

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JANUARY 26, 2022**

**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
JANUARY 26, 2022 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 Vacant 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, January 26, 2022 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. Consideration of Resolution 2022-01; Declaring Board Vacancy – Seat 1.....Tab 01
  - B. Discussion on Landscape Enhancement Proposals.....Tab 02
  - C. Discussion on Berm Turf Replacement – Holland Rd and 301.....Tab 03
  - D. Discussion on Lighting Repairs – Cowley Rd & Holland Rd Entrances.....Tab 04
  - E. General Matters of the District
- 5. CONSENT AGENDA**
  - A. Consideration of the Regular Meeting Minutes October 27, 2021 ..... Tab 05
  - B. Consideration of Operations and Maintenance Expenditures October 2021 ..... Tab 06
  - C. Consideration of Operations and Maintenance Expenditures November 2021 ..... Tab 07
  - D. Consideration of Operations and Maintenance Expenditures December 2021..... Tab 08
  - E. Review of Financial Statements Month Ending December 31, 2021..... Tab 09
- 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
- 7. MANAGEMENT REPORTS**
  - A. District Manager
  - B. Community Inspection Reports ..... Tab 10
  - 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

**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT FINDING THAT SEAT NO. 1 OF THE BOARD OF SUPERVISORS IS VACANT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, given the untimely passing of Board of Supervisors member Cornell Nobles.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

1. **Vacancy**. The Board finds that Board of Supervisor's seat No. 1 is now vacant and the remaining Board members shall fill the vacancy by an appointment for the remainder of the unexpired term.

2. **Effective date**. This Resolution shall become effective upon its adoption. Approved and adopted this 26<sup>th</sup> day of January, 2022.

Attest:

**AVELAR CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

\_\_\_\_\_  
[Assistant Secretary]

\_\_\_\_\_  
Chair of the Board of Supervisors

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

Page one of   
Tree Service   
Landscaping   
Extra Work   
Irrigation

Proposal ☒

Bill ☐

See Attached ☐

[illegible]

Authorized By

Date \_\_\_\_\_

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Page one of   
Tree Service   
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Irrigation

Proposal	<input checked="" type="checkbox"/>
Bill	<input type="checkbox"/>
See Attached	<input type="checkbox"/>

[illegible]

Authorized By

Date \_\_\_\_\_

CARSON'S LAWN & LANDSCAPING SERVICES LLC

[carsonwd@yahoo.com](mailto:carsonwd@yahoo.com)

E-Mail

1111

See Attached

X

[illegible]

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*Date*

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[illegible]

Authorized By

Date \_\_\_\_\_



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Tree Service	<input type="text"/>
Landscaping	<input type="text"/>
Extra Work	<input type="text"/>
Irrigation	<input type="text"/>

Property Aveleear Creek  
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See Attached	<input type="checkbox"/>

[illegible]

Authorized By

Date \_\_\_\_\_

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Proposal ☒

Bill ☐

See Attached ☐

[illegible]

Authorized By

---

*Date*

**From:** [Rick Reidt](#)  
**To:** [Brittany Crutchfield](#)  
**Subject:** FW: Avelear Creek along berm along 301 from Holland Road  
**Date:** Wednesday, January 19, 2022 3:06:21 PM  
**Attachments:** [Avelear Creek Along berm along 301 from Holland Rd 01.18.2022.xlsx](#)

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**From:** Vicki Wood <[vwoodcarsonslawnlandscapingser@yahoo.com](mailto:vwoodcarsonslawnlandscapingser@yahoo.com)>  
**Sent:** Tuesday, January 18, 2022 6:08 PM  
**To:** Rick Reidt <[rick.reidt@merituscorp.com](mailto:rick.reidt@merituscorp.com)>  
**Cc:** Carson Wood <[carsonwd@yahoo.com](mailto:carsonwd@yahoo.com)>  
**Subject:** Avelear Creek along berm along 301 from Holland Road

Hey Rick

Here is the proposal for the dead turf on the berm. As you recall this was due to the county doing underground construction at the corner of Holland Road and 301. As you know we replaced wires, decoders, and irrigation heads. Also, with the lighting hitting the timer. We tried to salvage as much plants and turf as possible fortunately we only lost that stretch along the berm from Holland Road and along 301.

Thank you

Vicki Wood

Office Manager

Carson's Lawn & Landscaping Services

C-813-526-3739

F-813-280-2476

[vwoodcarsonslawnlandscapingser@yahoo.com](mailto:vwoodcarsonslawnlandscapingser@yahoo.com)

PO Box 3203

Riverview, FL 33568

Sincerely

Vicki Wood

Have a Great Day

# CARSON'S LAWN & LANDSCAPING SERVICES LLC

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Proposal ☐

Bill ☐

See Attached ☐

[illegible]

Authorized By

Date \_\_\_\_\_

Don Harrison Enterprises  
2510 Priscilla Court  
Lutz, FL 33559  
(813) 363-6286

TO: Rick Reidt

Job Name: Avelar creek

Job Address: 301, Riverview

Description: Repairs of low voltage lighting

Proposal / Estimate

Cowley Rd entrance. To replace (6) mushroom bulbs out, To replace (6) LED low voltage landscape flood fixtures for both entrance signs. To replace (8) LED spot fixtures along middle island Labor and materials \$ 3,020 Dollars.

Holland Road entrance. To Replace (11) LED par 38 flood bulbs. To replace (1) b101 rab fixture with new fixture post. To replace (6) led par 20 bulbs. Replace bad photo cells. labor and materials \$ 1,535.00

We hereby propose to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of \$ as per above pricing

Payment to be made as follows: 15 day net term billing upon completion.

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over the above estimate. All agreements contingent upon strikes, Accidents, or delays beyond our control. Owner to carry fire, Tornado, and other necessary insurance. All invoices are due and payable 30 days of date of invoice. Any delinquent accounts will be subject to a monthly service charge of 12% per month. Should we incur any cost or expense in collecting per the terms of this agreement, the undersigned agrees to pay all cost and expenses including reasonable attorney fees.

Acceptance of proposal: The above prices, Specification and conditions are satisfactory and hereby accepted. You are authorized to proceed with the work as specified. Payment will be outlined above.

Signature\_\_\_\_\_Date\_\_\_\_\_

Authorized Signature\_\_\_\_\_Date\_\_\_\_\_

# AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

## October 27, 2021 Minutes of the Board of Supervisors Regular Meeting

### Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of Avelar Creek Community Development District was held on **Wednesday, October 27, 2021 at 6:00 p.m.** at the Avelar Creek Clubhouse located at 10125 Holland Ave., Riverview, FL 33579.

#### 1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Avelar Creek Community Development District to order on **Wednesday, October 27, 2021 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Christopher Perish	Chair	<i>via conference call</i>
Julie Campbell	Vice-Chair	
Michael Finke	Supervisor	
Cornell Nobles	Supervisor	

Staff Members Present:

Rick Reidt	Meritus, District Manager
Jahyra Rivera	Meritus, Clubhouse Manager

There were no audience members in attendance.

#### 2. PLEDGE OF ALLEGIANCE

Supervisor Finke led the Pledge of Allegiance.

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

There were no audience questions or comments on agenda items.

#### **4. BUSINESS ITEMS**

##### **A. Discussion on Landscape Maintenance Contract**

The Board discussed the revised landscape maintenance contract with new mapping that increases the contracted amount to \$90,000 per year or \$7,500 per month. Mr. Reidt will check on if the dog stations listed on page 5 of the contract is standard language or if there will be a cost reduction since the District has no dog stations.

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

##### **B. Discussion on Landscape Enhancements – Meadow Song**

The Board tabled this item. Mr. Reidt will work with Carson to lower the price without impacting the presence. He will obtain a quote and bring it back to the Board for review with possible installation in March. Mr. Reidt will include a photo of current conditions.

##### **C. Discussion on Pool Resurfacing Proposal**

The Board reviewed the pool resurfacing proposal.

MOTION TO:	Approve the Sharper Image quote and for Mr. Reidt to coordinate colors with both options A and B for a total of \$50,035.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Perich
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

##### **D. Discussion on Video Surveillance**

The Board discussed the video surveillance. Supervisor Perish is knowledgeable with the current system and will work with staff to make sure it is viewable and working. Supervisor Perish and Supervisor Reidt will prepare a bucket list to prioritize the needs of the District.

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

Mr. Reidt reported on issues with the rules and regulations. They were last reviewed in 2008. Management and staff will present a suggested revisions to the Board in the January meeting, and then Counsel will review the revisions and advertise a public hearing in March 2022. The Board will hear resident comments and vote on changes at the March 2022 public hearing.

Mr. Reidt and the Board reviewed the fencing on Avelar Creek and the need for pressure washing. Mr. Reidt will obtain a quote from Neptune for the January Meeting.

The Board discussed the holiday decorations and the quote provided by Neptune to purchase needed lights and install all decorations at the North, South, and East entry areas.

MOTION TO:	Approve the quote not to exceed \$2,040.
MADE BY:	Supervisor Campbell
SECONDED BY:	Supervisor Finke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mr. Reidt reviewed the Waste Management agreement with no increase for the next three years. There was also a verbal promise of 2 months free service with the new contract.

MOTION TO:	Approve the Waste Management agreement.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Nobles
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

## **5. CONSENT AGENDA**

- A. Consideration of the Board of Supervisors Meeting Minutes August 25, 2021**
- B. Consideration of Operations and Maintenance Expenditures August 2021**
- C. Consideration of Operations and Maintenance Expenditures September 2021**
- D. Review of Financial Statements Month Ending September 30, 2021**

The Board reviewed the Consent Agenda items.



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

## **6. SUPERVISOR/STAFF REPORTS**

### **A. Supervisor Reports**

#### **i. Landscape Update by Supervisor Perich**

All of the landscape updates were handled in prior agenda items.

#### **ii. Accounting & Financing Update by Supervisor Campbell**

Supervisor Campbell mentioned moving funds into the reserves as requested.

#### **iii. Clubhouse & Pool Update by Supervisor Finke**

Supervisor Finke stated that the Halloween event went well and thanked the clubhouse manager Jahrya Rivera for putting on the event and Supervisor Nobles for assisting.

#### **iv. Pond Update by Supervisor Nobles**

Supervisor Nobles reported on the waterways and water tables. He will coordinate a day with the vendor onsite in the future and address more questions on the timeline of the algae biodegrading.

## **7. MANAGEMENT REPORTS**

### **A. District Manager - Action Item List**

### **B. Community Inspection Reports**

### **C. Clubhouse Manager's Report**

Mr. Reidt went over the action item list and community inspection reports with the Board. The Board reviewed the Clubhouse Manager's report and had no questions. The Clubhouse Manager reported on parking lot issues and the outside doors of the restrooms.

## **8. SUPERVISOR REQUESTS**

Supervisor Perich requested to have Carson's trim the plant material from the first speed limit sign entering the community on Avelar Creek Drive.

## **9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience questions or comments.

## **10. ADJOURNMENT**

MOTION TO:	Adjourn at 7:34 p.m.
MADE BY:	Supervisor Perich
SECONDED BY:	Supervisor Campbell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - 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**

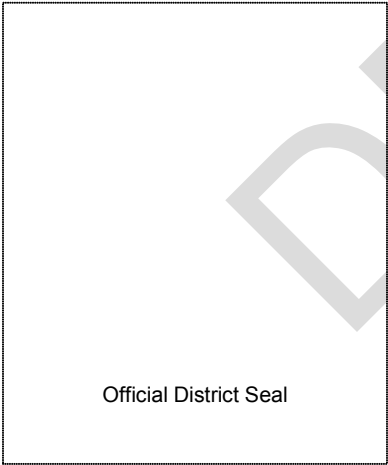
\_\_\_\_\_  
**Printed Name**

- Title:**  
☐ **Secretary**  
☐ **Assistant Secretary**

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

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

- 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>				
First Choice Aquatic Weed Management	63189	\$ 625.00		Waterway Service - October
Meritus Districts	11039	8,384.34		Management Services - November
Zebra Cleaning Team Inc.	4611	800.00		Pool Cleaning Services - 10/11/2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 9,809.34</b>		

<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		

<b>Utilities</b>				
BOCC	5974220000 092921	\$ 385.25		Water Services - Thru 9/21/2021
Frontier	8136779603 100721	237.61		Phone Services - 10/07/2021
Tampa Electric	211002733965 100621	36.32		Electric Services Thru 9/30/2021
Tampa Electric	211002734161 100621	268.90		Electric Services Thru 9/30/2021
Tampa Electric	211002734377 100621	762.41		Electric Services Thru 9/30/2021
Tampa Electric	211002734559 100621	2,364.87		Electric Services Thru 9/30/2021
Tampa Electric	211002734807 092721	53.42	<b>\$ 3,485.92</b>	Electric Services Thru 9/21/2021
Waste Management	9774601 2206 1	173.31		Waste management - 9/29/2021
<b>Utilities Sub-Total</b>		<b>\$ 4,282.09</b>		

<b>Regular Services</b>				
ADA Site Compliance	1922	\$ 1,500.00		Technological Auditing Compliance - 9/27/2021
Carson`s Lawn & Landscaping Services	6933	2,756.00		Landscape Maintenance - 10/19/2021
Carson`s Lawn & Landscaping Services	6935	632.00	<b>\$ 3,388.00</b>	Landscape Maintenance - Labor - 10/19/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
DEO	84969	175.00		FY22 Special District Fee - 10/01/21
First Choice Aquatic Weed Management	64085	625.00		Waterway Service - October
Global Solutions Partners	3855	83.33		Partnership Solutions -10/10/2021
Meritus Districts	10998	249.26		Reimbursement Halloween Supplies - 9/23/2021
Neptune Multi Services LLC	005370	95.00		Bathroom Maintenance - 10/02/2021
Neptune Multi Services LLC	5378	260.00	<b>\$ 355.00</b>	Trash Pickup 10/24/2021
Suzanna M. Kimball	SK092821	70.00		Cleaning Services - 9/28/21
Suzanna M. Kimball	SK10052021	70.00		Cleaning Services - 10/5/21
Suzanna M. Kimball	SK101221	70.00		Cleaning Services - 10/12/21
Suzanna M. Kimball	SK101921	70.00		Cleaning Services - 10/19/21
Suzanna M. Kimball	SK102621	110.00	<b>\$ 390.00</b>	Cleaning Services - 10/26/21
Tampa Bay Times	106331 101821	488.72		FY22 Meeting Schedule/ Affidavit Material - Thru 10/17/21
<b>Regular Services Sub-Total</b>		<b>\$ 7,254.31</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 21,345.74</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary





# First Choice Aquatic Weed Management, LLC.

## Lake & Wetland Customer Service Report

Job Name: \_\_\_\_\_  
 Customer Number: 404 Customer: FCA - AVELAR CREEK CDD  
 Technician: Ed  
 Date: 09/09/2021 Time: 11:53 AM

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

Waterway Treatment	1	2	3	4	5	6	7	8	9	10								
Algae				x						x								
Submersed Weeds																		
Grasses and Brush	x	x	x							x								
Floating Weeds																		
Blue Dye																		
Inspection					x	x	x	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 checked="" type="checkbox"/> High	<input type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input checked="" 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 checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input checked="" type="checkbox"/> Rainy

### FISH and WILDLIFE OBSERVATIONS

<input checked="" type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input checked="" type="checkbox"/> Woodstork
<input checked="" 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 checked="" 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"/> Spatterdock
<input checked="" type="checkbox"/> Pickerelweed	
<input checked="" type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Cattails





# First Choice Aquatic Weed Management, LLC.

## Lake & Wetland Customer Service Report

Job Name: \_\_\_\_\_  
 Customer Number: 404 Customer: FCA - AVELAR CREEK CDD  
 Technician: Ed  
 Date: 09/24/2021 Time: 09:56 AM

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

Waterway Treatment	1	2	4	3	5	6	7	8	9	10									
Algae			x	x		x	x												
Submersed Weeds			x				x												
Grasses and Brush	x	x		x						x									
Floating Weeds																			
Blue Dye																			
Inspection					x			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"/> 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 checked="" 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 checked="" type="checkbox"/> Sandhill cranes _____
<input checked="" type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

### NATIVE WETLAND HABITAT MAINTENANCE

<input type="checkbox"/> Arrowhead	<input checked="" 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"/> Spatterdock _____
<input checked="" type="checkbox"/> Pickerelweed	
<input checked="" type="checkbox"/> Soft Rush	<input checked="" type="checkbox"/> Cattails _____

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

INVOICE NO.: 11039

DATE: 11/01/2021

DUE DATE: 11/01/2021

### BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		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 September		11.66
49	Copies BW September	0.15	7.35

SUBTOTAL	8,384.34
NEW CHARGES	
TOTAL	8,384.34

# INVOICE

**EXPIRATION DATE**

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

57200  
4617  
820

27



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
AVELAR CREEK CDD	5974220000	09/29/2021	10/20/2021

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	08/20/2021	57565	09/21/2021	57869	30400 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$91.81
Water Base Charge	\$24.79
Water Usage Charge	\$49.45
Sewer Base Charge	\$60.08
Sewer Usage Charge	\$154.43
<b>Total Service Address Charges</b>	<b>\$385.25</b>

#### Summary of Account Charges

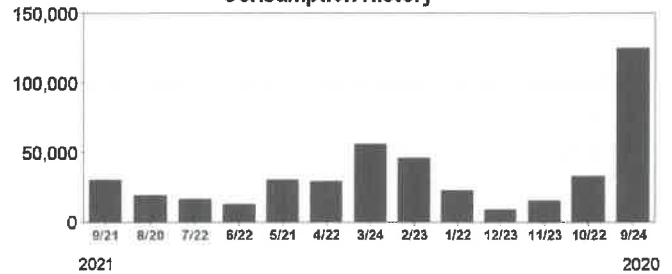
Previous Balance	\$271.73
Net Payments - Thank You	\$-271.73
<b>Total Account Charges</b>	<b>\$385.25</b>
<b>AMOUNT DUE</b>	<b>\$385.25</b>

#### Important Message

Customers may experience a temporary change in taste and odor in drinking water due to a treatment change. This does not impact the quality of the drinking water, which will continue to meet all regulations. More information at [HCFLGov.net/Water](http://HCFLGov.net/Water).

BOCC Approved Rate Increases Are Effective Oct. 1, 2021. Residential Customers using 7,000 gallons of water monthly will have an average bill increase of 4.78%. Visit [HCFLGov.net/Water](http://HCFLGov.net/Water), Water Rates & Fees tab for details.

Consumption History



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5974220000

Received  
OCT 05 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

4,135 8

<b>DUE DATE</b>	10/20/2021
<b>AMOUNT DUE</b>	\$385.25
<b>AMOUNT PAID</b>	



AVELAR CREEK ODD  
Your Monthly Invoice

Page 1 of 4

Account Summary

New Charges Due Date	11/01/21
Billing Date	10/07/21
Account Number	813-677-9603-073109-5
PIN	6856
Previous Balance	238.33
Payments Received Thru 9/25/21	-238.33
Thank you for your payment!	
Balance Forward	.00
New Charges	237.61
<b>Total Amount Due</b>	<b>\$237.61</b>

Text customers from your  
business number? Of course!

- Text management via web, desktop or mobile app
- Automatic replies to incoming texts
- Your custom signature on outgoing texts

Premium unlimited  
texting starts at  
**\$19.99**  
per month plus  
taxes and fees

**1.877.697.0031 | [frontier.com/BusinessTextingOffer](http://frontier.com/BusinessTextingOffer)**

Limited time offer. Frontier Texting service requires a Frontier voice plan and an internet connection, which are not included. A one-time \$20 activation fee applies. Advertised price reflects a discount for subscribers with a qualifying package of Frontier business phone and internet service. Taxes, fees and other restrictions apply. Frontier reserves the right to withdraw this offer at any time.

Manage Your Account

To Pay Your Bill

- 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, 8



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

AV 01 012986 86245B 58 C\*\*5DGT



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

Received  
OCT 13 2021

PAYMENT STUB

Total Amount Due

**\$237.61**

New Charges Due Date 11/01/21  
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



107000813677960307310900000000000000237615



AVELAR CREEK CDD  
Date of Bill  
Account Number

Page 3 of 4

10/07/21

813-677-9603-073109-5

## CURRENT BILLING SUMMARY

Local Service from 10/07/21 to 11/06/21

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		4.65
Federal USF Recovery Charge		2.62
<b>Total Basic Charges</b>		<b>82.01</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		.08
<b>Total Video</b>		<b>52.05</b>
<b>Toll/Other</b>		
Federal Primary Carrier Single Line Charge		1.99
FCA Long Distance - Federal USF Surcharge		.58
<b>Total Toll/Other</b>		<b>2.57</b>

**TOTAL 237.61**

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

Qty Description	Order Number	Effective Dates	
1 Business High Speed Internet Fee	AUTOCH	10/07	5.99
Solutions Bundle Discount	AUTOCH	10/07	-22.00
813/677-9603		<b>Subtotal</b>	<b>-16.01</b>
<b>Partial Month Charges</b>			
FiberOptic Internet Bus 99 MO			-30.00
813/677-9603		<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	1		.00
***Customer Summary	1		.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 \$84.58 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.

Beginning October 1, 2021, both the Federal Universal Service Fund (USF) surcharge and the Frontier Long Distance (USF) surcharge are decreasing from 31.8% to 29.1%. 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: 10/06/2021  
Account: 211002733965

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



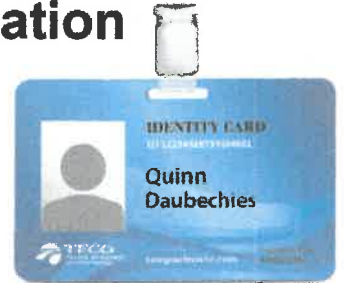
Current month's charges:	\$36.32
Total amount due:	\$36.32
Payment Due By:	10/27/2021

**Your Account Summary**

Previous Amount Due	\$36.97
Payment(s) Received Since Last Statement	-\$36.97
<b>Current Month's Charges</b>	<b>\$36.32</b>
<b>Total Amount Due</b>	<b>\$36.32</b>

**Safety tip: ask for identification**

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

**Save Energy. Save Money.**

It's never been easier with help from our many rebate programs for business.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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:	\$36.32
Total amount due:	\$36.32
Payment Due By:	10/27/2021

**Amount Enclosed** \$

613112071572

*Received*  
**OCT 13 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:** 211002733965  
**Statement Date:** 10/06/2021  
**Current month's charges due** 10/27/2021



## Details of Charges – Service from 09/01/2021 to 09/30/2021

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

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

Meter Location: Ent Gate

00000045-0000478-Page 3 of 18

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000857828	09/30/2021	681		517		164 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	164 kWh @ \$0.06076/kWh	\$9.96
Fuel Charge	164 kWh @ \$0.04255/kWh	\$6.98
Storm Protection Charge	164 kWh @ \$0.00251/kWh	\$0.41
Florida Gross Receipt Tax		\$0.91

**Electric Service Cost**

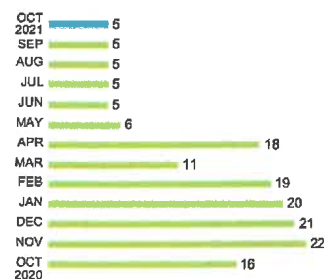
**\$36.32**

**Total Current Month's Charges**

**\$36.32**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit [tampaelectric.com/energyplanner](http://tampaelectric.com/energyplanner) to learn more about Energy Planner and to view the current rates and the winter schedule.

### Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at [tampaelectricblog.com/stay-alert](http://tampaelectricblog.com/stay-alert) to learn more about this latest scam.



Statement Date: 10/06/2021

Account: 211002734161

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



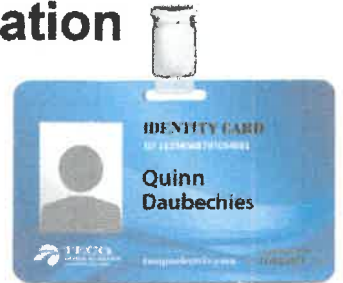
Current month's charges:	\$268.90
Total amount due:	\$268.90
Payment Due By:	10/27/2021

**Your Account Summary**

Previous Amount Due	\$309.39
Payment(s) Received Since Last Statement	-\$309.39
<b>Current Month's Charges</b>	<b>\$268.90</b>
<b>Total Amount Due</b>	<b>\$268.90</b>

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

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: 211002734161

Current month's charges:	\$268.90
Total amount due:	\$268.90
Payment Due By:	10/27/2021
<b>Amount Enclosed</b>	<b>\$</b>

613112071573

**Received**

**OCT 13 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:** 10/06/2021  
**Current month's charges due** 10/27/2021



## Details of Charges – Service from 09/01/2021 to 09/30/2021

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

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

Meter Location: WALL

00000045-0000482-Page 17 of 18

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000482861	09/30/2021	33,637		31,330		2,307 kWh	1	30 Days

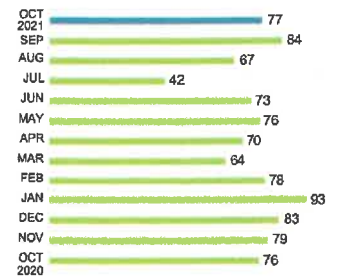
Basic Service Charge		\$18.06
Energy Charge	2,307 kWh @ \$0.06076/kWh	\$140.17
Fuel Charge	2,307 kWh @ \$0.04255/kWh	\$98.16
Storm Protection Charge	2,307 kWh @ \$0.00251/kWh	\$5.79
Florida Gross Receipt Tax		\$6.72
<b>Electric Service Cost</b>		<b>\$268.90</b>

## Total Current Month's Charges

**\$268.90**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### Adjust for Winter Pricing

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Statement Date: 10/06/2021  
Account: 211002734377

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



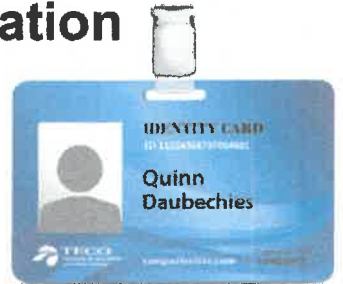
Current month's charges:	\$762.41
Total amount due:	\$762.41
Payment Due By:	10/27/2021

## Your Account Summary

Previous Amount Due	\$787.68
Payment(s) Received Since Last Statement	-\$787.68
<b>Current Month's Charges</b>	<b>\$762.41</b>
<b>Total Amount Due</b>	<b>\$762.41</b>

## Safety tip: ask for identification

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It's never been easier with help from our many rebate programs for business.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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:	\$762.41
Total amount due:	\$762.41
Payment Due By:	10/27/2021

**Amount Enclosed** \$  
613112071574

Received

OCT 13 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

Account: **211002734377**  
 Statement Date: 10/06/2021  
 Current month's charges due **10/27/2021**



## Details of Charges – Service from 09/01/2021 to 09/30/2021

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	09/30/2021	47,744		40,037		7,707 kWh	1	30 Days
1000758470	09/30/2021	19.07		0		19.07 kW	1	30 Days

00000045-0000476-Page 5 of 18

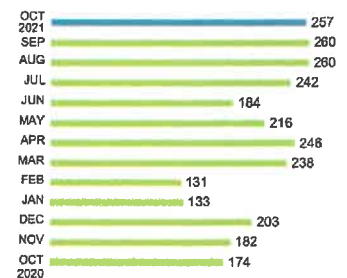
Basic Service Charge		\$30.10
Demand Charge	19 kW @ \$10.92000/kW	\$207.48
Energy Charge	7,707 kWh @ \$0.01589/kWh	\$122.46
Fuel Charge	7,707 kWh @ \$0.04255/kWh	\$327.93
Capacity Charge	19 kW @ \$0.52000/kW	\$9.88
Storm Protection Charge	19 kW @ \$0.72000/kW	\$13.68
Energy Conservation Charge	19 kW @ \$0.60000/kW	\$11.40
Environmental Cost Recovery	7,707 kWh @ \$0.00265/kWh	\$20.42
Florida Gross Receipt Tax		\$19.06
<b>Electric Service Cost</b>		<b>\$762.41</b>

**Total Current Month's Charges**

**\$762.41**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)



## Important Messages

### Adjust for Winter Pricing

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Statement Date: 10/06/2021

Account: 211002734559

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



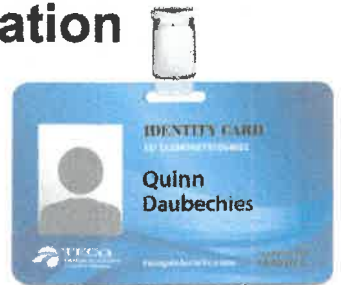
Current month's charges:	\$2,364.87
Total amount due:	\$2,364.87
Payment Due By:	10/27/2021

**Your Account Summary**

Previous Amount Due	\$2,365.41
Payment(s) Received Since Last Statement	-\$2,365.41
<b>Current Month's Charges</b>	<b>\$2,364.87</b>
<b>Total Amount Due</b>	<b>\$2,364.87</b>

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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: 211002734559

Current month's charges:	\$2,364.87
Total amount due:	\$2,364.87
Payment Due By:	10/27/2021

**Amount Enclosed** \$

613112071575

**Received**

**OCT 13 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:** 10/06/2021  
**Current month's charges due** 10/27/2021



## Details of Charges – Service from 09/01/2021 to 09/30/2021

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	2181 kWh @ \$0.02734/kWh	\$59.63
Fixture & Maintenance Charge	82 Fixtures	\$986.89
Lighting Pole / Wire	82 Poles	\$1215.24
Lighting Fuel Charge	2181 kWh @ \$0.04187/kWh	\$91.32
Storm Protection Charge	2181 kWh @ \$0.00354/kWh	\$7.72
Florida Gross Receipt Tax		\$4.07
<b>Lighting Charges</b>		<b>\$2,364.87</b>

**Total Current Month's Charges**

**\$2,364.87**

00000045-0000480-Page 13 of 18

## Important Messages

### Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit [tampaelectric.com/energyplanner](http://tampaelectric.com/energyplanner) to learn more about Energy Planner and to view the current rates and the winter schedule.

### Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at [tampaelectricblog.com/stay-alert](http://tampaelectricblog.com/stay-alert) to learn more about this latest scam.

Statement Date: 09/27/2021

Account: 211002734807

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

Current month's charges:	\$53.42
Total amount due:	\$53.42
Payment Due By:	10/18/2021

**Your Account Summary**

Previous Amount Due	\$52.36
Payment(s) Received Since Last Statement	-\$52.36
<b>Current Month's Charges</b>	<b>\$53.42</b>
<b>Total Amount Due</b>	<b>\$53.42</b>

**One Less Worry :)**

Paperless Billing -  
Contact free;  
worry free!

**Sign up for free today!**

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



EMAIL  
ALERTS

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

**Our outage map is refreshed every five minutes.**

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

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



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:	\$53.42
Total amount due:	\$53.42
Payment Due By:	10/18/2021

**Amount Enclosed** \$

616815752330

00000468 01 AV 0.42 33607 FTECO109272123173710 00000 03 01000000 014 02 14211 002



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

Received  
SEP 30 2021

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

6168157523302110027348070000000053421

**Account:** 211002734807  
**Statement Date:** 09/27/2021  
**Current month's charges due** 10/18/2021

## Details of Charges – Service from 08/20/2021 to 09/21/2021

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	96 kWh @ \$0.02734/kWh	\$2.62
Fixture & Maintenance Charge	6 Fixtures	\$46.26
Lighting Fuel Charge	96 kWh @ \$0.04187/kWh	\$4.02
Storm Protection Charge	96 kWh @ \$0.00354/kWh	\$0.34
Florida Gross Receipt Tax		\$0.18
<b>Lighting Charges</b>		<b>\$53.42</b>

### Total Current Month's Charges

**\$53.42**

00000468-0001070-Page 3 of 4







# INVOICE

**Customer ID:****14-48165-23007**

Customer Name:

AVELAR CREEK CDD - IN CARE OF MERITUS  
CORP

Service Period:

10/01/21-10/31/21

Invoice Date:

09/29/2021

Invoice Number:

9774601-2206-1

**How To Contact Us**Visit **wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:  
**(813) 621-3055**

**Your Payment Is Due****Oct 29, 2021**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due****\$176.31**

If payment is received after  
10/29/2021: **\$ 181.31**

**Previous Balance**

171.31

+

**Payments**

(171.31)

+

**Adjustments**

0.00

+

**Current Invoice Charges**

176.31

=

**Total Account Balance Due****176.31****IMPORTANT MESSAGES**

Invoice includes price increase. Due to an increase in disposal, processing and/or transportation costs, your enclosed invoice contains an increase to your service rate (next invoice for some customers billed in arrears). This increase is in accordance with our standard service terms. Check your service agreement for your applicable service terms or contact us if you have any questions.



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA

PO BOX 42930  
PHOENIX, AZ 85080  
(813) 621-3055  
(800) 255-7172

Received  
OCT 05 2021

Invoice Date	Invoice Number	Customer ID (Include with your payment)
09/29/2021	9774601-2206-1	<b>14-48165-23007</b>
Payment Terms	Total Due	Amount
Total Due by 10/29/2021	\$176.31	
If Received after 10/29/2021	\$181.31	



2206000144816523007097746010000001763100000017631 1

0053861 01 AB 0.458 \*\*AUTO T3 0 7274 33607-600875 -C04-P53914-11

I0290C18

AVELAR CREEK CDD - IN CARE OF MERITUS CORP  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



Remit To:

WM CORPORATE SERVICES, INC.  
AS PAYMENT AGENT  
PO BOX 4648  
CAROL STREAM, IL 60197-4648

**THINK GREEN®**

41



405-0213774-2206-4

0053861-0000001-0056597

**ADA Site Compliance**  
 6400 Boynton Beach Blvd 742721  
 Boynton Beach, FL 33474  
 accounting@adasitecompliance.com



<b>BILL TO</b>
Avelar Creek CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1922	09/27/2021	\$1,500.00	10/11/2021	14	

DESCRIPTION	QTY	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

**\$1,500.00**

51300  
 5104  
 020

**Invoice**

Carson's Lawn & Landscaping Services

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

# INVOICE

DATE: October 19, 2021  
Invoice # 6933

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>Berm along U.S. 301 and Holland Rd</b>			
	A) Remove and replace (2) bad ICC 200 decoders with new and reprogram. Also, replace 5' ft of #2 wire that was burnt. Test for faults at \$250.00 ea		\$	500.00
	B) Replace (16) 6" inch worn out pop up spray heads at \$20.00 ea		\$	320.00
	C) Replace (4) worn out irrigation bubblers at \$9.00 ea.		\$	36.00
	D) Remove and replace (2) bad 100 decoders and test for faults at \$125.00 ea.		\$	250.00
	E) Reprogram system to new decoders specs.			
	F) Flush system of debris and adjust heads as needed			
	G) Labor one irrigation tech and one labor including truck and tools 11 hrs. at \$150.00 per hr.		\$	1,650.00
	HI) Run entire system to make sure all is wired correctly and functioning correctly			
			\$	-
			\$	-
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES			TOTAL	\$ 2,756.00

Payment due upon receipt

Phone #  
813-526-3739

Fax #  
813-280-2476

E-mail  
[carsonwd@yahoo.com](mailto:carsonwd@yahoo.com)

53900  
4611  
RLA

Carson's Lawn & Landscaping Services

# INVOICE

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

DATE: October 19, 2021  
Invoice # 6935

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>Club House</b>			
	A) Replace (5) worn out 6" inch pop up spray heads at \$16.00 ea			\$ 80.00
	B) Replace 25' ft of drip line with connectors			\$ 75.00
	C) Replace (3) worn out irrigation bubblers at \$9.00 ea			\$ 27.00
	D) Flush entire system of debris			
	E) Labor one irrigation tech and one labor including truck tools 3hrs at \$150.00 per hr.			\$ 450.00
				\$ -
				\$ -
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES				TOTAL \$ 632.00

Payment due upon receipt

Phone #  
813-526-3739

Fax #  
813-280-2476

E-mail  
carsonwd@yahoo.com

53900  
4611 R201

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 Special District Fee Invoice and Update Form**  
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 84969			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.0

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**

**Avelar Creek Community Development District**  
Mr. Brian K. Lamb  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607



**2. Telephone:** (813) 397-5121  
**3. Fax:** (813) 873-7070  
**4. Email:** brian.lamb@merituscorp.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** www.avelarcreekcdd.org  
**8. County(ies):** Hillsborough  
**9. Function(s):** Community Development  
**10. Boundary Map on File:** 11/21/2005  
**11. Creation Document on File:** 11/21/2005  
**12. Date Established:** 10/25/2005  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** Hillsborough County  
**15. Creation Document(s):** County Ordinance 05-16  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments  
**19. Most Recent Update:** 10/06/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/5/2021

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. \_\_\_\_\_ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. \_\_\_\_\_ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. \_\_\_\_\_ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management,

First Choice Aquatic Weed Management, LLC

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
10/8/2021	64085

**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	11/7/2021

Description	Amount
Monthly waterway service for the month this invoice is dated - 12 waterways Light Debris pickup included.	625.00
<div>53900 4307 RLO</div>	

Thank you for your business.

<b>Total</b>	\$625.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$625.00



## Job Name:

Customer: FCA - AVELAR CREEK CDD

Date: 10/08/2021

Time: 02:00 PM

Customer Signature:

## CLARITY

☐ < 1'  
☒ 1-2'  
☐ 2-4'  
☐ > 4'

## FLOW

☒ None  
☐ Slight  
☐ Visible

## METHOD

☒ ATV  
☐ Airboat  
☐ Backpack

## CARP PROGRAM

☐ Carp observed

☐ Barrier Inspected

## WATER LEVEL

☐ High  
☒ Normal  
☐ Low

## WEATHER

☒ Clear  
☐ Cloudy  
☐ Windy  
☐ Rainy

## FISH and WILDLIFE OBSERVATIONS

☐ Alligator  
☒ Anhinga  
☒ Bass  
☒ Bream

☒ Catfish  
☒ Coots  
☐ Cormorant  
☒ Egrets

☐ Gallinules  
☐ Gambusia  
☒ Herons  
☒ Ibis

☐ Osprey  
☐ Otter  
☐ Snakes  
☒ Turtles

☐ Woodstork  
☒ Ducks  
☒ Sandhill cranes

## NATIVE WETLAND HABITAT MAINTENANCE

☐ Arrowhead      ☐ Bulrush      ☒ Golden Canna  
☒ Bacopa      ☐ Chara      ☒ Gulf Spikerush  
☐ Blue Flag Iris      ☐ Cordgrass      ☒ Lily

**Beneficial Vegetation Notes:**

☐ Naiad                      ☒ Spatterdock  
☒ Pickerelweed                      ☒ Cattails  
☒ Soft Rush



# INVOICE

## BILL TO

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

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

INVOICE # 3855  
DATE 10/01/2021  
DUE DATE 10/01/2021  
TERMS Due on receipt

## ACTIVITY

AMOUNT  
83.33

Partnership Solution  
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

51380  
4907

WE THANK YOU FOR YOUR BUSINESS



## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

## INVOICE

INVOICE NO.: 10998

DATE: 09/23/2021

DUE DATE: 09/23/2021

### BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Reimbursement Halloween Supplies	249.26	249.26
SUBTOTAL			249.26
NEW CHARGES			
TOTAL			249.26

57200  
4629  
Q40

Eric Davidson

**From:** Amazon.com <auto-confirm@amazon.com>  
**Sent:** Wednesday, September 22, 2021 9:21 AM  
**To:** Eric Davidson  
**Subject:** Your Amazon.com order of "4" x CANDYMAN Bundle of... and 4 more items.



[Your Account](#) | [Amazon.com](#)

## Order submitted for approval

Order #113-5764123-0877808

Order #113-2033582-1798658

*Avelar CDD*

Hello Eric,

Thank you for shopping with us. We'll send a confirmation once your order has been approved by your business. Your order details are indicated below. If you would like to view the status of your order or make any changes to it, please visit [Your Orders on Amazon.com](#).

Your purchase has been divided into 2 orders.

This order is placed on behalf of Meritus Corp.

## Order Details

Order #113-5764123-0877808

Placed on today, September 22

Your estimated delivery date is:

**Monday, September 27-  
Thursday, September 30 (depending on  
approval)**

Your order will be sent to:

**Eric  
TAMPA, FL  
United States**

Your shipping speed:



**Standard Shipping**

**Order Details**



**4 x CANDYMAN Bundle of Chocolate Candy (5.6 lbs)**  
Variety Pack Hersheys Nestles Reese's Snickers York  
Peppermint Almond Joy M&Ms Peanut and Milk  
Chocolate, 100 Grand Bars, Milky Way  
Sold by Fast Prime Shipping  
Condition: New

**\$37.98**

**Order Total:**

**\$163.32**

The payment details of your transaction can be found on the order invoice.

Order #113-2033582-1798658

Placed on today, September 22

Your guaranteed delivery date is:  
**Monday, September 27**(depending on approval)

Your order will be sent to:  
**Eric**  
**TAMPA, FL**  
**United States**

Your shipping speed:



**FREE Shipping**

**Order Details**



**2 x Max Fun 168pcs Halloween Party Toys Assortment**  
for Kids Halloween Party Favors Prizes Box Toy  
Assortment Classroom (Large 168pcs Party Favors)  
Toy  
Sold by Siauction  
Condition: New

**\$24.99**



**2 x JOYIN 144 Pack Halloween Drawstring Goody Bags,**  
Halloween Trick or Treat Bags Plastic Goodie Bags,  
Halloween Party Favors, Halloween Party Supplies  
Sold by JoyinDirect  
Condition: New

**\$14.99**

**Order Total:**

**\$85.94**

The payment details of your transaction can be found on the order invoice.

To learn more about ordering, go to [Ordering from Amazon.com](#).  
If you want more information or need more assistance, go to [Help](#).


Thank you for shopping with us.

**Amazon.com**

Customers Who Bought Items in Your Order Also Bought



ULTIMATE Assorted Classic  
Candy Mix! Mega...  
\$28.95

FUN MIX ASSORTED Variety  
BULK Individually...  
\$23.99 

Amazon.com Gift Card in a  
Greeting Card

---

The payment for your invoice is processed by Amazon Payments, Inc. P.O. Box 81226 Seattle, Washington 98108-1226. If you need more information, please contact (866) 216-1075

By placing your order, you agree to Amazon.com's Privacy Notice and Conditions of Use. Unless otherwise noted, items sold by Amazon.com are subject to sales tax in select states in accordance with the applicable laws of that state. If your order contains one or more items from a seller other than Amazon.com, it may be subject to state and local sales tax, depending upon the seller's business policies and the location of their operations. Learn more about tax and seller information.

This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.



## 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:** 005370  
**Date:** 10/02/2021  
**Terms:** NET 0  
**Due Date:** 10/02/2021

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

Description	Quantity	Rate	Amount
Womans bathroom Replaced inlet water valve and flapper	1	\$95.00	\$95.00

Subtotal \$95.00  
 TAX 0% \$0.00  
 Total \$95.00  
 Paid \$0.00

**Balance Due \$95.00**



57200  
 4602



## 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:** 005378  
**Date:** 10/24/2021  
**Terms:** NET 0  
**Due Date:** 10/24/2021

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

Description	Quantity	Rate	Amount
Trash Pickup ditch clean up October 15 2021	4	\$65.00	\$260.00

53900  
4308

Subtotal	\$260.00
TAX 0%	\$0.00
Total	\$260.00
Paid	\$0.00

Pay Now

Invoice2go

**Balance Due \$260.00**

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

## **Invoice**

---

**Date:** 9/28/2021

**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 9/28/2021 \_\_\_\_\_ \$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:** 10/5/2021

**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 10/5/2021\_\_\_\_\_ \$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:** 10/12/2021

**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 10/12/2021 \_\_\_\_\_ \$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:** 10/19/2021

**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 10/19/2021 \_\_\_\_\_ \$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:** 10/26/2021

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

**From:** Suzanna M. Kimball

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

---

### **Avelar Creek CDD**

Cleaning Services Tuesday 10/26/2021 \_\_\_\_\_ \$110.00

Total Amount Due \$110.00

---

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

**THANK YOU!**

# 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	
10/17/21		AVELAR CREEK CDD	
Billing Date		Sales Rep	Customer Account
10/18/2021		Jean Mitotes	106331
Total Amount Due			Ad Number
\$488.72			0000189764

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/17/21	10/17/21	0000189764	Times	Legals CLS	FY 22 Meeting Schedule	1	2x52 L	\$486.72
10/17/21	10/17/21	0000189764	Tampabay.com	Legals CLS	FY 22 Meeting Schedule	1	2x52 L	\$0.00
					AffidavitMaterial			\$2.00

Received  
OCT 25 2021

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.

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

Advertising Run Dates		Advertiser Name	
10/17/21		AVELAR CREEK CDD	
Billing Date		Sales Rep	Customer Account
10/18/2021		Jean Mitotes	106331
Total Amount Due			Ad Number
\$488.72			0000189764

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

0000189764-01

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

STATE OF FLORIDA  
COUNTY OF Hillsborough


} ss

Before the undersigned authority personally appeared **Jean Mitotes** 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: FY 22 Meeting Schedule** was published in **Tampa Bay Times: 10/17/21** 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 not 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 **10/17/2021**

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

Personally known ☒ or produced identification

Type of identification produced



**JESSICA ATTARD**  
Commission # GG 308686  
Expires March 28, 2023  
Bonded Thru Budget Notary Services

**NOTICE OF REGULAR BOARD MEETING SCHEDULE**  
**FISCAL YEAR 2022**  
**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Avelar Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the **Avelar Creek Clubhouse located at 10125 Holland Ave., Riverview, FL, 33579** on the following dates at 6:00 p.m.:

October	27, 2021
January	26, 2022
March	23, 2022
May	25, 2022
August	24, 2022

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Rick Reidt  
District Manager

Run Date: 10/17/2021

0000189764

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Zebra Cleaning Team Inc.	4648	\$ 800.00		Pool Cleaning Service – November
<b>Monthly Contract Sub-Total</b>		<b>\$ 800.00</b>		

<b>Variable Contract</b>				
Supervisor: Christopher Perich	CP 102721	\$ 200.00		Supervisor Fee 10/27/2021
Supervisor: Cornell Nobles	CN 102721	200.00		Supervisor Fee 10/27/2021
Supervisor: Julie Campbell	JC 102721	200.00		Supervisor Fee 10/27/2021
Supervisor: Michael Finke	MF 102721	200.00		Supervisor Fee 10/27/2021
<b>Variable Contract Sub-Total</b>		<b>\$ 800.00</b>		

<b>Utilities</b>				
BOCC	5974220000 102821	\$ 785.04		Water Services Thru 10/20/2021
BOCC	6974220000 1028214	428.04	<b>\$ 1,213.08</b>	Water Services Thru 10/20/2021
Frontier	8136779603 110721	237.61		Internet Services Thru 12//06/2021
Tampa Electric	211002733965 110421	35.46		Electric Services Thru 10/29/2021
Tampa Electric	211002734161 110421	257.08		Electric Services Thru 10/29/2021
Tampa Electric	211002734377 110421	738.99		Electric Services Thru 11/29/2021
Tampa Electric	211002734559 110421	2,363.94		Electric Services Thru 10/29/2021
Tampa Electric	211002734807 102621	53.42		Electric Services Thru 10/20/2021
Tampa Electric	211002734807 112421	53.42	<b>\$ 3,502.31</b>	Electric Services Thru 11/18/2021
Waste Management	9781828 2206 1	176.31		
<b>Utilities Sub-Total</b>		<b>\$ 5,129.31</b>		

<b>Regular Services</b>				
Carson`s Lawn & Landscaping Services	6961	\$ 7,500.00		Lawn Care And Maintenance 10/27/2021
Carson`s Lawn & Landscaping	6976	8,218.00	<b>\$ 15,718.00</b>	Landscaping Services 11/02/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Services				
First Choice Aquatic Weed Management	65075	625.00		Waterway Service 11/09/2021
Global Solutions Partners	3947	83.33		Consulting Service 11/01/2021
Grau & Associates	GA 110121	29.00		Auditing Service 9/30/2021
Home Team Pest Defense	80317899	99.30		Pest Control Service 10/27/2021
HomeTeam Pest Defense	80978603	99.30		Pest Control Service 11/15/2021
Nancy C. Millan	A0776523514 110121	159.64		Stormwater Management
Neptune Multi Services LLC	19	1,020.00		Christmas Light Purchase and Labor 10/27/2021
Sharper Image Pools LLC	IN 6662	7,505.25		Down Payment 11/19/2021
Suzanna M. Kimball	SK 110221	70.00		Cleaning Service 11/02/2021
Suzanna M. Kimball	SK 110921	70.00		Cleaning Service 11/09/2021
Suzanna M. Kimball	SK 111621	110.00		Cleaning Service 11/16/2021
Suzanna M. Kimball	SK 112921	70.00	<b>\$ 320.00</b>	Cleaning Service 11/29/2021
US Bank	6304062	4,040.63		
<b>Regular Services Sub-Total</b>		<b>\$ 29,699.45</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 36,428.76</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



## 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	7004	\$ 7,500.00		Landscaping Services November 2021
Meritus Districts	11177	8,901.71		District Management Service - December
Zebra Cleaning Team Inc.	4665	800.00		
<b>Monthly Contract Sub-Total</b>		<b>\$ 17,201.71</b>		

<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		

<b>Utilities</b>				
BOCC	5974220000 112921	\$ 1,359.27		Water Service Thru 11/19/2021
BOCC	6974220000 112921	430.58	<b>\$ 1,789.85</b>	Water Service Thru 11/19/2021
Frontier	8136779603 120721	237.61		Phone Service Thru 01/06/2022
Tampa Electric	211002733965 120721	38.16		Electric Services Thru 12/01/2021
Tampa Electric	211002734161 120721	185.55		Electric Services Thru 12/01/2021
Tampa Electric	211002734377 120721	748.52		Electric Services Thru 12/01/2021
Tampa Electric	211002734559 120721	2,363.63		Electric Services Thru 12/01/2021
Tampa Electric	211002734807 122821	53.42	<b>\$ 3,389.28</b>	
<b>Utilities Sub-Total</b>		<b>\$ 5,416.74</b>		

<b>Regular Services</b>				
Burr Forman	1276464	\$ 300.00		Professional Service Thru 10/31/2021
Egis	14673	13,889.00		
First Choice Aquatic Weed Management	66003	625.00		Waterway Service December
Global Solutions Partners	4024	83.33		Consulting Service 12/01/2021
Jahyra Rivera	JR 120121	500.00		Holiday Petty Cash - 12/01/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Meritus Districts	11177	8,901.71		District Management Service - December
Suzanna M. Kimball	SK 113021	70.00		Cleaning Service - 11/30/2021
Suzanna M. Kimball	SK 120721	110.00		Cleaning Service - 12/07/2021
Suzanna M. Kimball	SK 121421	70.00		Cleaning Service - 12/14/2021
Suzanna M. Kimball	SK 122021	110.00	<b>\$ 360.00</b>	Cleaning Service - 12/20/2021
<b>Regular Services Sub-Total</b>		<b>\$ 24,659.04</b>		
<b>Additional Services</b>				
Neptune Multi Services LLC	5379	\$ 1,020.00		Christmas Decoration - 11/29/2021
<b>Additional Services Sub-Total</b>		<b>\$ 1,020.00</b>		
<b>TOTAL:</b>		<b>\$ 48,297.49</b>		

**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 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 12/31/2021

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
<b>Assets</b>					
10101 Cash-Operating Account	394,390.84	0.00	0.00	0.00	394,390.84
10102 Cash-Operating Reserve Account	38,050.00	0.00	0.00	0.00	38,050.00
10201 Investment - Revenue 2016 (1000)	0.00	290,088.32	0.00	0.00	290,088.32
10202 Investment - Interest 2016 (1001)	0.00	0.00	0.00	0.00	0.00
10204 Investment - Sinking 2016 (1003)	0.00	0.00	0.00	0.00	0.00
10205 Investment - Reserve 2016 (1004)	0.00	142,990.63	0.00	0.00	142,990.63
10206 Investment - Prepayment 2016 (1005)	0.00	1.79	0.00	0.00	1.79
12101 Accounts Receivable-Other	262.50	0.00	0.00	0.00	262.50
12115 Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00
15500 Prepaid Expenses	0.00	0.00	0.00	0.00	0.00
15503 Prepaid Insurance - Gen Liab	0.00	0.00	0.00	0.00	0.00
15504 Prepaid Insurance - Professional Liability	0.00	0.00	0.00	0.00	0.00
15505 Prepaid - Trustee Fees	0.00	0.00	0.00	0.00	0.00
15602 Deposits - Electric	6,165.00	0.00	0.00	0.00	6,165.00
15603 Deposits - Water	1,520.00	0.00	0.00	0.00	1,520.00
16190 Land	0.00	0.00	933,218.00	0.00	933,218.00
16290 Buildings	0.00	0.00	220,000.00	0.00	220,000.00
16490 Improvements Other Than Buildings	0.00	0.00	8,344,301.81	0.00	8,344,301.81
16690 Furniture, Fixtures & Equipment	0.00	0.00	55,086.82	0.00	55,086.82
16890 Cost of Issuance	0.00	0.00	0.00	0.00	0.00
17090 Other Fixed Assets	0.00	0.00	125,000.00	0.00	125,000.00
18000 Amount Available-Debt Service	0.00	0.00	0.00	216,948.70	216,948.70
18100 Amount To Be Provided-Debt Service	0.00	0.00	0.00	3,013,051.30	3,013,051.30
Other	0.00	0.00	0.00	0.00	0.00
<b>Total Assets</b>	<b>440,388.34</b>	<b>433,080.74</b>	<b>9,677,606.63</b>	<b>3,230,000.00</b>	<b>13,781,075.71</b>
<b>Liabilities</b>					
20200 Accounts Payable	28,495.93	0.00	0.00	0.00	28,495.93
20201 Accounts Payable - Other	0.00	0.00	0.00	0.00	0.00
20702 Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00
20900 Deferred Revenue	33,700.00	0.00	0.00	0.00	33,700.00
21800 Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00
21890 Sales Tax Payable	0.00	0.00	0.00	0.00	0.00
22000 Deposits	250.00	0.00	0.00	0.00	250.00
22005 Due to Developer	0.00	0.00	0.00	0.00	0.00
23290 Revenue Bonds Payable-2016	0.00	0.00	0.00	3,230,000.00	3,230,000.00
Other	0.00	0.00	0.00	0.00	0.00
<b>Total Liabilities</b>	<b>62,445.93</b>	<b>0.00</b>	<b>0.00</b>	<b>3,230,000.00</b>	<b>3,292,445.93</b>

# Avelar Creek CDD

## Balance Sheet

As of 12/31/2021

	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					
24700 Fund Balance-All Other Reserves	0.00	221,561.46	0.00	0.00	221,561.46
27100 Fund Balance-Unreserved	127,765.98	0.00	0.00	0.00	127,765.98
28000 Investment In General Fixed Assets	0.00	0.00	9,677,606.63	0.00	9,677,606.63
57920 Petty Cash Expenses	(500.00)	0.00	0.00	0.00	(500.00)
Other	250,676.43	211,519.28	0.00	0.00	462,195.71
Total Fund Equity & Other Credits Contributed Capital	377,942.41	433,080.74	9,677,606.63	0.00	10,488,629.78
Total Liabilities & Fund Equity	440,388.34	433,080.74	9,677,606.63	3,230,000.00	13,781,075.71

# Avelar Creek CDD

## Statement of Revenues and Expenditures

General Fund - 001  
From 10/1/2021 Through 12/31/2021  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
DS Assmts-Tax Roll	432,135	0	(432,135)	(100)%
O&M Assmts - Tax Roll	0	377,817	377,817	0 %
Interest Earnings				
Interest Earnings	50	8	(42)	(83)%
Other Miscellaneous Revenues				
Miscellaneous	0	(5)	(5)	0 %
Clubhouse Rental	300	0	(300)	(100)%
Total Revenues	<u>432,485</u>	<u>377,820</u>	<u>(54,665)</u>	<u>(13)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	5,000	800	4,200	84 %
Financial & Administrative				
Field Manager	12,000	3,000	9,000	75 %
District Manager	24,000	6,000	18,000	75 %
Recording Secretary	5,000	1,249	3,751	75 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	4,200	500	3,700	88 %
Trustees Fees	4,100	4,041	59	1 %
Accounting Services	26,000	6,499	19,501	75 %
Auditing Services	4,200	29	4,171	99 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	76	174	69 %
Rentals & Leases	2,400	600	1,800	75 %
Public Officials Insurance	2,663	2,506	157	6 %
Legal Advertising	1,200	489	711	59 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	575	175	400	70 %
Reserve Study	1,000	250	750	75 %
Technology Services	1,500	375	1,125	75 %
Website Administration	1,500	375	1,125	75 %
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	7,000	31,500	82 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	353	2,347	87 %
Water-Sewer Combination Services				
Water Utility Services	14,000	4,487	9,513	68 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	1,875	5,625	75 %
Waterway Improvements & Repairs	1,500	260	1,240	83 %
Property & Casualty Insurance	12,097	11,383	714	6 %
Landscape Maintenance - Contract	75,600	22,500	53,100	70 %
Mulch/Tree Trimming	15,000	0	15,000	100 %
Plant Replacement Program	12,000	8,218	3,782	32 %
Irrigation Maintenance	3,400	5,123	(1,723)	(51)%
Road & Street Facilities				
Pavement and Signage Repairs	15,000	0	15,000	100 %
Parks & Recreation				
Staff	28,000	7,000	21,000	75 %

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

General Fund - 001  
From 10/1/2021 Through 12/31/2021  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Clubhouse Phone	2,900	861	2,039	70 %
Property & Casualty Insurance	0	99	(99)	0 %
Amenity Center Maintenance & Repairs	9,000	264	8,736	97 %
Pool Maintenance - Contract	8,400	2,400	6,000	71 %
Pool Maintenance - Other	6,000	0	6,000	100 %
Amenity Center Cleaning & Supplies	7,000	1,000	6,000	86 %
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	25,018	28,983	54 %
Total Expenditures	432,485	127,144	305,341	71 %
Subtotal: Rev Over / (Under) Exp	0	250,676	250,676	0 %
Subtotal (OFS): Rev Over / (Under) Exp	0	0	0	0 %
Total: Revenues Over / Under Expenditures	0	250,676	250,676	0 %
Fund Balance, Beginning of Period	0	127,766	127,766	0 %
Fund Balance, End of Period	0	378,442	378,442	0 %

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

Debt Service Fund Series 2016 - 201  
From 10/1/2021 Through 12/31/2021  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	281,644	278,295	(3,349)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>281,644</u>	<u>278,297</u>	<u>(3,347)</u>	<u>(1)%</u>
<b>Expenditures</b>				
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	211,519	211,519	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>211,519</u></u>	<u><u>211,519</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>433,081</u>	<u>433,081</u>	<u>0 %</u>



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

General Fixed Assets Account Group - 900  
 From 10/1/2021 Through 12/31/2021  
 (In Whole Numbers)

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

Avelar Creek CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Bank Balance	394,525.84
Less Outstanding Checks/Vouchers	135.00
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	394,390.84
Balance Per Books	<u>394,390.84</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: 12.31.2021  
Reconciliation Date: 12/31/2021  
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
Outstanding Checks/Vouchers			135.00	

**Avelar Creek CDD**  
**Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 12.31.2021**

**Reconciliation Date: 12/31/2021**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
5538	11/17/2021	Series 2016 FY22 Tax Dist ID 550	12,901.52	Avelar Creek CDD
5525	11/22/2021	System Generated Check/Voucher	800.00	Zebra Cleaning Team, Inc.
5540	11/24/2021	Series 2016 FY22 Tax Dist ID 551	23,908.40	Avelar Creek CDD
5541	12/1/2021	Series 2016 FY22 Tax Dist ID 553	190,495.95	Avelar Creek CDD
5526	12/2/2021	System Generated Check/Voucher	13,889.00	Egis Insurance Advisors, LLC
5527	12/2/2021	System Generated Check/Voucher	500.00	Jahyra Rivera
5528	12/2/2021	System Generated Check/Voucher	159.64	Nancy C. Millan, Tax Collector
5529	12/2/2021	System Generated Check/Voucher	7,505.25	Sharper Image Pools, LLC
5530	12/2/2021	System Generated Check/Voucher	140.00	Suzanna M. Kimball
5531	12/2/2021	System Generated Check/Voucher	53.42	Tampa Electric
5539	12/7/2021	Series 2016 FY22 Tax Dist ID 555	34,949.68	Avelar Creek CDD
5532	12/9/2021	System Generated Check/Voucher	1,789.85	Board of County Commissioners
5533	12/9/2021	System Generated Check/Voucher	300.00	Burr & Forman LLP
5534	12/9/2021	System Generated Check/Voucher	7,500.00	Carson's Lawn & Landscaping Services, LLC
5535	12/9/2021	System Generated Check/Voucher	83.33	Global Solution partners
5536	12/9/2021	System Generated Check/Voucher	1,020.00	Neptune Services
5537	12/9/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5546	12/13/2021	Series 2016 FY22 Tax Dist ID 557	11,305.63	Avelar Creek CDD
5542	12/16/2021	System Generated Check/Voucher	625.00	First Choice Aquatic
5543	12/16/2021	System Generated Check/Voucher	237.61	Frontier Communications
5544	12/16/2021	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5545	12/16/2021	System Generated Check/Voucher	800.00	Zebra Cleaning Team, Inc.

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5547	12/22/2021	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5548	12/22/2021	System Generated Check/Voucher	3,335.86	Tampa Electric
5549	12/22/2021	System Generated Check/Voucher	8,901.71	Meritus Districts
Cleared Checks/Vouchers			<hr/> 326,625.59 <hr/> <hr/>	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR457	12/1/2021	Tax Distribution - 12.1.2021	449,305.90	
CR457-1	12/7/2021	Tax Distribution - 12.07.2021	82,432.71	
CR1009	12/13/2021	Tax Distribution 12.13.2021	26,665.58	
CR465	12/31/2021	INTEREST PAID THRU 12/31	<u>5.75</u>	
Cleared Deposits			<u><u>558,409.94</u></u>	



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Avelar Creek

Date: 11/30/21

	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>Some of the shallower ponds have algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	<u>Aquatic Weed Control is spraying back the cattails.</u>
FOUNTAINS/AERATORS	20	15	-5	<u>Fountain at the entrance is off.</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- carry over</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: 11/30/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	New plants look good
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: 11/30/21

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	5	0	None observed
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	9	-1	Oak tree limbs hitting clubhouse roof.
CLEANLINESS	5	4	-1	Some trash along the boulevards.
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	4	-1	Dry areas of turf.

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

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

#### SCORE

100	94	-6	94%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gene Roberts

## Avelar Creek November



The landscape enhancements have been completed at the front entrance and look good.



There are some dead Ilex Schilling plants along the sidewalk parallel to 301 that should be replaced.





The Coleus plants at the entrance are still doing well.





The landscape at the South entrance is in good condition.



A small area of turf just to the North of the clubhouse entrance should be replaced.



The turf and landscape around the pool looks well maintained.





There's a lot of dead wood in the Indian Hawthorne in the clubhouse parking lot. In the Spring it should be rejuvenated pruned and sprayed with a systemic fungicide.



The pool water and deck looked clean.





The turf along Avelar Creek is in good condition.



Some of the turf on the berm along 301 was damaged when the irrigation controller went down and may need to be replaced.





Pond 4 and a few of the smaller ponds have some algae; the aquatics tech was on-site treating as I was doing the inspection.









