

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 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 3/31/2022  
(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	302,978	0	0	0	302,978
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	303,320	0	0	303,320
Investment - Interest 2016 (1001)	0	0	0	0	0
Investment - Sinking 2016 (1003)	0	0	0	0	0
Investment - Reserve 2016 (1004)	0	141,730	0	0	141,730
Investment - Prepayment 2016 (1005)	0	1,265	0	0	1,265
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>348,836</u>	<u>446,315</u>	<u>9,677,607</u>	<u>3,230,000</u>	<u>13,702,757</u>
<b>Liabilities</b>					
Accounts Payable	9,545	0	0	0	9,545
Accounts Payable - Other	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0
Deferred Revenue	2,500	0	0	0	2,500
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>12,545</u>	<u>0</u>	<u>0</u>	<u>3,230,000</u>	<u>3,242,545</u>

# Avelar Creek CDD

## Balance Sheet

As of 3/31/2022  
(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	224,008	0	0	224,008
Fund Balance-Unreserved	164,514	0	0	0	164,514
Investment In General Fixed Assets	0	0	9,677,607	0	9,677,607
Petty Cash Expenses	(500)	0	0	0	(500)
Other	172,277	222,306	0	0	394,583
Total Fund Equity & Other Credits Contributed Capital	336,291	446,315	9,677,607	0	10,460,212
Total Liabilities & Fund Equity	348,836	446,315	9,677,607	3,230,000	13,702,757

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

General Fund - 001  
From 10/1/2021 Through 3/31/2022  
(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				
O&M Assmts - Tax Roll	397,135	392,743	(4,392)	(1)%
Interest Earnings				
Interest Earnings	50	18	(32)	(64)%
Other Miscellaneous Revenues				
Miscellaneous	0	(66)	(66)	0 %
Clubhouse Rental	300	600	300	100 %
<b>Total Revenues</b>	<u>397,485</u>	<u>393,295</u>	<u>(4,190)</u>	<u>(1)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	5,000	1,800	3,200	64 %
Financial & Administrative				
Field Manager	12,000	6,000	6,000	50 %
District Manager	24,000	12,000	12,000	50 %
Recording Secretary	5,000	2,499	2,501	50 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	4,200	1,000	3,200	76 %
Trustees Fees	4,100	4,041	59	1 %
Accounting Services	26,000	12,999	13,001	50 %
Auditing Services	4,200	2,529	1,671	40 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	145	105	42 %
Rentals & Leases	2,400	1,200	1,200	50 %
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	500	500	50 %
Technology Services	1,500	750	750	50 %
Website Administration	1,500	750	750	50 %
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	17,976	20,524	53 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	865	1,835	68 %
Water-Sewer Combination Services				
Water Utility Services	14,000	7,752	6,248	45 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	3,750	3,750	50 %
Waterway Improvements & Repairs	1,500	260	1,240	83 %
Property & Casualty Insurance	12,097	11,482	615	5 %
Landscape Maintenance - Contract	75,600	45,000	30,600	40 %
Mulch/Tree Trimming	10,000	0	10,000	100 %
Plant Replacement Program	8,000	8,218	(218)	(3)%
Irrigation Maintenance	3,400	5,588	(2,188)	(64)%
Road & Street Facilities				
Pavement and Signage Repairs	11,000	0	11,000	100 %
Parks & Recreation				
Staff	28,000	14,000	14,000	50 %
Clubhouse Phone	2,900	1,573	1,327	46 %

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

General Fund - 001  
From 10/1/2021 Through 3/31/2022  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Amenity Center Maintenance & Repairs	9,000	755	8,245	92 %
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	1,940	5,060	72 %
Playground Improvements & Repairs	3,000	0	3,000	100 %
Holiday Lighting	1,000	2,040	(1,040)	(104)%
Special Events	6,000	(11)	6,011	100 %
Bridge Maintenance	1,000	0	1,000	100 %
Security System	500	0	500	100 %
Amenities Furniture & Fixtures	4,000	0	4,000	100 %
Reserves				
Capital Asset Reserves	35,000	47,533	(12,533)	(36)%
Total Expenditures	<u>397,485</u>	<u>221,018</u>	<u>176,467</u>	<u>44 %</u>
Subtotal: Rev Over / (Under) Exp	0	172,277	172,277	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>172,277</u></u>	<u><u>172,277</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period	0	164,514	164,514	0 %
Fund Balance, End of Period	<u>0</u>	<u>336,791</u>	<u>336,791</u>	<u>0 %</u>

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

Debt Service Fund Series 2016 - 201  
From 10/1/2021 Through 3/31/2022  
(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	289,077	7,433	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7</u>	<u>7</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>281,644</u>	<u>289,084</u>	<u>7,440</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	222,306	222,306	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>222,306</u></u>	<u><u>222,306</u></u>	<u><u>0 %</u></u>
<b>Fund Balance, Beginning of Period</b>				
	0	224,008	224,008	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>446,315</u>	<u>446,315</u>	<u>0 %</u>

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

General Fixed Assets Account Group - 900  
 From 10/1/2021 Through 3/31/2022  
 (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: 3.31.2022  
Reconciliation Date: 3/31/2022  
Status: Locked

Bank Balance	312,823.21
Less Outstanding Checks/Vouchers	9,845.20
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	302,978.01
Balance Per Books	<u>302,978.01</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: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CHK#5626	3/17/2022	Transfer of Deposit from Avelar to Ventana 4.6.2022	50.00	
5607	3/24/2022	System Generated Check/Voucher	24.18	Jahyra Rivera
5609	3/31/2022	System Generated Check/Voucher	200.00	Christopher M. Perich
5610	3/31/2022	System Generated Check/Voucher	200.00	Donald G. Cullen
5611	3/31/2022	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5612	3/31/2022	System Generated Check/Voucher	200.00	Julie Campbell
5613	3/31/2022	System Generated Check/Voucher	8,601.72	Meritus Districts
5614	3/31/2022	System Generated Check/Voucher	200.00	Michael Finke
5615	3/31/2022	System Generated Check/Voucher	200.00	Nicholas Hensley
5616	3/31/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			9,845.20	
			9,845.20	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 3.31.2022  
Reconciliation Date: 3/31/2022  
Status: Locked

Outstanding Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
001	9/30/2021	YE Adjustments	<u>0.00</u>
Outstanding Other Cash Items			<u>0.00</u>

**Avelar Creek CDD  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 3.31.2022**

**Reconciliation Date: 3/31/2022**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5327	4/1/2021	System Generated Check/Voucher	135.00	Jessi's Closet
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
5582	3/3/2022	System Generated Check/Voucher	162.50	Burr & Forman LLP
5583	3/3/2022	System Generated Check/Voucher	7,500.00	Carson's Lawn & Landscaping Services, LLC
5584	3/3/2022	System Generated Check/Voucher	83.33	Global Solution partners
5585	3/3/2022	System Generated Check/Voucher	1,000.00	Grau and Associates
5586	3/3/2022	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5587	3/3/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5592	3/4/2022	Series 2016 FY22 Tax Dist ID 566	252.74	Avelar Creek CDD
5588	3/10/2022	System Generated Check/Voucher	539.22	Board of County Commissioners
5589	3/10/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5589	3/10/2022	System Generated Check/Voucher	(70.00)	Suzanna M. Kimball
5590	3/10/2022	System Generated Check/Voucher	58.64	Tampa Electric
5591	3/10/2022	System Generated Check/Voucher	176.31	Waste Management Inc. of Florida
FDR022022	3/15/2022	Sales Tax Payment February	10.47	
5602	3/17/2022	System Generated Check/Voucher	625.00	First Choice Aquatic

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5603	3/17/2022	System Generated Check/Voucher	465.00	Carson's Lawn & Landscaping Services, LLC
5604	3/17/2022	System Generated Check/Voucher	238.56	Frontier Communications
5605	3/17/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5606	3/17/2022	System Generated Check/Voucher	3,449.54	Tampa Electric
5608	3/24/2022	System Generated Check/Voucher	110.00	Suzanna M. Kimball
Cleared Checks/Vouchers			23,607.04	
			23,607.04	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 3.31.2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CHK#34453	3/3/2022	Clubhouse Rental 3.03.2022	50.00	
CHK#60155	3/3/2022	Clubhouse Rental 3.03.2022	50.00	
CR479	3/4/2022	Tax Distribution 3.04.2022	596.12	
CHK#138	3/14/2022	Clubhouse rental 3.14.2022	100.00	
CHK#3263	3/15/2022	Clubhouse rental 3.15.2022	150.00	
CR483	3/24/2022	Clubhouse Rental 3.24.2022	100.00	
CHK#1102	3/31/2022	Rental Fee-3.31.2022	0.00	
CR485	3/31/2022	INTEREST PAYMENT THRU 3/31	3.04	
			<hr/>	
Cleared Deposits			1,049.16	
			<hr/> <hr/>	