

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2022



Meritus Corporation  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
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# Avelar Creek CDD

## Balance Sheet

As of 2/28/2022  
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	TOTAL
<b>Assets</b>					
Cash-Operating Account	326,550	0	0	0	326,550
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	303,066	0	0	303,066
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	3	0	0	3
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
<b>Total Assets</b>	<u><u>372,407</u></u>	<u><u>446,060</u></u>	<u><u>9,677,607</u></u>	<u><u>3,230,000</u></u>	<u><u>13,726,074</u></u>
<b>Liabilities</b>					
Accounts Payable	7,762	0	0	0	7,762
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	500	0	0	0	500
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
<b>Total Liabilities</b>	<u><u>44,462</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>3,230,000</u></u>	<u><u>3,274,462</u></u>

# Avelar Creek CDD

## Balance Sheet

As of 2/28/2022  
(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	200,680	224,499	0	0	425,178
Total Fund Equity & Other Credits Contributed Capital	327,946	446,060	9,677,607	0	10,451,612
 Total Liabilities & Fund Equity	<u>372,407</u>	<u>446,060</u>	<u>9,677,607</u>	<u>3,230,000</u>	<u>13,726,074</u>

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

General Fund - 001  
From 10/1/2021 Through 2/28/2022  
(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	395,448	395,448	0 %
Interest Earnings				
Interest Earnings	50	15	(35)	(70)%
Other Miscellaneous Revenues				
Miscellaneous	0	(5)	(5)	0 %
Clubhouse Rental	300	150	(150)	(50)%
<b>Total Revenues</b>	<b>432,485</b>	<b>395,607</b>	<b>(36,878)</b>	<b>(9)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	5,000	800	4,200	84 %
Financial & Administrative				
Field Manager	12,000	5,000	7,000	58 %
District Manager	24,000	10,000	14,000	58 %
Recording Secretary	5,000	2,082	2,918	58 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	4,200	833	3,367	80 %
Trustees Fees	4,100	4,041	59	1 %
Accounting Services	26,000	10,832	15,168	58 %
Auditing Services	4,200	1,529	2,671	64 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	76	174	69 %
Rentals & Leases	2,400	1,000	1,400	58 %
Public Officials Insurance	2,663	2,506	157	6 %
Legal Advertising	1,200	542	658	55 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	575	175	400	70 %
Reserve Study	1,000	417	583	58 %
Technology Services	1,500	625	875	58 %
Website Administration	1,500	625	875	58 %
Email Hosting Vendor	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	1,500	463	1,038	69 %
Electric Utility Services				
Electric Utility Services	38,500	14,409	24,091	63 %
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	3,125	4,375	58 %
Waterway Improvements & Repairs	1,500	260	1,240	83 %
Property & Casualty Insurance	12,097	11,383	714	6 %
Landscape Maintenance - Contract	75,600	37,500	38,100	50 %
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	11,667	16,333	58 %

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

General Fund - 001  
From 10/1/2021 Through 2/28/2022  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Clubhouse Phone	2,900	1,335	1,565	54 %
Property & Casualty Insurance	0	99	(99)	0 %
Amenity Center Maintenance & Repairs	9,000	628	8,372	93 %
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	1,550	5,450	78 %
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>194,928</u>	<u>237,557</u>	<u>55 %</u>
Subtotal: Rev Over / (Under) Exp	0	200,680	200,680	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>200,680</u></u>	<u><u>200,680</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>328,446</u>	<u>328,446</u>	<u>0 %</u>

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

Debt Service Fund Series 2016 - 201  
From 10/1/2021 Through 2/28/2022  
(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	291,272	9,628	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>5</u>	<u>5</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>281,644</u>	<u>291,277</u>	<u>9,633</u>	<u>3 %</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>
<b>Total Expenditures</b>	<u>281,644</u>	<u>66,778</u>	<u>214,866</u>	<u>76 %</u>
Subtotal: Rev Over / (Under) Exp	0	224,499	224,499	0 %
Subtotal (OFS): Rev Over / (Under) Exp	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
<b>Total: Revenues Over / Under Expenditures</b>	<u><u>0</u></u>	<u><u>224,499</u></u>	<u><u>224,499</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>446,060</u>	<u>446,060</u>	<u>0 %</u>

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

General Fixed Assets Account Group - 900  
 From 10/1/2021 Through 2/28/2022  
 (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: 2.28.2022  
Reconciliation Date: 2/28/2022  
Status: Locked

Bank Balance	335,381.09
Less Outstanding Checks/Vouchers	8,831.43
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	326,549.66
Balance Per Books	<u>326,549.66</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: 2.28.2022

Reconciliation Date: 2/28/2022

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
5580	2/24/2022	System Generated Check/Voucher	8,586.43	Meritus Districts
5581	2/24/2022	System Generated Check/Voucher	110.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			<u>8,831.43</u>	

**Avelar Creek CDD  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 2.28.2022**

**Reconciliation Date: 2/28/2022**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5571	1/4/2022	Series 2016 FY22 Tax Dist ID 558	9,726.61	Avelar Creek CDD
5563	2/3/2022	System Generated Check/Voucher	7,500.00	Carson's Lawn & Landscaping Services, LLC
5564	2/3/2022	System Generated Check/Voucher	83.33	Global Solution partners
5565	2/3/2022	System Generated Check/Voucher	1,500.00	Grau and Associates
5566	2/3/2022	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5567	2/3/2022	System Generated Check/Voucher	8,533.34	Meritus Districts
5568	2/3/2022	System Generated Check/Voucher	165.00	Spearem Enterprises, LLC
5569	2/3/2022	System Generated Check/Voucher	210.00	Suzanna M. Kimball
5570	2/3/2022	System Generated Check/Voucher	159.65	Waste Management Inc. of Florida
5572	2/4/2022	Series 2016 FY22 Tax Dist ID	3,250.10	Avelar Creek CDD
5573	2/10/2022	System Generated Check/Voucher	1,013.67	Board of County Commissioners
5574	2/10/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5575	2/10/2022	System Generated Check/Voucher	55.64	Tampa Electric
5576	2/16/2022	System Generated Check/Voucher	625.00	First Choice Aquatic
5577	2/16/2022	System Generated Check/Voucher	236.56	Frontier Communications
5578	2/16/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5579	2/16/2022	System Generated Check/Voucher	3,456.22	Tampa Electric
Cleared Checks/Vouchers			36,754.42	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 2.28.2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR466	1/3/2022	AC Insurance Reimbursement 1.03.2022	2,500.00	
CHK#170	2/3/2022	Clubhouse Deposit 2.3.2022	250.00	
CHK#172	2/3/2022	Clubhouse Rental 2.3.2022	150.00	
CR472	2/4/2022	Tax Distribution 2.4.2022	7,665.72	
CR477	2/18/2022	INTEREST PAID THIS STATEMENT THRU 02/28	2.99	
			<hr/>	
Cleared Deposits			10,568.71	
			<hr/> <hr/>	