

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2021



Meritus Corporation  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
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# 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)%
<b>Total Revenues</b>	<u>373,425</u>	<u>366,932</u>	<u>(6,493)</u>	<u>(2)%</u>
<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	<u>373,425</u>	<u>363,024</u>	<u>10,401</u>	<u>3 %</u>
Subtotal: Rev Over / (Under) Exp	0	3,908	3,908	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>3,908</u>	<u>3,908</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	127,158	127,158	0 %
Fund Balance, End of Period	<u>0</u>	<u>131,066</u>	<u>131,066</u>	<u>0 %</u>

**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	<u>0</u>	<u>15</u>	<u>15</u>	<u>0 %</u>
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	<u>0</u>	<u>10,000</u>	<u>(10,000)</u>	<u>0 %</u>
Total Expenditures	<u>285,638</u>	<u>297,238</u>	<u>(11,600)</u>	<u>(4)%</u>
Subtotal: Rev Over / (Under) Exp	0	2,233	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>
<b>Fund Balance, Beginning of Period</b>				
	0	219,328	219,328	0 %
<b>Fund Balance, End of Period</b>				
	<u>0</u>	<u>221,561</u>	<u>221,561</u>	<u>0 %</u>

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

General Fixed Assets Account Group - 900  
 From 10/1/2020 Through 9/30/2021  
 (In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Subtotal: Rev Over / (Under) Exp	0	0	0	0 %
Total: Revenues Over / Under Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	9,677,607	9,677,607	0 %
Fund Balance, End of Period	<u>0</u>	<u>9,677,607</u>	<u>9,677,607</u>	<u>0 %</u>

Avelar Creek CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 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	