval	\$ 2,500.00	0%	0%	\$ -
<b>SUB-TOTAL</b>	<b>\$ 35,800.00</b>			<b>\$ 33,300.00</b>
Less Retainer				<b>\$ (17,900.00)</b>
<b>TOTAL</b>				<b>\$ 15,400.00</b>

### PAYMENT INFORMATION

**AMOUNT DUE:** \$ 15,400.00

**DUE DATE:** 07/21/21

**REFERENCE No:** 780C-002

54100  
4612  
P. H. A.

### CONTRACT SUMMARY

**Original Contract:** \$ 35,800.00

**Billing This Period:** \$ 15,400.00

**Total Invoiced to Date:** \$ 33,300.00

**Balance of Contract:** \$ 2,500.00

**PLEASE REMIT TO:** JAHconstruction, LLC  
1121 E. Twiggs Street, Suite 200  
Tampa, FL 33602  
Ph: 813-223-2725  
Fx: 813-223-2722



**MHD Communications**  
**5808 Breckenridge Pkwy Ste G**  
**Tampa, FL 33610**  
**(813) 948-0202**

Date	Invoice
08/05/2021	23438
Account	
Avelar Creek CDD	

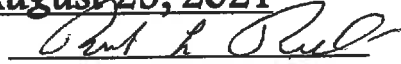
Bill To:
Avelar Creek CDD Attn: District Invoices 10125 Holland Ave. Riverview, FL 33579

Ship To
Avelar Creek CDD 10125 Holland Ave. Riverview, FL 33579

Terms	Due Date	PO Number	Reference
NET30	09/04/2021		

Service Request Number 171256			
Summary	Order Fobs		
Billing Method	Actual Rates		
Resolution			
Company Name	Avelar Creek CDD		
Contact Name	Jahyra Rivera		
Products & Other Charges	Quantity	Price	Amount
Billable Products & Other Charges			
P40KEY: Kantech Key Fob	100.00	\$5.23	\$523.00
Shipping PS: Shipping	1.00	\$25.00	\$25.00
<b>Total Products &amp; Other Charges:</b>			<b>\$548.00</b>
<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>		<b>Invoice Subtotal:</b>	\$548.00
		<b>Sales Tax:</b>	\$0.00
		<b>Invoice Total:</b>	<b>\$548.00</b>
		<b>Payments:</b>	\$0.00
		<b>Credits:</b>	\$0.00
		<b>Balance Due:</b>	<b>\$548.00</b>

57200  
 4602  
 R201

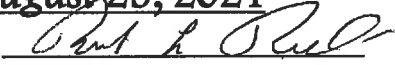
**AVELAR CREEK CDD**MEETING DATE: August 25, 2021DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cornell Nobles	✓	SALARY ACCEPTED	\$200.00
Michael Finke	✓	SALARY ACCEPTED	\$200.00
Christopher Perich	✓	SALARY ACCEPTED	\$200.00
Julie Campbell	✓	SALARY ACCEPTED	\$200.00
Vacant		SALARY ACCEPTED	\$200.00

CP 082521

**AVELAR CREEK CDD**

MEETING DATE: August 25, 2021

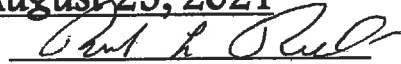
DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cornell Nobles	✓	SALARY ACCEPTED	\$200.00
Michael Finke	✓	SALARY ACCEPTED	\$200.00
Christopher Perich	✓	SALARY ACCEPTED	\$200.00
Julie Campbell	✓	SALARY ACCEPTED	\$200.00
Vacant		SALARY ACCEPTED	\$200.00

CN 082521

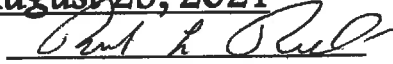
**AVELAR CREEK CDD**

MEETING DATE: August 25, 2021

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cornell Nobles	✓	SALARY ACCEPTED	\$200.00
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Christopher Perich	✓	SALARY ACCEPTED	\$200.00
Julie Campbell	✓	SALARY ACCEPTED	\$200.00
Vacant		SALARY ACCEPTED	\$200.00

JC 082521

**AVELAR CREEK CDD**MEETING DATE: August 25, 2021DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cornell Nobles	✓	SALARY ACCEPTED	\$200.00
Michael Finke	✓	SALARY ACCEPTED	\$200.00
Christopher Perich	✓	SALARY ACCEPTED	\$200.00
Julie Campbell	✓	SALARY ACCEPTED	\$200.00
Vacant		SALARY ACCEPTED	\$200.00

MF 082521

**Suzanna M. Kimball**  
2800 East 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

**Invoice**

---

SK080321

**Date: 8/3/2021**

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

**RE:** Avelar Creek CDD Clubhouse Cleaning Service

---

57200  
4623

**Avelar Creek CDD**

Cleaning Services Tuesday 8/3/2021 \_\_\_\_\_ \$110.00

Total Amount Due \$110.00

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL  
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

**THANK YOU!**

**Suzanna M. Kimball**  
2800 East 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

## **Invoice**

---

**Date:** 8/10/2021

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

**RE:** Avelar Creek CDD Clubhouse Cleaning Service Refresh Clean

---

### **Avelar Creek CDD**

Cleaning Services Tuesday 8/10/2021 \_\_\_\_\_ \$70.00

Total Amount Due \$70.00

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL**  
**PAYMENT IS DUE UPON RECEIPT OF INVOICE**

**THANK YOU!**

**Suzanna M. Kimball**  
2800 East 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

---

## Invoice

---

**Date:** 8/17/2021

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

**RE:** Avelar Creek CDD Clubhouse Cleaning Service Refresh Clean

---

**Avelar Creek CDD**

Cleaning Services Tuesday 8/17/2021 \_\_\_\_\_ \$70.00

Total Amount Due \$70.00

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL  
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

**THANK YOU!**

**Suzanna M. Kimball**  
2800 East 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

## **Invoice**

---

**Date:** 8/24/2021

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

**RE:** Avelar Creek CDD Clubhouse Cleaning Service Refresh Clean

---

**Avelar Creek CDD**

Cleaning Services Tuesday 8/24/2021\_\_\_\_\_ \$70.00

Total Amount Due \$70.00

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL**  
**PAYMENT IS DUE UPON RECEIPT OF INVOICE**

**THANK YOU!**

# INVOICE

**EXPIRATION DATE**

TECHNICIAN	JOB SITE			INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

57200  
4617  
222

56

**Billing Address**  
P.O. Box 3203  
Riverview, FL 33568

**DATE:** August 16, 2021  
**Invoice #** 6836

Billing address	Service address
Avelear Creek C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Avelear Creek

ID	LOCATION	QTY	COST	TOTAL
	<b>Main Timer at Main Entrance off 301</b>			
A)	Remove defective timer			
B)	Replace with new 99 zone ACC Hunter Timer			
C)	Reprogram all stations to original time and dates		\$	3,275.00
Note:	Fault was found on mother board due to lighting strike			
			\$	-
			\$	-
<b>THANK YOU FOR USING CARSON'S LAWN &amp; LANDSCAPING SERVICES</b>			<b>TOTAL</b>	<b>\$ 3,275.00</b>

**Payment due upon receipt**

Phone #  
813-526-3739

Fax #  
813-280-2476

E-mail  
carsonwd@yahoo.com

53900  
4611  
R20

Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10839  
DATE: 07/12/2021  
DUE DATE: 07/12/2021

**BILLING ADDRESS**  
Avelar Creek CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Reimbursement Ink Cartridge for Clubhouse Printer	49.98	49.98
SUBTOTAL			49.98
NEW CHARGES			
TOTAL			49.98

57200  
4602  
RHA



Final Details for Order #114-7506156-4336223

**Paid By:** Meritus Corp  
**Placed By:** Rick Reidt  
**Order Placed:** July 12, 2021  
**PO number :** Avelar Creek CDD  
**Amazon.com order number:** 114-7506156-4336223  
**Order Total:** \$49.98

Shipped on July 13, 2021	
<b>Items Ordered</b>	<b>Price</b>
1 of: OfficeWorld Remanufactured Ink Cartridge Replacement for Epson 702 XL 702XL Used for Workforce Pro WF-3720 WF-3730 WF-3733 All-in-One Printer, 5 Pack Sold by: Start upup ( <a href="#">seller profile</a> ) Condition: New	\$46.49
<b>Shipping Address:</b> Avelar Clubhouse 10125 HOLLAND RD RIVERVIEW, FL 33578-7641 United States	Item(s) Subtotal: \$46.49 Shipping & Handling: \$7.20 Free Shipping: -\$7.20 ----- Total before tax: \$46.49 Sales Tax: \$3.49 ----- <b>Total for This Shipment: \$49.98</b> -----
<b>Shipping Speed:</b> FREE Shipping	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2379	Item(s) Subtotal: \$46.49 Shipping & Handling: \$7.20 Promotion applied: -\$7.20 ----- Total before tax: \$46.49 <b>Estimated Tax: \$3.49</b> ----- <b>Grand Total: \$49.98</b>
<b>Credit Card transactions</b>	Visa ending in 2379: July 13, 2021: \$49.98

To view the status of your order, return to [Order Summary](#) .

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



## Neptune Multi services LLC

11423 Crestlake Village Dr  
 Riverview, FL, 33569  
 Neptunemts@gmail.com  
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>  
 813-778-9857

## Invoice

**Invoice No:** 005349  
**Date:** 07/27/2021  
**Terms:** NET 0  
**Due Date:** 07/27/2021

**Bill To:** Avelar creek CDD  
 teresa.farlow@merituscorp.com  
 Avelar creek cdd

Description	Quantity	Rate	Amount
clubhose replaced locks on bathrooms and door latches on main door also re-key doors to matching key	1	\$275.00	\$275.00*

\*Indicates non-taxable item

Subtotal \$275.00  
 Total \$275.00  
 Paid \$0.00

**Balance Due \$275.00**



57200  
4602

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/28/21	AVELAR CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/28/2021	Deirdre Almeida	106331
Total Amount Due		Ad Number
\$1,972.00		0000172610

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/28/21	07/28/21	0000172610	Times	Legals CLS	O&M Assessments AffidavitMaterial	1	4x12.00 IN	\$1,968.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/28/21	AVELAR CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/28/2021	Deirdre Almeida	106331
Total Amount Due		Ad Number
\$1,972.00		0000172610

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

AVELAR CREEK CDD  
ATTN: C/O MERITUS DISTRICTS  
2005 PAN AM CIRCLE STE 300  
TAMPA, FL 33607

51300  
4801  
R20  
received  
AUG 02 2021

REMIT TO:

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough

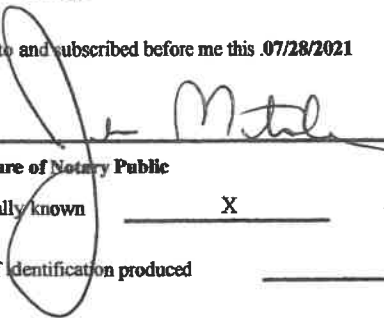
} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in **Tampa Bay Times: 7/28/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **07/28/2021**

  
\_\_\_\_\_  
Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_



## Notice of Public Hearing and Board of Supervisors Meeting of the Avelar Creek Community Development District

The Board of Supervisors (the "Board") of the Avelar Creek Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, August 25, 2021, at 6:00 p.m. at the Avelar Creek Clubhouse, located at 10125 Holland Ave., Riverview, FL 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2021-2022 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting (<http://www.avelarcreekcdd.org/>), or may be obtained by contacting the District Manager's office via email at [brian.lamb@merituscorp.com](mailto:brian.lamb@merituscorp.com) or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the District offices or by conference line. Please check the District's website at <http://www.avelarcreekcdd.org/>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rick Reidt  
District Manager

### SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count O&M	Unit Count Debt Service	FISCAL YEAR 2021			FISCAL YEAR 2022			Assessment Variance from Previous Year <sup>(2)</sup>
				Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment <sup>(1)</sup>	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment <sup>(1)</sup>	
Townhome	0.46	153	153	\$ 264.26	\$ 321.50	\$ 585.76	\$ 264.26	\$ 388.76	\$ 653.02	\$ 67.26
SF 40'	1.00	179	179	\$ 579.67	\$ 698.92	\$ 1,278.59	\$ 579.67	\$ 845.14	\$ 1,424.81	\$ 146.22
SF 50'	1.25	122	108	\$ 724.59	\$ 873.65	\$ 1,598.24	\$ 724.59	\$ 1,056.43	\$ 1,781.02	\$ 182.78
SF 65'	1.62	95	95	\$ 941.96	\$ 1,132.25	\$ 2,074.21	\$ 941.96	\$ 1,369.13	\$ 2,311.09	\$ 236.88
<b>Total</b>		<b>549</b>	<b>535</b>							

#### Notations:

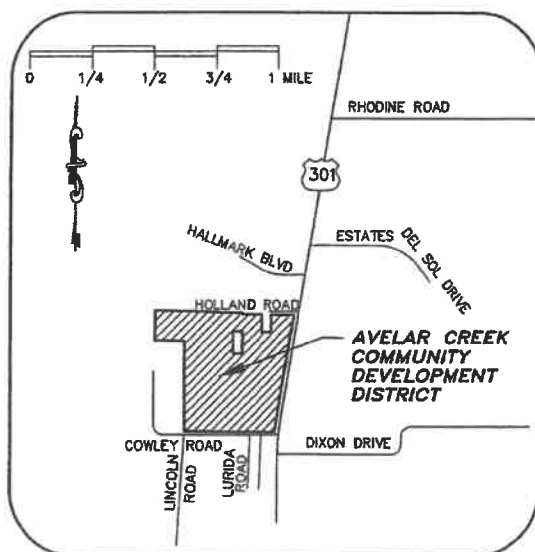
<sup>(1)</sup> Annual assessments are adjusted for the County collection costs and Statutory early payment discounts.

<sup>(2)</sup> An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2021 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a





Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/ 4/21		AVELAR CREEK CDD	
Billing Date	Sales Rep	Customer Account	
08/04/2021	Deirdre Almeida	106331	
Total Amount Due		Ad Number	
\$399.10		0000172609	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/04/21	08/04/21	0000172609	Times	Legals CLS	Budget Hearing	1	2x56 L	\$397.10
08/04/21	08/04/21	0000172609	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x56 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

AVELAR CREEK CDD  
ATTN: C/O MERITUS DISTRICTS  
2005 PAN AM CIRCLE STE 300  
TAMPA, FL 33607

51300  
4801  
A102

Advertising Run Dates		Advertiser Name	
08/ 4/21		AVELAR CREEK CDD	
Billing Date	Sales Rep	Customer Account	
08/04/2021	Deirdre Almeida	106331	
Total Amount Due		Ad Number	
\$399.10		0000172609	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

Received  
AUG 08 2021

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

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Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

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Meeting of the Avelar Creek  
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Rick Reidt  
District Manager

Run Date: August 4, 2021

0000172609

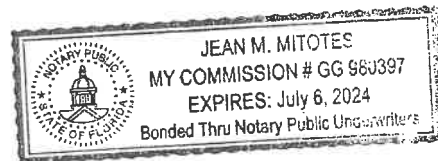
Signature Affiant

Sworn to and subscribed before me this **08/04/2021**

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced



## Avelar Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Carson's Lawn & Landscaping Services	6867	\$ 6,300.00		Lawn Maintenance 8/25/21
Carson's Lawn & Landscaping Services	6912	6,300.00	<b>\$ 12,600.00</b>	Lawn Care Maintenance Service 9/22/2021
First Choice Aquatic Weed Management	62893	625.00		Waterway Service - 8/27/21
Meritus Districts	10880	7,695.14		Management Services - September
Meritus Districts	10924	8,387.63	<b>\$ 16,082.77</b>	Management Services - October
<b>Monthly Contract Sub-Total</b>		<b>\$ 29,307.77</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
BOCC	5974220000 082721	\$ 271.73		Water Services Thru - 8/20/21
BOCC	6974220000 082721	423.45	<b>\$ 695.18</b>	BOCC Thru - 8/20/2021
Frontier	8136779603 090721	238.33		Communication Service - Thru 10/06/2021
Tampa Electric	211002733965 090721	36.97		Electric Services Thru 8/31/2021
Tampa Electric	211002734161 090721	309.39		Electric Services Thru 8/31/2021
Tampa Electric	211002734377 090721	787.68		Electric Services Thru 8/31/2021
Tampa Electric	211002734559 090721	2,365.41	<b>\$ 3,499.45</b>	Electric Services Thru 8/31/2021
Waste Management	9766752 2206 2	171.31		Waste Management - 8/25/2021
<b>Utilities Sub-Total</b>		<b>\$ 4,604.27</b>		
<b>Regular Services</b>				
Alpha Graphics	708066	\$ 30.00		Self Inking Deposit Stamp - 09/23/2021

## Avelar Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Carson's Lawn & Landscaping Services	6929	650.00		Initial Cut of Ponds - 09/23/21
Global Solutions Partners	3726	83.33		Level 1 Reserve Study 09/01/2021
Home Team	79655145	99.30		Pest Control Service - 9/7/2021
JAH Constructions	780C 003	2,500.00		Entry Wall 07/15/2021 - 7/28/2021
Suzanna M. Kimball	SK083121	110.00		Cleaning Services 8/31/2021
Suzanna M. Kimball	SK083121	70.00		Cleaning Services - 8/31/2021
Suzanna M. Kimball	SK090621	70.00		Cleaning Services 9/6/2021
Suzanna M. Kimball	SK091421	70.00		Cleaning Services 9/14/2021
Suzanna M. Kimball	SK092121	70.00	<b>\$ 390.00</b>	Cleaning Services 9/21/2021
Zebra Cleaning Team Inc.	4577	840.00		Pool Cleaning - 9/14/21
<b>Regular Services Sub-Total</b>		<b>\$ 4,592.63</b>		
<b>Additional Services</b>				
First Choice Aquatic Weed Management	63010	\$ 1,615.00		Supply And Delivery - 9/9/2021
Heather Douglas	HD090121	200.00		Refund Of Clubhouse Rental Deposit - 09/01/2021
Kaeser & Blair Authorized Dealer	10903084	104.96		Laser Checks, Marble Blue Proof - 9/15/2021
MHD Communications	23523	1,407.94		Club House Maintenance - Thru 8/20/2021
MHD Communications	23535	371.25	<b>\$ 1,779.19</b>	Club house Maintenance - 8/3/2021
<b>Additional Services Sub-Total</b>		<b>\$ 3,699.15</b>		
<b>TOTAL:</b>		<b>\$ 42,203.82</b>		

Approved (with any necessary revisions noted):

# **Avelar Creek Community Development District Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Billing Address**  
P.O. Box 3203  
Riverview, FL 33568

**DATE:** August 25, 2021  
**Invoice #** 6867

Billing address	Service address
Avelear Creek C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Avelear Creek

[illegible]**Payment due upon receipt**

Phone #  
813-526-3739

Fax #  
813-280-2476

E-mail  
carsonwd@yahoo.com

69

# INVOICE

**DATE:** September 22, 2021  
**Invoice #** 6912

Billing address
Avelear Creek C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Service address
Avelear Creek

[illegible]**Payment due upon receipt**

Phone #	Fax #	E-mail
813-526-3739	813-280-2476	carsonwd@yahoo.com

476  
53900  
4604  
R202





# First Choice Aquatic Weed Management, LLC.

## Lake & Wetland Customer Service Report

Job Name: \_\_\_\_\_  
 Customer Number: 404 Customer: FCA - AVELAR CREEK CDD  
 Technician: Ed  
 Date: 08/20/2021 Time: 12:30 PM

Customer Signature: \_\_\_\_\_

Waterway Treatment	4	7	6	Aop															
Algae		x	x																
Submersed Weeds																			
Grasses and Brush	x	x	x																
Floating Weeds																			
Blue Dye																			
Inspection				x															
Request for Service																			
Restriction																			
(# of days)																			

<b>CLARITY</b>	<b>FLOW</b>	<b>METHOD</b>	<b>CARP PROGRAM</b>	<b>WATER LEVEL</b>	<b>WEATHER</b>
<input type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Low	<input type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

### FISH and WILDLIFE OBSERVATIONS

<input type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Ducks
<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	<input type="checkbox"/> _____

### NATIVE WETLAND HABITAT MAINTENANCE

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input checked="" type="checkbox"/> Lily

### Beneficial Vegetation Notes:

<input type="checkbox"/> Naiad	<input checked="" type="checkbox"/> Cattails, babytears
<input checked="" type="checkbox"/> Pickerelweed	
<input checked="" type="checkbox"/> Soft Rush	<input type="checkbox"/> _____



# First Choice Aquatic Weed Management, LLC.

## Lake & Wetland Customer Service Report

Job Name: \_\_\_\_\_  
 Customer Number: 404 Customer: FCA - AVELAR CREEK CDD  
 Technician: Ed  
 Date: 08/27/2021 Time: 02:06 PM  
 Customer Signature: \_\_\_\_\_

Waterway Treatment	1	2	3	4	5	6	7	8	9	10								
Algae	x	x	x	x			x											
Submersed Weeds																		
Grasses and Brush			x	x	x	x				x								
Floating Weeds																		
Blue Dye																		
Inspection								x	x									
Request for Service																		
Restriction																		
(# of days)																		

<b>CLARITY</b>	<b>FLOW</b>	<b>METHOD</b>	<b>CARP PROGRAM</b>	<b>WATER LEVEL</b>	<b>WEATHER</b>
<input type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Carp observed	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'			<input type="checkbox"/> Barrier Inspected		<input type="checkbox"/> Rainy

### FISH and WILDLIFE OBSERVATIONS

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Ducks, Sandhill cranes
<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	<input type="checkbox"/> _____

### NATIVE WETLAND HABITAT MAINTENANCE

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Golden Canna
<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input checked="" type="checkbox"/> Lily

### Beneficial Vegetation Notes:

<input type="checkbox"/> Naiad	<input checked="" type="checkbox"/> Babytears, cattails
<input checked="" type="checkbox"/> Pickerelweed	
<input checked="" type="checkbox"/> Soft Rush	<input type="checkbox"/> _____

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

INVOICE NO.: 10880

DATE: 09/01/2021

DUE DATE: 09/01/2021

### BILLING ADDRESS

Avelar Creek CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		2,000.00
3102	Recording Secretary		416.00
1202	Field Management		1,000.00
3201	Accounting Services		2,166.00
5102	Technology Services		125.00
4401	Rental & Leases		200.00
5103	Website Administration		100.00
57200/1201	Personnel Services - On-Site Staff		1,666.66
51300/4101	Postage July		11.73
65 4101	Copies BW July	0.15	9.75
SUBTOTAL			7,695.14
NEW CHARGES			
TOTAL			7,695.14

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

INVOICE NO.: 10924

DATE: 10/01/2021

DUE DATE: 10/01/2021

### BILLING ADDRESS

Avelar Creek CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		2,000.00
	Recording Secretary		416.00
	Field Management		1,000.00
	Accounting Services		2,166.00
	Technology Services		125.00
	Rental & Leases		200.00
	Website Administration		125.00
	Personnel Services - On-Site Staff		2,333.33
	Postage August		13.30
60	Copies BW August	0.15	9.00

SUBTOTAL	8,387.63
NEW CHARGES	
TOTAL	8,387.63





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
AVELAR CREEK CDD	5974220000	08/27/2021	09/17/2021

Service Address: 10125 HOLLAND RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
49069047	07/22/2021	57371	08/20/2021	57565	19400 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$58.59
Water Base Charge	\$24.79
Water Usage Charge	\$25.03
Sewer Base Charge	\$60.08
Sewer Usage Charge	\$98.55
<b>Total Service Address Charges</b>	<b>\$271.73</b>

#### Summary of Account Charges

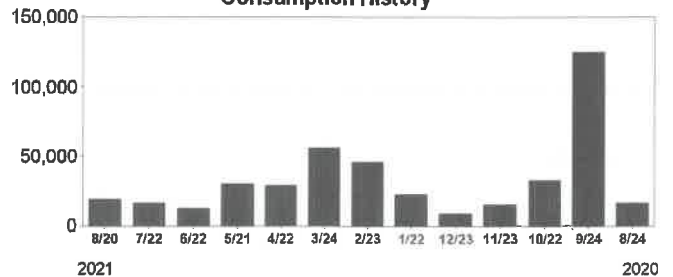
Previous Balance	\$243.87
Net Payments - Thank You	\$-243.87
<b>Total Account Charges</b>	<b>\$271.73</b>

<b>AMOUNT DUE</b>	<b>\$271.73</b>
-------------------	-----------------

#### Important Message

The 2020 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5974220000

Received

SEP 03 2021

#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



AVELAR CREEK CDD  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA FL 33607-6008

4,241 8

<b>DUE DATE</b>	09/17/2021
<b>AMOUNT DUE</b>	\$271.73
<b>AMOUNT PAID</b>	



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
AVELAR CREEK CDD	6974220000	08/27/2021	09/17/2021

Service Address: 10125 HOLLAND RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
49069048	07/22/2021	38282	08/20/2021	38949	66700 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$201.43
Water Base Charge	\$163.97
Water Usage Charge	\$53.36
<b>Total Service Address Charges</b>	<b>\$423.45</b>

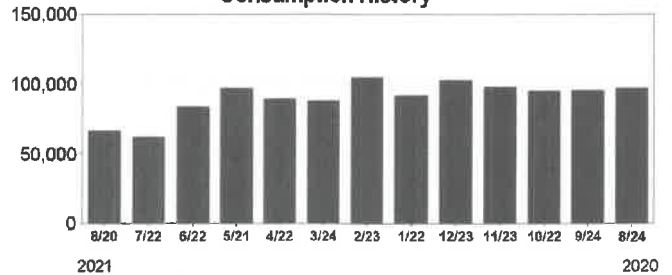
#### Summary of Account Charges

Previous Balance	\$405.50
Net Payments - Thank You	\$-405.50
Total Account Charges	<b>\$423.45</b>
<b>AMOUNT DUE</b>	<b>\$423.45</b>

#### Important Message

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Consumption History



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6974220000

Received  
SEP 03 2021

#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



AVELAR CREEK CDD  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA FL 33607-6008

4,954 8

DUE DATE	09/17/2021
AMOUNT DUE	\$423.45
AMOUNT PAID	

0069742200004

77  
00000423459

**Account Summary**

<b>New Charges Due Date</b>	<b>10/01/21</b>
Billing Date	9/07/21
Account Number	813-677-9603-073109-5
PIN	6856
Previous Balance	238.08
Payments Received Thru 8/26/21	-238.08
Thank you for your payment!	
Balance Forward	.00
New Charges	238.33
<b>Total Amount Due</b>	<b>\$238.33</b>

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**\$19.99**  
per month plus taxes and fees

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**Manage Your Account**

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-  **Online:** [Frontier.com](http://Frontier.com)  1.800.801.6652
-  **By mail**

**To Contact Us**

-  **Chat:** [Frontier.com](http://Frontier.com)  **Online:** [Frontier.com/helpcenter](http://Frontier.com/helpcenter)
-  1.800.921.8102  **Tech support:** [Frontier.com/helpcenter](http://Frontier.com/helpcenter)
-  **Email:** [ContactBusiness@ftr.com](mailto:ContactBusiness@ftr.com)

1,2,8



P.O. Box 709, South Windsor, CT 06074-9998

AV 01 013041 47543B 56 C\*\*5DGT



AVELAR CREEK CDD  
2005 PAN AM CIR  
ST 300  
TAMPA, FL 33607-2359

*Received*  
*SEP 13 2021*

**PAYMENT STUB**

**Total Amount Due** **\$238.33**

New Charges Due Date 10/01/21  
Account Number 813-677-9603-073109-5  
Please do not send correspondence with your payment. Make checks payable to Frontier.

**Amount Enclosed** \$ .....  
To change your billing address, call 1-800-921-8102

FRONTIER  
PO BOX 740407  
CINCINNATI OH 45274-0407



## CURRENT BILLING SUMMARY

Local Service from 09/07/21 to 10/06/21

Qty Description	813/677-9603.0	Charge
<b>Basic Charges</b>		
Solutions Bundle Line		80.00
Federal Subscriber Line Charge - Bus		6.50
Carrier Cost Recovery Surcharge		5.99
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
Other Charges-Detailed Below		-22.00
FCA Long Distance - Federal USF Surcharge		5.08
Federal USF Recovery Charge		2.87
<b>Total Basic Charges</b>		<b>82.69</b>
<b>Non Basic Charges</b>		
FiberOptic Internet for Business 50/50 2YR		124.99
Other Charges-Detailed Below		5.99
Partial Month Charges-Detailed Below		-30.00
<b>Total Non Basic Charges</b>		<b>100.98</b>
<b>Video</b>		
Local TV		29.99
HD Set Top Box		12.99
Broadcast TV Fee		8.99
FCC Regulatory Recovery Fee		.07
<b>Total Video</b>		<b>52.04</b>
<b>Toll/Other</b>		
Federal Primary Carrier Single Line Charge		1.99
FCA Long Distance - Federal USF Surcharge		.63
<b>Total Toll/Other</b>		<b>2.62</b>

**TOTAL 238.33**

## \*\* ACCOUNT ACTIVITY \*\*

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	9/07	5.99
Solutions Bundle Discount	AUTOCH	9/07	-22.00
<b>813/677-9603</b>		<b>Subtotal</b>	<b>-16.01</b>
<b>Partial Month Charges</b>			
FiberOptic Internet Bus 99 MO			-30.00
<b>813/677-9603</b>		<b>Subtotal</b>	<b>-30.00</b>
		<b>Subtotal</b>	<b>-46.01</b>

## CIRCUIT ID DETAIL

10/KQXA/645526/ /VZFL

## Detail of Frontier Com of America Charges

Toll charged to 813/677-9603

## Legend Call Types:

DD - Day

## Caller Summary Report

	Calls	Minutes	Amount
Main Number	4	2	.00
***Customer Summary	4	2	.00

## CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$85.31 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective with this bill, the Frontier Roadwork Surcharge increased to \$1.75 per month. Questions? Please contact customer service.

If you have a question or concern about Closed Captioning on any program, please call the Frontier Center for Customers with Disabilities at 1-877-462-6606 or email Video.Closed.Captioning@ftr.com. Written correspondence can be faxed to 1-805-262-0728, or mailed to Frontier Communications, 2560 Teller Road, Thousand Oaks, CA 91320, Attn: Kate Card. DO NOT mail payment to this address.

For up-to-date channel information please visit:  
<http://frontier.com/channelupdates>

Local Franchise Authority - FiberOptic TV  
Your FCC Community ID is: FL1304





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/07/2021

Account: 211002733965

AVELAR CREEK CDD  
10413 HOLLAND RD  
RIVERVIEW, FL 33578-7600



Current month's charges:	\$36.97
Total amount due:	\$36.97
Payment Due By:	09/28/2021

### Your Account Summary

Previous Amount Due	\$32.71
Payment(s) Received Since Last Statement	-\$32.71
<b>Current Month's Charges</b>	<b>\$36.97</b>
<b>Total Amount Due</b>	<b>\$36.97</b>

53100  
4301

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worry free!

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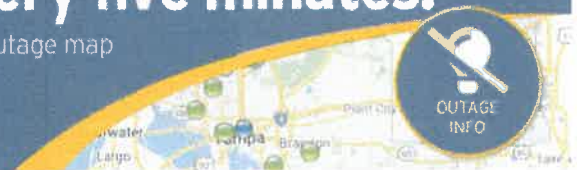
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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information.

Account: 211002733965

Current month's charges:	\$36.97
Total amount due:	\$36.97
Payment Due By:	09/28/2021

**Amount Enclosed** \$

605704653737

# Received

SEP 10 2021

AVELAR CREEK CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6057046537372110027339650000000036972

**Account:** 211002733965  
**Statement Date:** 09/07/2021  
**Current month's charges due** 09/28/2021



## Details of Charges – Service from 07/31/2021 to 08/31/2021

Service for: 10413 HOLLAND RD, RIVERVIEW, FL 33578-7600

**Rate Schedule: General Service - Non Demand**

Meter Location: Ent Gate

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857828	08/31/2021	517		347		170 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	170 kWh @ \$0.06076/kWh	\$10.33
Fuel Charge	170 kWh @ \$0.04255/kWh	\$7.23
Storm Protection Charge	170 kWh @ \$0.00251/kWh	\$0.43
Florida Gross Receipt Tax		\$0.92

**Electric Service Cost**

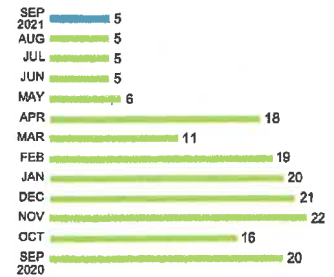
**\$36.97**

**Total Current Month's Charges**

**\$36.97**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



Statement Date: 09/07/2021

Account: 211002734161

AVELAR CREEK CDD  
12721 US HIGHWAY 301 S  
RIVERVIEW, FL 33578-0000



Current month's charges:	\$309.39
Total amount due:	\$309.39
Payment Due By:	09/28/2021

**Your Account Summary**

Previous Amount Due	\$204.01
Payment(s) Received Since Last Statement	-\$204.01
<b>Current Month's Charges</b>	<b>\$309.39</b>
<b>Total Amount Due</b>	<b>\$309.39</b>

53100  
4301

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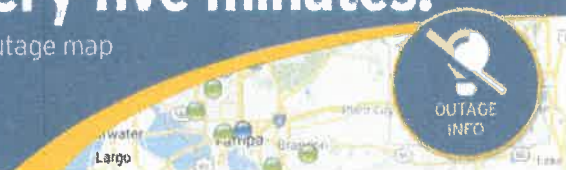
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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211002734161

Current month's charges:	\$309.39
Total amount due:	\$309.39
Payment Due By:	09/28/2021

**Amount Enclosed** \$ \_\_\_\_\_  
605704653738

**Received**

SEP 10 2021

AVELAR CREEK CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 211002734161  
**Statement Date:** 09/07/2021  
**Current month's charges due** 09/28/2021



## Details of Charges – Service from 07/31/2021 to 08/31/2021

Service for: 12721 US HIGHWAY 301 S, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Location: WALL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000482861	08/31/2021	31,330		28,650		2,680 kWh	1	32 Days

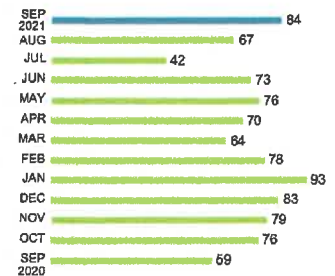
Basic Service Charge		\$18.06
Energy Charge	2,680 kWh @ \$0.06076/kWh	\$162.84
Fuel Charge	2,680 kWh @ \$0.04255/kWh	\$114.03
Storm Protection Charge	2,680 kWh @ \$0.00251/kWh	\$6.73
Florida Gross Receipt Tax		\$7.73
<b>Electric Service Cost</b>		<b>\$309.39</b>

**Total Current Month's Charges**

**\$309.39**

## Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



Statement Date: 09/07/2021

Account: 211002734377

AVELAR CREEK CDD  
10125 HOLLAND RD  
RIVERVIEW, FL 33578-7641

Current month's charges:	\$787.68
Total amount due:	\$787.68
Payment Due By:	09/28/2021

**Your Account Summary**

Previous Amount Due	\$657.52
Payment(s) Received Since Last Statement	-\$657.52
<b>Current Month's Charges</b>	<b>\$787.68</b>
<b>Total Amount Due</b>	<b>\$787.68</b>

53100  
4301

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See reverse side for more information

Account: 211002734377

Current month's charges:	\$787.68
Total amount due:	\$787.68
Payment Due By:	09/28/2021

**Amount Enclosed** \$

605704653739

Received

SEP 10 2021

AVELAR CREEK CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 211002734377  
**Statement Date:** 09/07/2021  
**Current month's charges due** 09/28/2021



## Details of Charges – Service from 07/31/2021 to 08/31/2021

Service for: 10125 HOLLAND RD, RIVERVIEW, FL 33578-7641

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000758470	08/31/2021	40,037		31,718		8,319 kWh	1	32 Days
1000758470	08/31/2021	18.29		0		18.29 kW	1	32 Days

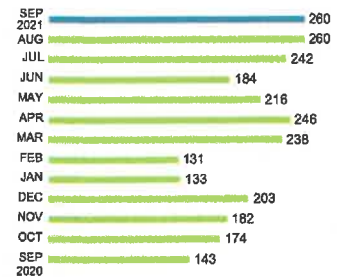
Basic Service Charge		\$30.10
Demand Charge	18 kW @ \$10.92000/kW	\$196.56
Energy Charge	8,319 kWh @ \$0.01589/kWh	\$132.19
Fuel Charge	8,319 kWh @ \$0.04255/kWh	\$353.97
Capacity Charge	18 kW @ \$0.52000/kW	\$9.36
Storm Protection Charge	18 kW @ \$0.72000/kW	\$12.96
Energy Conservation Charge	18 kW @ \$0.60000/kW	\$10.80
Environmental Cost Recovery	8,319 kWh @ \$0.00265/kWh	\$22.05
Florida Gross Receipt Tax		\$19.69
<b>Electric Service Cost</b>		<b>\$787.68</b>

**Total Current Month's Charges**

**\$787.68**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)



Statement Date: 09/07/2021

Account: 211002734559

AVELAR CREEK CDD  
AVELAR CREEK N-SF  
RIVERVIEW, FL 33569-0000

Current month's charges:	\$2,365.41
Total amount due:	\$2,365.41
Payment Due By:	09/28/2021

**Your Account Summary**

Previous Amount Due	\$2,340.95
Payment(s) Received Since Last Statement	-\$2,340.95
<b>Current Month's Charges</b>	<b>\$2,365.41</b>
<b>Total Amount Due</b>	<b>\$2,365.41</b>

33100  
4301

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211002734559

Current month's charges:	\$2,365.41
Total amount due:	\$2,365.41
Payment Due By:	09/28/2021

**Amount Enclosed** \$

605704653740

**Received**

SEP 10 2021

AVELAR CREEK CDD  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 211002734559  
**Statement Date:** 09/07/2021  
**Current month's charges due** 09/28/2021



## Details of Charges – Service from 07/31/2021 to 08/31/2021

Service for: AVELAR CREEK N-SF, RIVERVIEW, FL 33569-0000

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	2227 kWh @ \$0.02734/kWh	\$60.89
Fixture & Maintenance Charge	82 Fixtures	\$984.01
Lighting Pole / Wire	82 Poles	\$1215.24
Lighting Fuel Charge	2227 kWh @ \$0.04187/kWh	\$93.24
Storm Protection Charge	2227 kWh @ \$0.00354/kWh	\$7.88
Florida Gross Receipt Tax		\$4.15

### Lighting Charges

**\$2,365.41**

### Total Current Month's Charges

**\$2,365.41**

00000047-0000485-Page 17 of 18

## THINK GREEN:

**INVOICE**

Invoice Number: 708066  
Account Number: 2  
P.O. Number: TERESA FARLOW  
Per: AVELAR CREEK  
Cont Phone: Current Phone  
Thursday September 23, 2021  
Bill Email:

AVELAR CREEK COMMUNITY  
Current Phone

Item	Description	Quantity	Price
1	SELF INKING DEPOSIT STAMP	1	30.00
Subtotal For All Items			30.00
Shipping - Cust P/U			0.00
Sales Tax			0.00
Subtotal For Invoice			30.00
Invoice Total			\$30.00

Received By: \_\_\_\_\_

**REMIT PAYMENT TO:**  
**ALPHAGRAPHS TAMPA 671**  
**4209 W KENNEDY BLVD**  
**TAMPA, FL 33609-2230**

**PHONE (813) 289-4663**  
**FAX (813) 287-5733**

**THANK YOU FOR CHOOSING ALPHAGRAPHS.**

51300  
4101

# INVOICE

**DATE:** September 23, 2021  
**Invoice #** 6929

Billing address
Avelear Creek C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Service address
Avelear Creek

[illegible]**Payment due upon receipt**

E-mail  
carsonwd@yahoo.com

53900  
4604  
020

**Global Solution Partners**

14286 Beach Blvd. Suite 19-233

Jacksonville Beach, FL 32250

US

8444777883

Accounting@GlobalSolutionPartners.com

<http://GlobalSolutionPartners.com>

# INVOICE

**BILL TO**

Avelar Creek

C/O Rick Reidt

Meritus Corp

2005 Pan Am Circle

Tampa, FL 33607

**INVOICE #** 3726**DATE** 09/01/2021**DUE DATE** 09/01/2021**TERMS** Due on receipt

## ACTIVITY

## AMOUNT

**Partnership Solution**

83.33

Partnership Solution – Level 1 Reserve Study + 3

Updates + ongoing as needed consultation with

Reserve Specialist. Paid as follows:

\$1,200.00 due at upon proposal acceptance + \$83.33

due monthly (using auto-draft) for

5 year term

Avelar Creek

10125 Holland Road

Riverview, FL 33579

If paying by check, please make payable to:

BALANCE DUE

**\$83.33**

Global Solution Partners

14286 Beach Blvd, Suite 19-233

Jacksonville Beach, FL 32250

Job # GRS1810979 - Avelar Creek

51300  
4907  
RLN



HomeTeam Pest Defense, Inc.  
2720 South Falkenburg Road  
Riverview, FL 33578  
813-437-6591

## Invoice and detailed service report

**INVOICE #: 79655145**

WORK DATE: 09/07/2021

**BILL-TO 1480220**

Avelar Creek CDD  
Meritus Districts  
5680 W Cypress St Suite A  
Tampa, FL 33607-7002

Phone: 813-397-5121

**LOCATION 1480215**

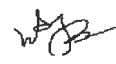
Avelar Community District  
Margrate Pineda  
10125 Holland Rd  
Riverview, FL 33578-7641

Phone: 813-677-9603 xAndre

**Time In:** 9/7/2021 9:59:20 AM  
**Time Out:** 9/7/2021 10:21:54 AM

**Customer Signature**

Customer is unavailable to sign  
**Technician Signature**

  
Warren Campbell  
License #:

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	99.30	99.30
<b>Subtotal</b>					99.30
<b>Tax</b>					0.00
<b>Total</b>					99.30
<b>Total Due:</b>					<b>99.30</b>

### Today's Service Comments

Hi Mr/Ms Pineda

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

(Enter personalized note here) I noticed some wasp nest around exterior windows that I treated and knocked down. After applying pesticides you might notice activity for 3-5 days, but if you continue to see signs of pest issues after that please call us. Thanks for being the best part of HomeTeam

Curbside Call was completed I spoke to customer

Thank you for choosing HomeTeam Pest Defense as your service provider.  
Your next scheduled service month will be in November

57200  
4602  
B2A

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	2.5000 Pound	2.5000 Pound
<b>Areas Applied:</b> Exterior perimeter							
<b>Target Pests:</b> American Roach, Ants, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		432-1514	4.7500%	0.0020	Deltamethrin	1.5000 Ounce	0.0006 Ounce
<b>Areas Applied:</b> Exterior entry points							
<b>Target Pests:</b> American Roach, Ants, Earwig, Silverfish, Spiders							

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



HomeTeam Pest Defense, Inc.  
2720 South Falkenburg Road  
Riverview, FL 33578  
813-437-6591

## Invoice and detailed service report

**INVOICE #: 79655145**

WORK DATE: 09/07/2021

### PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Tandem		100-1437	15.1000%	0.0140	Thiamethoxam 11.6%; Lambda-cyhalothrin 3.5%	4.0000 Gallon	0.0037 Gallon

**Areas Applied:** Exterior perimeter

**Target Pests:** American Roach, Ants, Spiders

### PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Suspend Polyzone	4.7500%	1.5000 Ounce	One Gallon Compressed Sprayer	10:04:40 AM
432-1514	0.00200000	0.0006 Ounce	Spot Treatment	

**Target Pests:** American Roach, Ants, Earwig, Silverfish, Spiders

**Areas Applied:** Exterior entry points

**Weather:** 0°, 0 MPH

Demand G	0.0450%	2.5000 Pound	Spreader	10:04:03 AM
100-1240	n/a	2.5000 Pound	Broadcast	

**Target Pests:** American Roach, Ants, Spiders

**Areas Applied:** Exterior perimeter

**Weather:** 0°, 0 MPH

Tandem	15.1000%	4.0000 Gallon	Sprayer	10:03:29 AM
100-1437	0.01400000	0.0037 Gallon	Power Spray	

**Target Pests:** American Roach, Ants, Spiders

**Areas Applied:** Exterior perimeter

**Weather:** 0°, 0 MPH

### GENERAL COMMENTS / INSTRUCTIONS

If this ticket shows a previous balance due which has been paid, please disregard & accept our thanks for your payment. If you have questions about your service or invoice, please call us at the telephone number listed above. Pay online at [www.pestdefense.com](http://www.pestdefense.com)

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

# JAHconstruction, LLC

CGC1512680

## INVOICE

**Bill To:** Rick L Reidt  
Meritus Corp/Avelar Creek CDD  
2005 Pan Am Circle Suite 300  
Tampa, FL 33607

**Date:** July 28, 2021

**Invoice No:** 780C-003

**Period To:** 07/28/21

**Terms:** Net 7

**via e-mail:** [rick.reidt@merituscorp.com](mailto:rick.reidt@merituscorp.com)

**Project Description:** Avelar Creek CDD NEW Entry Wall

**JAH Project:** 780C-JAH

<u>Item</u>	<u>Value</u>	<u>% Completed</u>	<u>Previously Completed</u>	<u>CURRENT BILLING</u>
Project Management	\$ 4,500.00	100%	100%	\$ -
Mobilize	\$ 2,000.00	100%	100%	\$ -
Demolition	\$ 5,500.00	100%	100%	\$ -
Brick Installation	\$ 20,500.00	100%	100%	\$ -
General Liability Insurance	\$ 800.00	100%	100%	\$ -
Punch Items and District Engineer Approval	\$ 2,500.00	100%	0%	\$ 2,500.00
<b>TOTAL</b>	<b>\$ 35,800.00</b>			<b>\$ 2,500.00</b>

### PAYMENT INFORMATION

**AMOUNT DUE:** \$ 2,500.00

**DUE DATE:** 08/04/21

**REFERENCE No:** 780C-003

### CONTRACT SUMMARY

**Original Contract:** \$ 35,800.00

**Billing This Period:** \$ 2,500.00

**Total Invoiced to Date:** \$ 35,800.00

**Balance of Contract:** \$ -

**PLEASE REMIT TO:** JAHconstruction, LLC  
1121 E. Twiggs Street, Suite 200  
Tampa, FL 33602  
Ph: 813-223-2725  
Fx: 813-223-2722

54100  
4612  
QAR

**Suzanna M. Kimball**  
2800 East 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

## **Invoice**

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**Date:** 8/31/2021

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

**RE:** Avelar Creek CDD Clubhouse Cleaning Service

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**Avelar Creek CDD**

Cleaning Services Tuesday 8/31/2021 \_\_\_\_\_ \$110.00

Total Amount Due \$110.00

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL**  
**PAYMENT IS DUE UPON RECEIPT OF INVOICE**

**THANK YOU!**

**Suzanna M. Kimball**  
2800 East 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

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**Invoice**

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**Date:** 8/31/2021

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

**RE:** Avelar Creek CDD Clubhouse Cleaning Service Refresh Clean

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**Avelar Creek CDD**

Cleaning Services Tuesday 8/31/2021 \_\_\_\_\_ \$70.00

Total Amount Due \$70.00

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL  
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

**THANK YOU!**

**Suzanna M. Kimball**  
2800 East 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

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**Invoice**

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**Date:** 9/6/2021

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

**RE:** Avelar Creek CDD Clubhouse Cleaning Service Refresh Clean

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**Avelar Creek CDD**

Cleaning Services Tuesday 9/6/2021 \_\_\_\_\_ \$70.00

Total Amount Due \$70.00

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL  
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

**THANK YOU!**

**Suzanna M. Kimball**  
2800 East 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

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**Invoice**

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**Date:** 9/14/2021

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

**RE:** Avelar Creek CDD Clubhouse Cleaning Service Refresh Clean

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**Avelar Creek CDD<sup>✓</sup>**

Cleaning Services Tuesday 9/14/2021 \_\_\_\_\_ \$70.00

Total Amount Due \$70.00

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**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL**  
**PAYMENT IS DUE UPON RECEIPT OF INVOICE**

**THANK YOU!**

**Suzanna M. Kimball**  
2800 East 113<sup>th</sup> Ave  
Unit 203  
Tampa, FL 33612  
Telephone (813) 389-4189

## **Invoice**

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**Date:** 9/21/2021

**To:** Meritus **Via Email:** [districtinvoices@meritusdistricts.com](mailto:districtinvoices@meritusdistricts.com)

**From:** Suzanna M. Kimball

**RE:** Avelar Creek CDD Clubhouse Cleaning Service Refresh Clean

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**Avelar Creek CDD**

Cleaning Services Tuesday 9/21/2021 \_\_\_\_\_ \$70.00

Total Amount Due \$70.00

---

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL  
PAYMENT IS DUE UPON RECEIPT OF INVOICE**

**THANK YOU!**

b



*Thanks For Your Business!*

# INVOICE

**Zebra Cleaning Team, Inc.**  
**P.O. BOX 3456**  
**APOLLO BEACH, FL 33572**  
**813-458-2942**

**DATE: SEPTEMBER 14, 2021**  
**INVOICE #4577**

**EXPIRATION DATE**

**TO Avelar CDD**  
**2005 Pan Am Circle Ste 120**  
**Tampa FL, 33607**

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Pool cleaning for August		\$700.00
		Oil enzyme remover		\$140.00
<div style="text-align: center;"> <p>57200</p> <p>4617</p> <p>Q10</p> </div>				SUBTOTAL
				SALES TAX
				<b>TOTAL \$840.00</b>

**Comments:**

# Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

Phone: 407-859-2020  
Fax: 407-859-3275

Date	Invoice #
9/10/2021	63010

**Bill To**

Avelar Creek CDD  
C/o Meritus Corp.  
2005 Pan Am Circle Dr., Ste. 300  
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/10/2021

Description	Amount
Supply & deliver (35) Triploid Carp 8-10" @ \$15.00 ea for ponds 3,7. Completed 09/09/2021	525.00
Supply & deliver (1200) Blue Tilapia @ \$.70 ea for ponds 3,7. Completed 09/09/2021	840.00
Delivery Fee	250.00
<div>53900 4308 RKO</div>	

Thank you for your business.

<b>Total</b>	\$1,615.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,615.00

### District Check Request Form

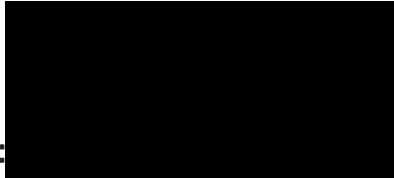
Today's Date: 09/01/21

District Name: Avelar Creek CDD

Check Amount: \$200.00

Payable to: Heather Douglas

Mailing Address:



Check Description:

Refund of Clubhouse Rental Deposit – Event 08/28/21

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

A handwritten signature in blue ink.

Approved Signature

DM \_\_\_\_\_  
Fund 001  
G/L 22000  
Object Cd \_\_\_\_\_

CK # \_\_\_\_\_ Date \_\_\_\_\_

9-1

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle, Suite 120 ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 397-5120 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT  
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Avelar Creek community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to two (2) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (2) hour rental. Refundable security deposit in the amount of \$250.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. NON-RESIDENT rental fee is \$350.00 for up to six (6) hours, which will include set up and clean up. A fee of \$50.00 for every (1) hour will be added for any time over the (6) hour rental. Refundable security deposit in the amount of \$500.00 for NON-RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental.
4. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to AVELAR CREEK CDD
5. The undersigned, Heather Douglas, (the Applicant), has applied to the District to use the Clubhouse as follows:  
Applicant Address: [REDACTED]  
Purpose: Bab  
Date of Event: [REDACTED]  
Time of Event (All events must end by 11:00 pm): 7:00 pm  
Extra Hours Required (\$25.00 or \$50.00 per every (1) hour): 1 Hour.  
Number of Attendees (NOT TO EXCEED 140): \$ 75  
Avelar Resident: yes
6. The District has consented to the above use by the Applicant, its agents, employees and invitees.

7. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
9. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

AVELAR CREEK COMMUNITY  
DEVELOPMENT DISTRICT

By:

As:

Date:

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

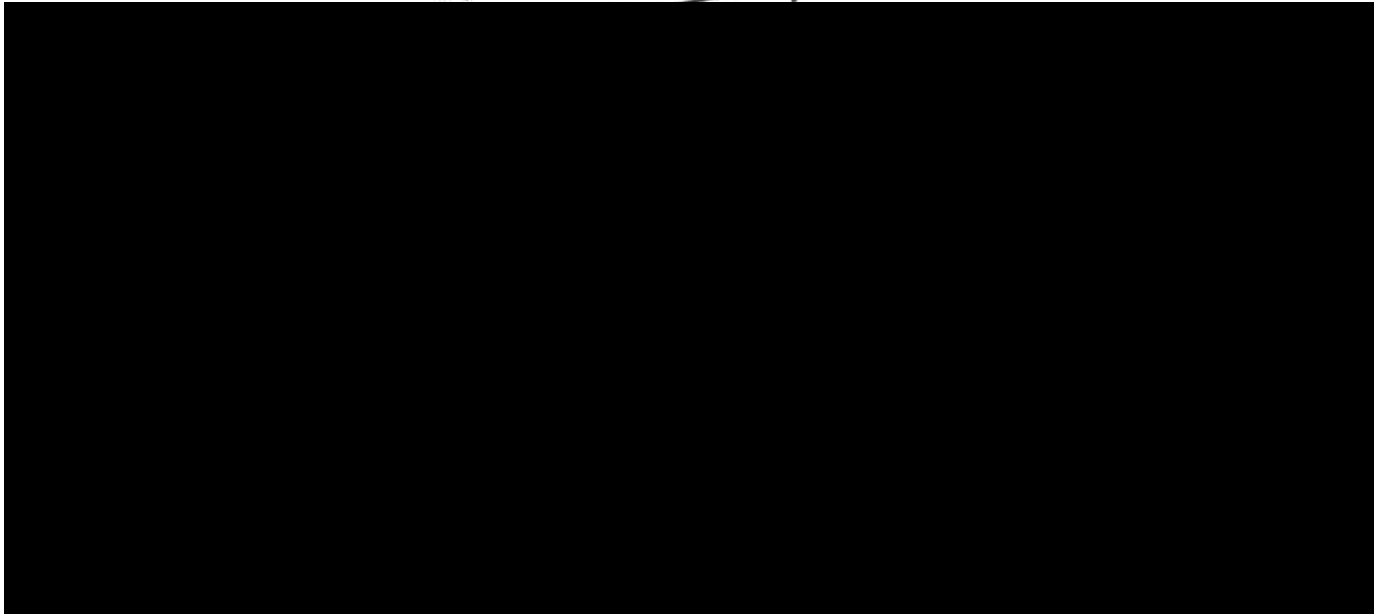
District Office ♦ 2005 Pan Am Circle, Suite 120 ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 397-5120 ♦ Fax (813) 873-7070

**CHECK PAYMENT FORM**

*This form must be completed by each person issuing a check to Avelar Creek CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.*

DATE: 6/21/21

NAME OF ISSUER: Heather Douglas



AMOUNT OF CHECK: \$ 275.<sup>00</sup>

REASON FOR CHECK: Baby Shower

## AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle, Suite 120 ♦ Suite A ♦ Tampa, Florida 33607 ♦ (813) 397-5120 ♦ Fax (813) 873-7070

### RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$250.00; Rental Fee \$50.00 per two (2) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Non-Resident Rentals: Security Deposit \$500.00; Rental Fee \$350.00 per six (6) hours – over six will be an additional \$50.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Avelar Creek Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
  - The event provides a benefit to the community;
  - The event encourages socialization amongst the neighbors;
  - The event must be approved by the District Manager; and
  - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. NO

1. All persons using the Recreation Center do so at their own risk. NO
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. NO
3. Use of kitchen facilities is restricted to persons eighteen years of age or older. NO
4. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** NO
5. Glass beverage containers are NOT permitted at the Recreation Center. NO
6. Furniture shall NOT be removed from the Recreation Center at any time. NO
7. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. NO
8. It shall be the responsibility of any resident using the Recreation Center to remove food or other items, including those items in the refrigerator. NO
9. Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. NO
10. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall (CAPACITY NOT TO EXCEED 140). NO

11. Glitter and Confetti are not allowed in Recreation Center NO
12. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. NO
13. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. NO
14. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** NO
15. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. NO
16. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER** 11 pm will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). NO
17. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. NO
18. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. NO
19. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. NO
20. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. NO
21. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. NO
22. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. NO
23. Call 911 in the event of an emergency. NO
24. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. NO

Heather Douglas  
Applicant Signature

Heather Douglas  
Applicant Printed Name

6/25/21  
Date



Kaeser &amp; Blair Authorized Dealer

4236 Grissom Drive  
Batavia, Ohio 45103  
(800) 607-8824  
FAX (800) 322-6000  
credit@kaeser-blair.com

## INVOICE

INVOICE NO. 10903084

DATE: 9/15/21

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

CUSTOMER NUMBER 003044326

DEALER NUMBER 88178

## BILL TO:

AVELAR CREEK CDD  
ATTN: TERESA X-340 FARLOW  
2005 PAN AM CIRCLE  
SUITE 300  
TAMPA, FL 33607

## SHIP TO:

AVELAR CREEK CDD  
ATTN: TERESA X-340 FARLOW  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

## YOUR PO NUMBER

AVELAR CHECKS

## DATE SHIPPED

9/08/21

## SHIP VIA

FED-X

## TERMS

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250 - LASER CHECKS, MARBLE BLUE	89.0000	89.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS  
MG Promotional Products  
TO REORDER CALL 813-949-9000  
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at  
paykaeser.com

SUBTOTAL	89.00
** SALES TAX	.00
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	15.96
TOTAL DUE	104.96

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER &amp; BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



3771 Solutions Center  
Chicago, IL 60677-3007

003044326

88178

## REMITTANCE

INVOICE NO. 10903084  
DATE: 9/15/21

TOTAL DUE: 104.96  
Amount Paid

☐ IF PAYING BY CREDIT CARD,  
CHECK THIS BOX AND SEE THE  
BACK OF THIS FORM.

Please add the credit card CVV  
if submitting with remittance

AVELAR CREEK CDD  
ATTN: TERESA X-340 FARLOW  
2005 PAN AM CIRCLE  
SUITE 300  
TAMPA, FL 33607



**MHD Communications**  
**5808 Breckenridge Pkwy Ste G**  
**Tampa, FL 33610**  
**(813) 948-0202**

Date	Invoice
08/20/2021	23523
Account	
Avelar Creek CDD	

Bill To:
Avelar Creek CDD Attn: District Invoices 10125 Holland Ave. Riverview, FL 33579

Ship To
Avelar Creek CDD 10125 Holland Ave. Riverview, FL 33579

Terms	Due Date	PO Number	Reference
NET30	09/19/2021		

Service Request Number	174147
Summary	Front Door Fob Not Working/Door Not Staying Shut
Billing Method	Actual Rates
Resolution	
Company Name	Avelar Creek CDD
Contact Name	Jahyra Rivera

Service Request Number	174149
Summary	Magnet not keeping door shut
Billing Method	Actual Rates
Resolution	
Company Name	Avelar Creek CDD
Contact Name	Jahyra Rivera

Services	Work Type	Hours	Rate	Amount
<b>Billable Services</b>				
Help Desk Technician	IT - Remote - Business Hours	0.25	135.00	\$33.75
Professional Services Technician	PS - Travel	0.75	135.00	\$101.25
Help Desk Technician	Travel	0.75	135.00	\$101.25
Help Desk Technician	IT - Onsite - Business Hours	1.25	135.00	\$168.75
Help Desk Technician	IT - Onsite - After Hours	1.00	202.50	\$202.50
Professional Services Technician	PS - Onsite - Business Hours	1.75	135.00	\$236.25
<b>Non-Billable Services</b>				
Help Desk Technician	Travel	1.00	135.00	\$0.00
<b>Total Services:</b>				<b>\$843.75</b>

Products & Other Charges	Quantity	Price	Amount
<b>Billable Products &amp; Other Charges</b>			
600S: 600LB MAGLOCK	2.00	\$134.98	\$269.96
AL1012ULX: Altronix Power Supply	1.00	\$196.00	\$196.00
<b>Total Products &amp; Other Charges:</b>			<b>\$465.96</b>

57200  
4602  
ALA

<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>	<b>Invoice Subtotal:</b>	\$1,309.71
	<b>Sales Tax:</b>	\$98.23
	<b>Invoice Total:</b>	<b>\$1,407.94</b>
	<b>Payments:</b>	\$0.00
	<b>Credits:</b>	\$0.00
	<b>Balance Due:</b>	<b>\$1,407.94</b>

**Invoice Time Detail**

**Invoice Number:** 23523  
**Company:** Avelar Creek CDD

**Charge To: Avelar Creek CDD / Front Door Fob Not Working/Door Not Staying Shut Location: Main**

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/20/2021	Ebanks, Tanner	<b>Service Ticket:</b> 174147 <b>Summary:</b> Front Door Fob Not Working/Door Not Staying Shut	Y	0.75	135.00	101.25
07/20/2021	Ebanks, Tanner	<b>Service Ticket:</b> 174147 <b>Summary:</b> Front Door Fob Not Working/Door Not Staying Shut	Y	1.25	135.00	168.75
07/21/2021	Ebanks, Tanner	<b>Service Ticket:</b> 174147 <b>Summary:</b> Front Door Fob Not Working/Door Not Staying Shut	Y	0.25	135.00	33.75
07/21/2021	Ebanks, Tanner	<b>Service Ticket:</b> 174147 <b>Summary:</b> Front Door Fob Not Working/Door Not Staying Shut	NC	1.00	135.00	0.00
07/21/2021	Ebanks, Tanner	<b>Service Ticket:</b> 174147 <b>Summary:</b> Front Door Fob Not Working/Door Not Staying Shut	Y	1.00	202.50	202.50
08/02/2021	Baker, Skyler	<b>Service Ticket:</b> 174147 <b>Summary:</b> Front Door Fob Not Working/Door Not Staying Shut	Y	0.75	135.00	101.25
08/02/2021	Baker, Skyler	<b>Service Ticket:</b> 174147 <b>Summary:</b> Front Door Fob Not Working/Door Not Staying Shut	Y	1.75	135.00	236.25

**Subtotal: 843.75**

<b>Invoice Time Total:</b>	<b>Billable Hours:</b>	<b>5.75</b>
	:	<b>1.00</b>



**MHD Communications**  
**5808 Breckenridge Pkwy Ste G**  
**Tampa, FL 33610**  
**(813) 948-0202**

Date	Invoice
08/26/2021	23535
Account	
Avelar Creek CDD	

Bill To:
Avelar Creek CDD Attn: District Invoices 10125 Holland Ave. Riverview, FL 33579

Ship To
Avelar Creek CDD 10125 Holland Ave. Riverview, FL 33579

Terms	Due Date	PO Number	Reference
NET30	09/25/2021		

Service Request Number		178232			
Summary		Avelar Creek Clubhouse - Doors Won't Open to Bathrooms			
Billing Method		Actual Rates			
Resolution					
Company Name		Avelar Creek CDD			
Contact Name		Jahyra Rivera			
Services	Work Type	Hours	Rate	Amount	
Billable Services					
Help Desk Technician	Travel	0.50	135.00	\$67.50	
Professional Services Technician	PS - Onsite - Business Hours	2.25	135.00	\$303.75	
			Total Services:	\$371.25	
We appreciate your business! MHD Communications accepts checks and all major credit cards.  A late payment charge of 5% per month will be applied to all unpaid balances.		Invoice Subtotal:	\$371.25		
		Sales Tax:	\$0.00		
		Invoice Total:	\$371.25		
		Payments:	\$0.00		
		Credits:	\$0.00		
		Balance Due:	\$371.25		

57200  
4602 DRA

**Invoice Time Detail**

**Invoice Number:** 23535  
**Company:** Avelar Creek CDD

**Charge To: Avelar Creek CDD / Avelar Creek Clubhouse - Doors Won't Open to Bathrooms** **Location:** Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
08/03/2021	Mirandette, Sam	<b>Service Ticket:</b> 178232 <b>Summary:</b> Avelar Creek Clubhouse - Doors Won't Open to Bathrooms Travel time to Avelar Creek	Y	0.50	135.00	67.50
08/03/2021	Huh, Clive	<b>Service Ticket:</b> 178232 <b>Summary:</b> Avelar Creek Clubhouse - Doors Won't Open to Bathrooms Issue: Men & Women Bathroom Mags were energized and would not release when using push to exit button badging card.  Issue with KT300 Panel 3 - Lost connection  Remediation: Rebooted panel and reconnected vis rs 485 connection  Issue 2: Back door mag would not energize and lock. Discovered that a fuse powering that lock was missing. Moved lock to an available spot on power box. Issue resolved.	Y	2.25	135.00	303.75

**Subtotal: 371.25**

**Invoice Time Total:** **Billable Hours:** **2.75**

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 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 9/30/2021  
(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	129,466	0	0	0	129,466
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	72,896	0	0	72,896
Investment - Interest 2016 (1001)	0	0	0	0	0
Investment - Sinking 2016 (1003)	0	0	0	0	0
Investment - Reserve 2016 (1004)	0	142,991	0	0	142,991
Investment - Prepayment 2016 (1005)	0	5,675	0	0	5,675
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	0	0	0	0	0
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>175,464</u>	<u>221,561</u>	<u>9,677,607</u>	<u>3,240,000</u>	<u>13,314,632</u>
<b>Liabilities</b>					
Accounts Payable	10,441	0	0	0	10,441
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	7	0	0	0	7
Deposits	250	0	0	0	250
Revenue Bonds Payable-2016	0	0	0	3,240,000	3,240,000
Other	0	0	0	0	0
<b>Total Liabilities</b>	<u>44,398</u>	<u>0</u>	<u>0</u>	<u>3,240,000</u>	<u>3,284,398</u>

# Avelar Creek CDD

## Balance Sheet

As of 9/30/2021  
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Fund 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	3,908	2,233	0	0	6,141
Total Fund Equity & Other Credits Contributed Capital	131,066	221,561	9,677,607	0	10,030,234
Total Liabilities & Fund Equity	175,464	221,561	9,677,607	3,240,000	13,314,632

# Avelar Creek CDD

## Statement of Revenues and Expenditures

General Fund - 001  
From 10/1/2020 Through 9/30/2021  
(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	221	171	342 %
Other Miscellaneous Revenues				
Miscellaneous	0	365	365	0 %
Clubhouse Rental	1,445	361	(1,084)	(75)%
Undesignated Reserves	14,988	0	(14,988)	(100)%
Total Revenues	373,425	366,932	(6,493)	(2)%
<b>Expenditures</b>				
Legislative				
Supervisor Fees	5,000	3,800	1,200	24 %
Financial & Administrative				
Field Manager	12,000	12,000	0	0 %
District Manager	24,000	24,000	0	0 %
Recording Secretary	5,000	4,992	8	0 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	2,000	2,000	0	0 %
Trustees Fees	5,000	4,041	959	19 %
Accounting Services	26,000	25,992	8	0 %
Auditing Services	4,500	4,000	500	11 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	866	(616)	(246)%
Rentals & Leases	2,400	2,400	0	0 %
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	1,000	0	0 %
Office Supplies	0	105	(105)	0 %
Technology Services	1,500	1,500	0	0 %
Website Administration	1,200	2,700	(1,500)	(125)%
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	35,697	2,803	7 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,950	2,356	(406)	(21)%
Water-Sewer Combination Services				
Water Utility Services	14,000	10,064	3,936	28 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	7,500	0	0 %
Waterway Improvements & Repairs	1,500	2,000	(500)	(33)%
Property & Casualty Insurance	11,140	10,997	143	1 %
Landscape Maintenance - Contract	75,600	82,200	(6,600)	(9)%
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)%

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

General Fund - 001  
From 10/1/2020 Through 9/30/2021  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Parks & Recreation				
Staff	22,500	20,448	2,052	9 %
Security Patrol	1,500	0	1,500	100 %
Clubhouse Phone	2,900	2,880	20	1 %
Amenity Center Maintenance & Repairs	9,000	10,893	(1,893)	(21)%
Pool Maintenance - Contract	8,400	8,960	(560)	(7)%
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	774	5,226	87 %
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	373,425	363,024	10,401	3 %
Subtotal: Rev Over / (Under) Exp	0	3,908	3,908	0 %
Subtotal (OFS): Rev Over / (Under) Exp	0	0	0	0 %
Total: Revenues Over / Under Expenditures	0	3,908	3,908	0 %
Fund Balance, Beginning of Period	0	127,158	127,158	0 %
Fund Balance, End of Period	0	131,066	131,066	0 %

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

Debt Service Fund Series 2016 - 201  
From 10/1/2020 Through 9/30/2021  
(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	0	15	15	0 %
Total Revenues	<u>285,638</u>	<u>299,471</u>	<u>13,833</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	0	10,000	(10,000)	0 %
Total Expenditures	<u>285,638</u>	<u>297,238</u>	<u>(11,600)</u>	<u>(4)%</u>
Subtotal: Rev Over / (Under) Exp	0	2,233	2,233	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>2,233</u>	<u>2,233</u>	<u>0 %</u>
 Fund Balance, Beginning of Period	 0	 219,328	 219,328	 0 %
Fund Balance, End of Period	<u>0</u>	<u>221,561</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 9/30/2021  
 (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: 9/302021

Reconciliation Date: 9/30/2021

Status: Open

Bank Balance	129,671.44
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	129,466.44
Balance Per Books	<u>129,466.44</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: 9/302021

Reconciliation Date: 9/30/2021

Status: Open

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
5467	9/23/2021	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: 9/302021**

**Reconciliation Date: 9/30/2021**

**Status: Open**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
5446	9/2/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5447	9/2/2021	System Generated Check/Voucher	6,300.00	Carson's Lawn & Landscaping Services, LLC
5448	9/2/2021	System Generated Check/Voucher	200.00	Christopher M. Perich
5449	9/2/2021	System Generated Check/Voucher	200.00	Cornell N. Nobles
5450	9/2/2021	System Generated Check/Voucher	83.33	Global Solution partners
5451	9/2/2021	System Generated Check/Voucher	200.00	Heather Douglas
5452	9/2/2021	System Generated Check/Voucher	2,500.00	JAHconstruction, LLC
5453	9/2/2021	System Generated Check/Voucher	200.00	Julie Campbell
5454	9/2/2021	System Generated Check/Voucher	7,695.14	Meritus Districts
5455	9/2/2021	System Generated Check/Voucher	1,779.19	MHD Communications
5456	9/2/2021	System Generated Check/Voucher	200.00	Michael Finke
5457	9/2/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5458	9/2/2021	System Generated Check/Voucher	52.36	Tampa Electric
5459	9/2/2021	System Generated Check/Voucher	171.31	Waste Management Inc. of Florida
5460	9/9/2021	System Generated Check/Voucher	695.18	Board of County Commissioners
5461	9/16/2021	System Generated Check/Voucher	1,615.00	First Choice Aquatic
5462	9/16/2021	System Generated Check/Voucher	238.33	Frontier Communications
5463	9/16/2021	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5464	9/16/2021	System Generated Check/Voucher	104.96	Kaeser & Blair Inc.
5465	9/16/2021	System Generated Check/Voucher	140.00	Suzanna M. Kimball

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 9/302021

Reconciliation Date: 9/30/2021

Status: Open

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5466	9/16/2021	System Generated Check/Voucher	3,499.45	Tampa Electric
5468	9/23/2021	System Generated Check/Voucher	840.00	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			31,787.14	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 9/302021  
Reconciliation Date: 9/30/2021  
Status: Open

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR461	9/16/2021	Clubhouse Rental	100.00	
CR460	9/30/2021	Interest	<u>1.47</u>	
Cleared Deposits			101.47	
			<u><u>          </u></u>	

## Avelar Creek CDD

### October Meeting

Action Item Description	Responsible	Open Date	Date Due	Status	Comments
Revised Rules and Regulations	Scott Steady	5/26/21		January 2023 Meeting	DM to draft and have Scott Steady review for review and review with notice in January meeting.
Mr. Perich - Increased Video Surveillance	District Manager	12/1/20		October Board Discussion	Need digital capability, with 48 hours memory covering all of the playground, pool and parking. Budget limitations need to be considered to fund project. Will bring to Board in October 2021
Fish Stocking water tables	First Choice	5/26/21		Completed	Approved 8/25/2021 and to Vendor.
Landscape Enhancements Avelar Main Entrance.	Carson	7/21/21		Completed	Approved 8/25/2021 and to Vendor. Mid to late October install.
Landscape Enhancements Meadow Song	Carson	7/21/21		Tabled to October	8/25/2021 Tabled quote for \$4,548 to October.
Carson Landscaping Contract Addendum	District Manager	8/24/21		To Be Signed at Meeting	8/25/21 Consent of Board to proceed but Chris, Rick and Gene to review and try to get lower pricing. BS approved payments and will finalize addendum in October Meeting. Reviewed by legal to be signed by Chris
New Pool Signs needed.	District Manager			ASAP	Pending resurfacing
Pool Resurfacing	District Manager	Health Department Notice		October Board Discussion	Quotes requested and will be added to agenda as soon as received.

Action Item List Jahyra Rivera, Amenities Manager						
Date	Started entry data 2/1/2021					
District	Avelar Creek					
#	Action Item Description	Responsible	Open Date	Closed Date	Status	Final report on update status!
1	Pool furniture & Umbrellas	Rick	3/24/2021	21-Aug	Complete	
2	Playground got new mulch installed carsons	Carson's	Apr-21	Apr-21	Complete	
3	Zebra pool did treatment to pool for stains	Lance	Apr-21	Apr-21	Complete	
4	Sink hole reported to hillsborough county	Hillsborough county	Mar-21	21-May	Complete	
5	Front Entrance wall	Contracter	Feb-21	21-Aug	Complete	
6	Pole light fixure damage	Teco	Feb-21	3/3/2021	Complete	
7	Pool Deck pressure wash	Neptune multiservices	Apr-21	5/7/2021	Complete	
8	main boulavard pressure wash	Neptune multiservices	Apr-21	May-21	Complete	
9	Front fence repaired	Neptune multiservices	Feb-21	Mar-21	Complete	
10	Ground Fault electrical outlet	Zebra pool Services	May-21	May-21	Complete	
11	Pool Hp circulation motor replaced	Zebra pool Services	May-21	May-21	Complete	
12	Amenity Center Mulch around landscaping area's!	Carson's	21-Jun	21-Jun	Complete	
13	Amenity pool storage and electic room storage lock changed	Neptune multiservices	21-Jul	21-Jul	Complete	
14	Amenity Building pressure wash!	Neptune multiservices	21-Jul		Pending	Pending resurface.
15						
16						
17						
18						
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20						
21						
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23						



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Avelar Creek

Date: 8/24/21

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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#### LANDSCAPE MAINTENANCE

TURF	5	4	-1	Some dry areas
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Good
TURF INSECT/DISEASE CONTROL	10	9	-1	Chinch bugs by the playground
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	3	-2	Several areas need detailing
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	10	0	Good
CLEANLINESS	5	3	-2	Trash along the boulevards
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	6	-2	Timer was bad at the entrance
CARRYOVERS	5	4	-1	Bed detailing

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	New annuals recently installed
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

#### SCORE

100	89	-11	89%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts

## Avelar Creek August



The vehicle damage to the front monument has been repaired.



New Coleus have been planted at the front entrance



Annuals or peri annuals need to be added to the median at the South entrance.



The north entrance on Holland needs dead plant material removed.



The turf by the playground needs to be treated for chinch bugs.



The turf along Avelar Creek has good color.



The rose bushes along Avelar Creek have not done well and should be replaced with a more durable plant.



The hedges to the south of Avelar Creek need weed detailing.



The median at the Meadow Song entrance needs weed detailing.



The fakahatchee grass at the Meadow Song exit needs weed detailing.



The pool water and tiles look clean.



The landscape around the clubhouse is in good condition.



Pond 7 needs to be treated for algae.



The aquatics vendor has been knocking the cattails back in pond 8.



The rest of the ponds look good.







# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Avelar Creek

Date: 9/30/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	23	-2	<u>Very little trash observed</u>
INVASIVE MATERIAL (FLOATING)	20	10	-10	<u>Several ponds have algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	<u>Cattails</u>
FOUNTAINS/AERATORS	20	20	0	<u>Good</u>
DESIRABLE PLANTS	15	14	-1	

<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	<u>Clean</u>
CLUBHOUSE EXTERIOR	3	2	-1	<u>Flashing could use pressure washing.</u>
POOL WATER	10	10	0	<u>Clean</u>
POOL TILES	10	10	0	<u>Good</u>
POOL LIGHTS	5	5	0	<u>N/A</u>
POOL FURNITURE/EQUIPMENT	8	8	0	<u>Fair</u>
FIRST AID/SAFETY ITEMS	10	10	0	<u>Good</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>Good</u>
PLAYGROUND EQUIPMENT	5	4	-1	<u>Gate latch is broke</u>
RECREATIONAL FACILITIES	7	7	0	<u>Good</u>
RESTROOMS	6	6	0	<u>Clean</u>
HARDSCAPE	10	10	0	<u>Good</u>
ACCESS & MONITORING SYSTEM	3	3	0	<u>Good</u>
IT/PHONE SYSTEM	3	3	0	<u>Good</u>
TRASH RECEPTACLES	3	3	0	<u>OK</u>
FOUNTAINS	8	6	-2	<u>Need to be cleaned</u>

<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	
PAINTING	25	25	0	
CLEANLINESS	25	20	-5	<u>Fair</u>
GENERAL CONDITION	25	25	0	



## Meritus

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Avelar Creek

Date: 9/30/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	35	-5	New plants are scheduled to be installed.
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	25	-5	Better
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	663	-37	95%

Manager's Signature: Gene Roberts

Supervisor's Signature: \_\_\_\_\_



## Meritus

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Avelar Creek

Date: 9/30/21

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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#### LANDSCAPE MAINTENANCE

TURF	5	4	-1	Some dry areas
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Some Dollar weed
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	4	-1	Better
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	9	-1	Oak tree limbs
CLEANLINESS	5	4	-1	Some trash near the entrance.
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	6	-2	Still having issues at the entrance.
CARRYOVERS	5	4	-1	Irrigation MGMT

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	Look good
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

#### SCORE

100	90	-10	90%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts

## Avelar Creek September



New plant material is scheduled to be installed at the entrance monument.



The bridge is in good condition and there's no brush hanging over it.



The oak tree branches need to be limbed up over the sidewalk north of the entrance.



Irrigation issues has resulted in weak turf at the entrance and on the berm along 301.



The arboricola plants at the Meadow Song entrance should be tip pruned to create a denser plant.



The landscape at the south entrance is in good condition.



The turf and landscape around the clubhouse look's good.



The gate latch at the playground needs to be repaired.



The playground equipment is in good condition.



The flashing around the clubhouse and the sidewalk could use pressure washing.



Several of the ponds need to be treated for an algae outbreak.



Pond 4



Pond 7



Pond 3



Pond 10



Pond 8



Pond 9