

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 11/30/2021
(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	156,673	0	0	0	156,673
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	53,337	0	0	53,337
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	1	0	0	1
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	3,013,051	3,013,051
Other	0	0	0	0	0
Total Assets	<u>202,670</u>	<u>196,329</u>	<u>9,677,607</u>	<u>3,230,000</u>	<u>13,306,606</u>
Liabilities					
Accounts Payable	32,357	0	0	0	32,357
Accounts Payable - Other	0	0	0	0	0
Due To Debt Service Fund	36,810	0	0	0	36,810
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	3,230,000	3,230,000
Other	0	0	0	0	0
Total Liabilities	<u>103,117</u>	<u>0</u>	<u>0</u>	<u>3,230,000</u>	<u>3,333,117</u>

Avelar Creek CDD

Balance Sheet

As of 11/30/2021
(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	221,561	0	0	221,561
Fund Balance-Unreserved	117,177	0	0	0	117,177
Investment In General Fixed Assets	0	0	9,677,607	0	9,677,607
Other	(17,624)	(25,233)	0	0	(42,857)
Total Fund Equity & Other Credits Contributed Capital	99,553	196,329	9,677,607	0	9,973,489
Total Liabilities & Fund Equity	202,670	196,329	9,677,607	3,230,000	13,306,606

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2021 Through 11/30/2021
(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	56,164	56,164	0 %
Interest Earnings				
Interest Earnings	50	3	(47)	(95)%
Other Miscellaneous Revenues				
Miscellaneous	0	(5)	(5)	0 %
Clubhouse Rental	300	0	(300)	(100)%
Total Revenues	432,485	56,162	(376,323)	(87)%
Expenditures				
Legislative				
Supervisor Fees	5,000	800	4,200	84 %
Financial & Administrative				
Field Manager	12,000	2,000	10,000	83 %
District Manager	24,000	4,000	20,000	83 %
Recording Secretary	5,000	832	4,168	83 %
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	4,332	21,668	83 %
Auditing Services	4,200	29	4,171	99 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	41	209	83 %
Rentals & Leases	2,400	400	2,000	83 %
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	167	833	83 %
Technology Services	1,500	250	1,250	83 %
Website Administration	1,500	250	1,250	83 %
Email Hosting Vendor	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	1,500	300	1,200	80 %
Electric Utility Services				
Electric Utility Services	38,500	7,094	31,406	82 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	176	2,524	93 %
Water-Sewer Combination Services				
Water Utility Services	14,000	3,003	10,997	79 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	1,250	6,250	83 %
Waterway Improvements & Repairs	1,500	260	1,240	83 %
Property & Casualty Insurance	12,097	0	12,097	100 %
Landscape Maintenance - Contract	75,600	15,000	60,600	80 %
Mulch/Tree Trimming	15,000	0	15,000	100 %
Plant Replacement Program	12,000	8,218	3,782	32 %
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	4,667	23,333	83 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Clubhouse Phone	2,900	575	2,325	80 %
Amenity Center Maintenance & Repairs	9,000	264	8,736	97 %
Pool Maintenance - Contract	8,400	1,600	6,800	81 %
Pool Maintenance - Other	6,000	0	6,000	100 %
Amenity Center Cleaning & Supplies	7,000	640	6,360	91 %
Playground Improvements & Repairs	4,000	0	4,000	100 %
Holiday Lighting	1,000	2,040	(1,040)	(104)%
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	7,505	46,495	86 %
Total Expenditures	<u>432,485</u>	<u>73,786</u>	<u>358,699</u>	<u>83 %</u>
Subtotal: Rev Over / (Under) Exp	0	(17,624)	(17,624)	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>(17,624)</u></u>	<u><u>(17,624)</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period	0	117,177	117,177	0 %
Fund Balance, End of Period	<u>0</u>	<u>99,553</u>	<u>99,553</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2021 Through 11/30/2021
(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	41,544	(240,100)	(85)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>281,644</u>	<u>41,546</u>	<u>(240,098)</u>	<u>(85)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	111,644	56,778	54,866	49 %
Principal Payments	<u>170,000</u>	<u>10,000</u>	<u>160,000</u>	<u>94 %</u>
Total Expenditures	<u>281,644</u>	<u>66,778</u>	<u>214,866</u>	<u>76 %</u>
Subtotal: Rev Over / (Under) Exp	0	(25,233)	(25,233)	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><u>0</u></u>	<u><u>(25,233)</u></u>	<u><u>(25,233)</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>196,329</u>	<u>196,329</u>	<u>0 %</u>

Avelar Creek CDD

Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900

From 10/1/2021 Through 11/30/2021

(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: 11.30.2021
Reconciliation Date: 11/30/2021
Status: Locked

Bank Balance	162,741.49
Less Outstanding Checks/Vouchers	6,068.74
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	156,672.75
Balance Per Books	<u>156,672.75</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: 11.30.2021

Reconciliation Date: 11/30/2021

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
5519	10/27/2021	Series 2016 FY21 Tax Dist ID Excess Fees	2,447.18	Avelar Creek CDD
5518	11/4/2021	Series 2016 FY22 Tax Dist ID 548	2,286.56	Avelar Creek CDD
5505	11/5/2021	System Generated Check/Voucher	200.00	Cornell N. Nobles
5508	11/5/2021	System Generated Check/Voucher	200.00	Michael Finke
5525	11/22/2021	System Generated Check/Voucher	800.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			6,068.74	
			6,068.74	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
5499	11/2/2021	System Generated Check/Voucher	260.00	Neptune Services
5500	11/2/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5501	11/2/2021	System Generated Check/Voucher	488.72	Times Publishing Company
5502	11/2/2021	System Generated Check/Voucher	8,384.34	Meritus Districts
5503	11/5/2021	System Generated Check/Voucher	1,213.08	Board of County Commissioners
5504	11/5/2021	System Generated Check/Voucher	200.00	Christopher M. Perich
5506	11/5/2021	System Generated Check/Voucher	29.00	Grau and Associates
5507	11/5/2021	System Generated Check/Voucher	200.00	Julie Campbell
5509	11/5/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5510	11/5/2021	System Generated Check/Voucher	53.42	Tampa Electric
5511	11/5/2021	System Generated Check/Voucher	4,040.63	U. S. Bank
5512	11/5/2021	System Generated Check/Voucher	176.31	Waste Management Inc. of Florida
FDR200	11/12/2021	Sales Tax Payment November	5.23	
5513	11/15/2021	System Generated Check/Voucher	15,718.00	Carson's Lawn & Landscaping Services, LLC
5514	11/15/2021	System Generated Check/Voucher	83.33	Global Solution partners
5515	11/15/2021	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5516	11/15/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5517	11/15/2021	System Generated Check/Voucher	3,395.47	Tampa Electric
5520	11/22/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5521	11/22/2021	System Generated Check/Voucher	237.61	Frontier Communications
5522	11/22/2021	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5523	11/22/2021	System Generated Check/Voucher	1,020.00	Neptune Services
5524	11/22/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
Cleared Checks/Vouchers			37,558.74	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
4567	11/4/2021	Tax Distribution - 11.04.21	5,393.11	
CR4571	11/17/2021	Tax Distribution - 11.17.21	30,429.66	
CR457-2	11/24/2021	Tax Distribution - 11.24.21	56,390.63	
CR4573	11/30/2021	Interest	<u>1.31</u>	
Cleared Deposits			<u>92,214.71</u>	