

# Avelar Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2022



Inframark LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# Avelar Creek CDD

## Balance Sheet

As of 5/31/2022  
(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	249,833	0	0	0	249,833
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	76,231	0	0	76,231
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	0	0	1
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	2,838,051	2,838,051
Other	50	0	0	0	50
<b>Total Assets</b>	<u>295,741</u>	<u>217,962</u>	<u>9,677,607</u>	<u>3,055,000</u>	<u>13,246,309</u>
<b>Liabilities</b>					
Accounts Payable	1,157	0	0	0	1,157
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	350	0	0	0	350
Due to Developer	0	0	0	0	0
Revenue Bonds Payable-2016	0	0	0	3,055,000	3,055,000
Other	0	0	0	0	0
<b>Total Liabilities</b>	<u>4,007</u>	<u>0</u>	<u>0</u>	<u>3,055,000</u>	<u>3,059,007</u>

# Avelar Creek CDD

## Balance Sheet

As of 5/31/2022  
(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	127,720	(6,047)	0	0	121,673
Total Fund Equity & Other Credits Contributed Capital	291,734	217,962	9,677,607	0	10,187,302
 Total Liabilities & Fund Equity	 295,741	 217,962	 9,677,607	 3,055,000	 13,246,309

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

General Fund - 001  
From 10/1/2021 Through 5/31/2022  
(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	397,145	10	0 %
Interest Earnings				
Interest Earnings	50	23	(27)	(53)%
Other Miscellaneous Revenues				
Miscellaneous	0	94	94	0 %
Clubhouse Rental	300	825	525	175 %
<b>Total Revenues</b>	<u>397,485</u>	<u>398,088</u>	<u>603</u>	<u>0 %</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	5,000	2,600	2,400	48 %
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	25,621	12,879	33 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	1,218	1,482	55 %
Water-Sewer Combination Services				
Water Utility Services	14,000	8,829	5,171	37 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	4,375	3,125	42 %
Waterway Improvements & Repairs	1,500	260	1,240	83 %
Property & Casualty Insurance	12,097	11,482	615	5 %
Landscape Maintenance - Contract	75,600	55,775	19,825	26 %
Mulch/Tree Trimming	10,000	2,325	7,675	77 %
Plant Replacement Program	8,000	12,938	(4,938)	(62)%
Irrigation Maintenance	3,400	5,878	(2,478)	(73)%
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	2,302	598	21 %

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

General Fund - 001  
From 10/1/2021 Through 5/31/2022  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Amenity Center Maintenance & Repairs	9,000	5,130	3,870	44 %
Pool Maintenance - Contract	8,400	4,200	4,200	50 %
Pool Maintenance - Other	6,000	522	5,478	91 %
Amenity Center Cleaning & Supplies	7,000	2,510	4,490	64 %
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>270,368</u>	<u>127,117</u>	<u>32 %</u>
Subtotal: Rev Over / (Under) Exp	0	127,720	127,720	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>127,720</u></u>	<u><u>127,720</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>292,234</u>	<u>292,234</u>	<u>0 %</u>

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

Debt Service Fund Series 2016 - 201  
From 10/1/2021 Through 5/31/2022  
(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	292,318	10,674	4 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>11</u>	<u>11</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>281,644</u>	<u>292,328</u>	<u>10,684</u>	<u>4 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	111,644	113,375	(1,731)	(2)%
Principal Payments	<u>170,000</u>	<u>185,000</u>	<u>(15,000)</u>	<u>(9)%</u>
<b>Total Expenditures</b>	<u>281,644</u>	<u>298,375</u>	<u>(16,731)</u>	<u>(6)%</u>
Subtotal: Rev Over / (Under) Exp	0	(6,047)	(6,047)	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>(6,047)</u></u>	<u><u>(6,047)</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>217,962</u>	<u>217,962</u>	<u>0 %</u>

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

General Fixed Assets Account Group - 900  
 From 10/1/2021 Through 5/31/2022  
 (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: 5.31.2022  
Reconciliation Date: 5/31/2022  
Status: Locked

Bank Balance	252,168.42
Less Outstanding Checks/Vouchers	2,335.00
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	249,833.42
Balance Per Books	<u>249,833.42</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: 5.31.2022

Reconciliation Date: 5/31/2022

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	
5655	5/26/2022	System Generated Check/Voucher	1,375.00	Carson's Lawn & Landscaping Services, LLC
5656	5/26/2022	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5657	5/26/2022	System Generated Check/Voucher	800.00	Zebra Cleaning Team, Inc.
			<hr/>	
Outstanding Checks/Vouchers			2,335.00	
			<hr/> <hr/>	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 5.31.2022  
Reconciliation Date: 5/31/2022  
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>
			<u><u>0.00</u></u>

**Avelar Creek CDD  
Reconcile Cash Accounts**

**Detail**

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

**Reconciliation ID: 5.31.2022**

**Reconciliation Date: 5/31/2022**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
FDR042022	4/30/2022	Sales Tax Payment - April	8.72	
5641	5/4/2022	System Generated Check/Voucher	1,077.74	Board of County Commissioners
5642	5/4/2022	System Generated Check/Voucher	120.99	Frontier Communications
5643	5/4/2022	System Generated Check/Voucher	8,558.41	Inframark LLC
5644	5/4/2022	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5645	5/4/2022	System Generated Check/Voucher	59.68	Tampa Electric
5646	5/4/2022	System Generated Check/Voucher	176.31	Waste Management Inc. of Florida
5647	5/5/2022	Series 2016 FY22 Tax Dist ID 572	980.28	Avelar Creek CDD
5648	5/16/2022	System Generated Check/Voucher	625.00	First Choice Aquatic
5649	5/16/2022	System Generated Check/Voucher	9,229.75	Carson's Lawn & Landscaping Services, LLC
5650	5/16/2022	System Generated Check/Voucher	3,790.45	MHD Communications
5651	5/16/2022	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5652	5/19/2022	System Generated Check/Voucher	241.90	Frontier Communications
5653	5/19/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 5.31.2022  
Reconciliation Date: 5/31/2022  
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5654	5/19/2022	System Generated Check/Voucher	3,893.59	Tampa Electric
Cleared Checks/Vouchers			33,112.12	

Avelar Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 5.31.2022

Reconciliation Date: 5/31/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR508-1	3/7/2022	Clubhouse deposit 03.03.2022	250.00	
CR500	4/28/2022	Pool Pass 4.28.22	50.00	
CR501	5/5/2022	Tax Distribution 5.05.2022	2,312.09	
CR505	5/5/2022	Pool Key Thru 5.22.2022	0.00	
CR505-1	5/6/2022	Pool Key Thru 5.22.2022	100.00	
CR506	5/25/2022	Rental Fee - 5.25.2022	100.00	
CR514	5/31/2022	INTEREST PAYMENT - 5.31.2022	2.59	
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Cleared Deposits			2,814.68	
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