

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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Avelar Creek CDD

Balance Sheet

As of 4/30/2022
(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	278,357	0	0	0	278,357
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	75,249	0	0	75,249
Investment - Interest 2016 (1001)	0	56,597	0	0	56,597
Investment - Sinking 2016 (1003)	0	170,000	0	0	170,000
Investment - Reserve 2016 (1004)	0	141,730	0	0	141,730
Investment - Prepayment 2016 (1005)	0	5,001	0	0	5,001
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	50	0	0	0	50
Total Assets	<u>324,264</u>	<u>448,576</u>	<u>9,677,607</u>	<u>3,230,000</u>	<u>13,680,447</u>
Liabilities					
Accounts Payable	9,993	0	0	0	9,993
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	100	0	0	0	100
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>12,593</u>	<u>0</u>	<u>0</u>	<u>3,230,000</u>	<u>3,242,593</u>

Avelar Creek CDD

Balance Sheet

As of 4/30/2022
(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	147,657	224,568	0	0	372,225
Total Fund Equity & Other Credits Contributed Capital	311,671	448,576	9,677,607	0	10,437,854
 Total Liabilities & Fund Equity	 324,264	 448,576	 9,677,607	 3,230,000	 13,680,447

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2021 Through 4/30/2022
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	397,135	395,813	(1,322)	(0)%
Interest Earnings				
Interest Earnings	50	21	(29)	(58)%
Other Miscellaneous Revenues				
Miscellaneous	0	(47)	(47)	0 %
Clubhouse Rental	300	725	425	142 %
Total Revenues	<u>397,485</u>	<u>396,512</u>	<u>(973)</u>	<u>(0)%</u>
Expenditures				
Legislative				
Supervisor Fees	5,000	1,800	3,200	64 %
Financial & Administrative				
Field Manager	12,000	7,000	5,000	42 %
District Manager	24,000	14,000	10,000	42 %
Recording Secretary	5,000	2,915	2,085	42 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	4,200	1,167	3,033	72 %
Trustees Fees	4,100	4,041	59	1 %
Accounting Services	26,000	15,165	10,835	42 %
Auditing Services	4,200	4,129	71	2 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	170	80	32 %
Rentals & Leases	2,400	1,400	1,000	42 %
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	583	417	42 %
Technology Services	1,500	875	625	42 %
Website Administration	1,500	875	625	42 %
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	21,667	16,833	44 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	1,041	1,659	61 %
Water-Sewer Combination Services				
Water Utility Services	14,000	8,829	5,171	37 %
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	48,275	27,325	36 %
Mulch/Tree Trimming	10,000	950	9,050	91 %
Plant Replacement Program	8,000	11,498	(3,498)	(44)%
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	16,333	11,667	42 %
Clubhouse Phone	2,900	1,939	961	33 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2021 Through 4/30/2022
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Amenity Center Maintenance & Repairs	9,000	1,230	7,770	86 %
Pool Maintenance - Contract	8,400	3,400	5,000	60 %
Pool Maintenance - Other	6,000	522	5,478	91 %
Amenity Center Cleaning & Supplies	7,000	2,220	4,780	68 %
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	50,035	(15,035)	(43)%
Total Expenditures	<u>397,485</u>	<u>248,855</u>	<u>148,630</u>	<u>37 %</u>
Subtotal: Rev Over / (Under) Exp	0	147,657	147,657	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>147,657</u></u>	<u><u>147,657</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>312,171</u>	<u>312,171</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2021 Through 4/30/2022
(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	291,337	9,693	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>9</u>	<u>9</u>	<u>0 %</u>
Total Revenues	<u>281,644</u>	<u>291,346</u>	<u>9,702</u>	<u>3 %</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	224,568	224,568	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>224,568</u></u>	<u><u>224,568</u></u>	<u><u>0 %</u></u>
Fund Balance, Beginning of Period				
	0	224,008	224,008	0 %
Fund Balance, End of Period	<u>0</u>	<u>448,576</u>	<u>448,576</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2021 Through 4/30/2022
 (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: 4.30.2022
Reconciliation Date: 4/30/2022
Status: Locked

Bank Balance	282,465.86
Less Outstanding Checks/Vouchers	4,109.30
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	278,356.56
Balance Per Books	<u>278,356.56</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: 4.30.2022

Reconciliation Date: 4/30/2022

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	
5637	4/28/2022	System Generated Check/Voucher	3,490.00	Carson's Lawn & Landscaping Services, LLC
5638	4/28/2022	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5639	4/28/2022	System Generated Check/Voucher	400.00	Selena Washington
5640	4/28/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
Outstanding Checks/Vouchers			4,109.30	
			4,109.30	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 4.30.2022
Reconciliation Date: 4/30/2022
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: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
FDR032022	3/31/2022	Sales Tax Paymen - March	31.40	
5625	4/6/2022	Series 2016 FY22 Tax Dist ID 569	2,259.96	Avelar Creek CDD
5626	4/6/2022	transfer of deposit from Avelar Creek to Ventana	50.00	Ventana CDD
5617	4/7/2022	System Generated Check/Voucher	1,711.73	Board of County Commissioners
5618	4/7/2022	System Generated Check/Voucher	7,500.00	Carson's Lawn & Landscaping Services, LLC
5619	4/7/2022	System Generated Check/Voucher	83.33	Global Solution partners
5620	4/7/2022	System Generated Check/Voucher	1,600.00	Grau and Associates
5621	4/7/2022	System Generated Check/Voucher	28.22	Jahyra Rivera
5622	4/7/2022	System Generated Check/Voucher	140.00	Suzanna M. Kimball

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5623	4/7/2022	System Generated Check/Voucher	58.64	Tampa Electric
5624	4/7/2022	System Generated Check/Voucher	176.31	Waste Management Inc. of Florida
5627	4/14/2022	System Generated Check/Voucher	740.00	Carson's Lawn & Landscaping Services, LLC
5628	4/14/2022	System Generated Check/Voucher	3,274.95	Don Harrison Enterprises LLC
5629	4/14/2022	System Generated Check/Voucher	244.90	Frontier Communications
5630	4/14/2022	System Generated Check/Voucher	375.00	MHD Communications
5631	4/14/2022	System Generated Check/Voucher	150.00	Neptune Services
5632	4/14/2022	System Generated Check/Voucher	2,501.75	Sharper Image Pools, LLC
5633	4/14/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5634	4/14/2022	System Generated Check/Voucher	1,372.00	Zebra Cleaning Team, Inc.
5635	4/21/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5636	4/21/2022	System Generated Check/Voucher	3,632.09	Tampa Electric
Cleared Checks/Vouchers			35,865.48	
			35,865.48	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR491	4/6/2022	Transfer of Deposit from Avelar to Ventana 4.6.2022	0.00	
CR491-1	4/6/2022	Transfer of Deposit from Avelar to Ventana 4.6.2022	0.00	
CR495	4/6/2022	Tax Distribution 4.06.2022	5,330.36	
CHK#0027	4/19/2022	Clubhouse Rental - CHK#0027 - 4.19.2022	100.00	
CR498	4/21/2022	Rental Fee - 4.21.2022	25.00	
CR500	4/28/2022	Pool Pass 4.28.22	50.00	
CR504	4/29/2022	Interest Payment - 4.29.2022	<u>2.77</u>	
Cleared Deposits			5,508.13	