

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2021



Meritus Corporation
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Avelar Creek CDD

Balance Sheet

As of 10/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Assets					
Cash-Operating Account	107,081	0	0	0	107,081
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	75,343	0	0	75,343
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	5,676	0	0	5,676
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
Total Assets	<u>153,078</u>	<u>224,010</u>	<u>9,677,607</u>	<u>3,240,000</u>	<u>13,294,694</u>
Liabilities					
Accounts Payable	7,142	0	0	0	7,142
Accounts Payable - Other	0	0	0	0	0
Due To Debt Service Fund	2,447	0	0	0	2,447
Deferred Revenue	33,700	0	0	0	33,700
Accrued Expenses Payable	0	0	0	0	0
Sales Tax Payable	0	0	0	0	0
Deposits	250	0	0	0	250
Revenue Bonds Payable-2016	0	0	0	3,240,000	3,240,000
Other	0	0	0	0	0
Total Liabilities	<u>43,539</u>	<u>0</u>	<u>0</u>	<u>3,240,000</u>	<u>3,283,539</u>

Avelar Creek CDD

Balance Sheet

As of 10/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Fund Equity & Other Credits Contributed Capital					
Fund Balance-All Other Reserves	0	221,561	0	0	221,561
Fund Balance-Unreserved	131,066	0	0	0	131,066
Investment In General Fixed Assets	0	0	9,677,607	0	9,677,607
Other	(21,528)	2,448	0	0	(19,079)
Total Fund Equity & Other Credits Contributed Capital	109,539	224,010	9,677,607	0	10,011,155
 Total Liabilities & Fund Equity	 153,078	 224,010	 9,677,607	 3,240,000	 13,294,694

Avelar Creek CDD
Statement of Revenues and Expenditures

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

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
DS Assmts-Tax Roll	432,135	0	(432,135)	(100)%
O&M Assmts - Tax Roll	0	3,047	3,047	0 %
Interest Earnings				
Interest Earnings	50	1	(49)	(97)%
Other Miscellaneous Revenues				
Clubhouse Rental	300	0	(300)	(100)%
Total Revenues	<u>432,485</u>	<u>3,049</u>	<u>(429,436)</u>	<u>(99)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	800	4,200	84 %
Financial & Administrative				
Field Manager	12,000	1,000	11,000	92 %
District Manager	24,000	2,000	22,000	92 %
Recording Secretary	5,000	416	4,584	92 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	4,200	0	4,200	100 %
Trustees Fees	4,100	4,041	59	1 %
Accounting Services	26,000	2,166	23,834	92 %
Auditing Services	4,200	0	4,200	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	22	228	91 %
Rentals & Leases	2,400	200	2,200	92 %
Public Officials Insurance	2,663	0	2,663	100 %
Legal Advertising	1,200	489	711	59 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	575	175	400	70 %
Reserve Study	1,000	83	917	92 %
Technology Services	1,500	125	1,375	92 %
Website Administration	1,500	125	1,375	92 %
Email Hosting Vendor	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	1,500	0	1,500	100 %
Electric Utility Services				
Electric Utility Services	38,500	3,486	35,014	91 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	176	2,524	93 %
Water-Sewer Combination Services				
Water Utility Services	14,000	1,213	12,787	91 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	625	6,875	92 %
Waterway Improvements & Repairs	1,500	260	1,240	83 %
Property & Casualty Insurance	12,097	0	12,097	100 %
Landscape Maintenance - Contract	75,600	0	75,600	100 %
Mulch/Tree Trimming	15,000	0	15,000	100 %
Plant Replacement Program	12,000	0	12,000	100 %
Irrigation Maintenance	3,400	3,388	12	0 %
Road & Street Facilities				
Pavement and Signage Repairs	15,000	0	15,000	100 %
Parks & Recreation				
Staff	28,000	2,333	25,667	92 %
Clubhouse Phone	2,900	238	2,662	92 %

Avelar Creek CDD
Statement of Revenues and Expenditures

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

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Amenity Center Maintenance & Repairs	9,000	165	8,835	98 %
Pool Maintenance - Contract	8,400	800	7,600	90 %
Pool Maintenance - Other	6,000	0	6,000	100 %
Amenity Center Cleaning & Supplies	7,000	250	6,750	96 %
Playground Improvements & Repairs	4,000	0	4,000	100 %
Holiday Lighting	1,000	0	1,000	100 %
Special Events	6,000	0	6,000	100 %
Bridge Maintenance	1,000	0	1,000	100 %
Security System	500	0	500	100 %
Amenities Furniture & Fixtures	6,000	0	6,000	100 %
Reserves				
Capital Asset Reserves	54,000	0	54,000	100 %
Total Expenditures	<u>432,485</u>	<u>24,576</u>	<u>407,909</u>	<u>94 %</u>
Subtotal: Rev Over / (Under) Exp	0	(21,528)	(21,528)	0 %
Subtotal (OFS): Rev Over / (Under) Exp	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total: Revenues Over / Under Expenditures	<u><u>0</u></u>	<u><u>(21,528)</u></u>	<u><u>(21,528)</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period	0	131,066	131,066	0 %
Fund Balance, End of Period	<u>0</u>	<u>109,539</u>	<u>109,539</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2021 Through 10/31/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	281,644	2,447	(279,197)	(99)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>281,644</u>	<u>2,448</u>	<u>(279,196)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	111,644	0	111,644	100 %
Principal Payments	<u>170,000</u>	<u>0</u>	<u>170,000</u>	<u>100 %</u>
Total Expenditures	<u>281,644</u>	<u>0</u>	<u>281,644</u>	<u>100 %</u>
Subtotal: Rev Over / (Under) Exp	0	2,448	2,448	0 %
Subtotal (OFS): Rev Over / (Under) Exp	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total: Revenues Over / Under Expenditures	<u><u>0</u></u>	<u><u>2,448</u></u>	<u><u>2,448</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period	0	221,561	221,561	0 %
Fund Balance, End of Period	<u>0</u>	<u>224,010</u>	<u>224,010</u>	<u>0 %</u>

Avelar Creek CDD

Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900

From 10/1/2021 Through 10/31/2021

(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: 10/31/2021
Reconciliation Date: 10/31/2021
Status: Locked

Bank Balance	108,085.52
Less Outstanding Checks/Vouchers	1,005.00
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	107,080.52
Balance Per Books	<u>107,080.52</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5327	4/1/2021	System Generated Check/Voucher	135.00	Jessi's Closet
5496	10/19/2021	System Generated Check/Voucher	800.00	Zebra Cleaning Team, Inc.
5498	10/21/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			<u>1,005.00</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5467	9/23/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5469	10/1/2021	System Generated Check/Voucher	30.00	Alphagraphics Tampa 671
5470	10/1/2021	System Generated Check/Voucher	6,950.00	Carson's Lawn & Landscaping Services, LLC
5471	10/1/2021	System Generated Check/Voucher	8,387.63	Meritus Districts
5482	10/8/2021	System Generated Check/Voucher	1,500.00	ADA Site Compliance
5483	10/8/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5484	10/8/2021	System Generated Check/Voucher	786.93	Board of County Commissioners
5485	10/8/2021	System Generated Check/Voucher	175.00	Department of Economic Opportunity
5486	10/8/2021	System Generated Check/Voucher	83.33	Global Solution partners
5487	10/8/2021	System Generated Check/Voucher	95.00	Neptune Services
5488	10/8/2021	System Generated Check/Voucher	140.00	Suzanna M. Kimball
5489	10/8/2021	System Generated Check/Voucher	53.42	Tampa Electric
5490	10/8/2021	System Generated Check/Voucher	176.31	Waste Management Inc. of Florida
5491	10/19/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5492	10/19/2021	System Generated Check/Voucher	237.61	Frontier Communications
5493	10/19/2021	System Generated Check/Voucher	249.26	Meritus Districts
5494	10/19/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5495	10/19/2021	System Generated Check/Voucher	3,432.50	Tampa Electric
FDR.09.2021	10/20/2021	Sales Tax Payment	6.81	
FDR092021	10/20/2021	Sales Tax Payment	(6.98)	
FDR092021	10/20/2021	Sales Tax Payment	6.98	
5497	10/21/2021	System Generated Check/Voucher	3,388.00	Carson's Lawn & Landscaping Services, LLC
Cleared Checks/Vouchers			27,081.80	
			27,081.80	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 10/31/2021
Reconciliation Date: 10/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
4568	10/27/2021	Tax Distribution - 10/27/2021	5,494.59	
4569	10/29/2021	Interest Paid	<u>1.29</u>	
Cleared Deposits			<u>5,495.88</u>	