

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2022



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 1/31/2022
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Assets					
Cash-Operating Account	354,205	0	0	0	354,205
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	299,815	0	0	299,815
Investment - Interest 2016 (1001)	0	0	0	0	0
Investment - Sinking 2016 (1003)	0	0	0	0	0
Investment - Reserve 2016 (1004)	0	142,991	0	0	142,991
Investment - Prepayment 2016 (1005)	0	2	0	0	2
Accounts Receivable-Other	123	0	0	0	123
Assessments Receivable - Tax Roll	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0
Prepaid Insurance - Gen Liab	0	0	0	0	0
Prepaid Insurance - Professional Liability	0	0	0	0	0
Prepaid - Trustee Fees	0	0	0	0	0
Deposits - Electric	6,165	0	0	0	6,165
Deposits - Water	1,520	0	0	0	1,520
Land	0	0	933,218	0	933,218
Buildings	0	0	220,000	0	220,000
Improvements Other Than Buildings	0	0	8,344,302	0	8,344,302
Furniture, Fixtures & Equipment	0	0	55,087	0	55,087
Cost of Issuance	0	0	0	0	0
Other Fixed Assets	0	0	125,000	0	125,000
Amount Available-Debt Service	0	0	0	216,949	216,949
Amount To Be Provided-Debt Service	0	0	0	3,013,051	3,013,051
Other	0	0	0	0	0
Total Assets	<u>400,063</u>	<u>442,808</u>	<u>9,677,607</u>	<u>3,230,000</u>	<u>13,750,478</u>
Liabilities					
Accounts Payable	17,667	0	0	0	17,667
Accounts Payable - Other	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0
Deferred Revenue	36,200	0	0	0	36,200
Accrued Expenses Payable	0	0	0	0	0
Sales Tax Payable	0	0	0	0	0
Deposits	250	0	0	0	250
Due to Developer	0	0	0	0	0
Revenue Bonds Payable-2016	0	0	0	3,230,000	3,230,000
Other	0	0	0	0	0
Total Liabilities	<u>54,117</u>	<u>0</u>	<u>0</u>	<u>3,230,000</u>	<u>3,284,117</u>

Avelar Creek CDD

Balance Sheet

As of 1/31/2022
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
Fund Equity & Other Credits Contributed Capital					
Fund Balance-All Other Reserves	0	221,561	0	0	221,561
Fund Balance-Unreserved	127,766	0	0	0	127,766
Investment In General Fixed Assets	0	0	9,677,607	0	9,677,607
Petty Cash Expenses	(500)	0	0	0	(500)
Other	218,680	221,247	0	0	439,927
Total Fund Equity & Other Credits Contributed Capital	345,946	442,808	9,677,607	0	10,466,361
 Total Liabilities & Fund Equity	 400,063	 442,808	 9,677,607	 3,230,000	 13,750,478

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2021 Through 1/31/2022
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
DS Assmts-Tax Roll	432,135	0	(432,135)	(100)%
O&M Assmts - Tax Roll	0	391,032	391,032	0 %
Interest Earnings				
Interest Earnings	50	12	(38)	(76)%
Other Miscellaneous Revenues				
Miscellaneous	0	(5)	(5)	0 %
Clubhouse Rental	300	0	(300)	(100)%
Total Revenues	432,485	391,039	(41,446)	(10)%
Expenditures				
Legislative				
Supervisor Fees	5,000	800	4,200	84 %
Financial & Administrative				
Field Manager	12,000	4,000	8,000	67 %
District Manager	24,000	8,000	16,000	67 %
Recording Secretary	5,000	1,665	3,335	67 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	4,200	667	3,533	84 %
Trustees Fees	4,100	4,041	59	1 %
Accounting Services	26,000	8,665	17,335	67 %
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	800	1,600	67 %
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	333	667	67 %
Technology Services	1,500	500	1,000	67 %
Website Administration	1,500	500	1,000	67 %
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	10,953	27,547	72 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	512	2,188	81 %
Water-Sewer Combination Services				
Water Utility Services	14,000	5,501	8,499	61 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	2,500	5,000	67 %
Waterway Improvements & Repairs	1,500	260	1,240	83 %
Property & Casualty Insurance	12,097	11,383	714	6 %
Landscape Maintenance - Contract	75,600	30,000	45,600	60 %
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	9,333	18,667	67 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2021 Through 1/31/2022
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Clubhouse Phone	2,900	1,098	1,802	62 %
Property & Casualty Insurance	0	99	(99)	0 %
Amenity Center Maintenance & Repairs	9,000	529	8,471	94 %
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	1,230	5,770	82 %
Playground Improvements & Repairs	4,000	0	4,000	100 %
Holiday Lighting	1,000	2,040	(1,040)	(104)%
Special Events	6,000	100	5,900	98 %
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	47,533	6,467	12 %
Total Expenditures	<u>432,485</u>	<u>172,358</u>	<u>260,127</u>	<u>60 %</u>
Subtotal: Rev Over / (Under) Exp	0	218,680	218,680	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>218,680</u></u>	<u><u>218,680</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period	0	127,766	127,766	0 %
Fund Balance, End of Period	<u>0</u>	<u>346,446</u>	<u>346,446</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2021 Through 1/31/2022
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	281,644	288,022	6,378	2 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Total Revenues	<u>281,644</u>	<u>288,025</u>	<u>6,381</u>	<u>2 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	111,644	56,778	54,866	49 %
Principal Payments	<u>170,000</u>	<u>10,000</u>	<u>160,000</u>	<u>94 %</u>
Total Expenditures	<u>281,644</u>	<u>66,778</u>	<u>214,866</u>	<u>76 %</u>
Subtotal: Rev Over / (Under) Exp	0	221,247	221,247	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>221,247</u></u>	<u><u>221,247</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>442,808</u>	<u>442,808</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2021 Through 1/31/2022
 (In Whole Numbers)

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

Avelar Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 1.31.2022
Reconciliation Date: 1/31/2022
Status: Locked

Bank Balance	361,566.80
Less Outstanding Checks/Vouchers	135.00
Plus Deposits in Transit	2,500.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	363,931.80
Balance Per Books	<u>363,931.80</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: 1.31.2022
Reconciliation Date: 1/31/2022
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: 1.31.2022
Reconciliation Date: 1/31/2022
Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR466	1/3/2022	AC Insurance Reimbursement 1.03.2022	2,500.00	
Outstanding Deposits			2,500.00	

**Avelar Creek CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 1.31.2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5550	1/6/2022	System Generated Check/Voucher	9,235.00	Carson's Lawn & Landscaping Services, LLC
5551	1/6/2022	System Generated Check/Voucher	83.33	Global Solution partners
5552	1/6/2022	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5553	1/6/2022	System Generated Check/Voucher	17,512.25	Sharper Image Pools, LLC
5554	1/6/2022	System Generated Check/Voucher	115.00	Suzanna M. Kimball
5555	1/6/2022	System Generated Check/Voucher	53.42	Tampa Electric
5556	1/12/2022	In Memorial of Cornell Nobles	100.00	Smyrna Baptist Church
5557	1/13/2022	System Generated Check/Voucher	625.00	First Choice Aquatic
5558	1/13/2022	System Generated Check/Voucher	1,525.96	Board of County Commissioners
5559	1/13/2022	System Generated Check/Voucher	45.00	Suzanna M. Kimball
5560	1/20/2022	System Generated Check/Voucher	236.56	Frontier Communications
5561	1/20/2022	System Generated Check/Voucher	22,515.75	Sharper Image Pools, LLC
5562	1/20/2022	System Generated Check/Voucher	3,757.43	Tampa Electric
Cleared Checks/Vouchers			55,904.00	
			55,904.00	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 1.31.2022
Reconciliation Date: 1/31/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR469	1/4/2022	Tax Distribution 1.4.2022	22,941.30	
CR471	1/31/2022	INTEREST PAID THIS STATEMENT THRU 12/31	3.66	
			<hr/>	
Cleared Deposits			22,944.96	
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