

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 6/30/2022
(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	215,791	0	0	0	215,791
Cash-Operating Reserve Account	38,050	0	0	0	38,050
Investment - Revenue 2016 (1000)	0	77,262	0	0	77,262
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	2,632	0	0	2,632
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
Total Assets	<u>261,698</u>	<u>221,624</u>	<u>9,677,607</u>	<u>3,055,000</u>	<u>13,215,929</u>
Liabilities					
Accounts Payable	8,753	0	0	0	8,753
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	3,055,000	3,055,000
Other	0	0	0	0	0
Total Liabilities	<u>11,353</u>	<u>0</u>	<u>0</u>	<u>3,055,000</u>	<u>3,066,353</u>

Avelar Creek CDD

Balance Sheet

As of 6/30/2022
(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	86,331	(2,385)	0	0	83,946
Total Fund Equity & Other Credits Contributed Capital	250,345	221,624	9,677,607	0	10,149,575
 Total Liabilities & Fund Equity	 261,698	 221,624	 9,677,607	 3,055,000	 13,215,929

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2021 Through 6/30/2022
(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	398,545	1,410	0 %
Interest Earnings				
Interest Earnings	50	26	(24)	(49)%
Other Miscellaneous Revenues				
Miscellaneous	0	130	130	0 %
Clubhouse Rental	300	875	575	192 %
Total Revenues	<u>397,485</u>	<u>399,576</u>	<u>2,091</u>	<u>1 %</u>
Expenditures				
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	16,000	8,000	33 %
Recording Secretary	5,000	3,332	1,668	33 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	4,200	1,333	2,867	68 %
Trustees Fees	4,100	4,041	59	1 %
Accounting Services	26,000	17,332	8,668	33 %
Auditing Services	4,200	4,129	71	2 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	250	197	53	21 %
Rentals & Leases	2,400	1,600	800	33 %
Public Officials Insurance	2,663	2,506	157	6 %
Legal Advertising	1,200	890	310	26 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	575	450	125	22 %
Reserve Study	1,000	667	333	33 %
Technology Services	1,500	1,000	500	33 %
Website Administration	1,500	1,000	500	33 %
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	29,520	8,980	23 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	1,609	1,091	40 %
Water-Sewer Combination Services				
Water Utility Services	14,000	9,606	4,394	31 %
Other Physical Environment				
Waterway Management Program - Contract	7,500	5,625	1,875	25 %
Waterway Improvements & Repairs	1,500	260	1,240	83 %
Property & Casualty Insurance	12,097	11,482	615	5 %
Landscape Maintenance - Contract	75,600	71,075	4,525	6 %
Mulch/Tree Trimming	10,000	2,900	7,100	71 %
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	19,667	8,333	30 %
Clubhouse Phone	2,900	2,665	235	8 %

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fund - 001
From 10/1/2021 Through 6/30/2022
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Amenity Center Maintenance & Repairs	9,000	6,179	2,821	31 %
Pool Maintenance - Contract	8,400	5,050	3,350	40 %
Pool Maintenance - Other	6,000	522	5,478	91 %
Amenity Center Cleaning & Supplies	7,000	2,830	4,170	60 %
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>304,409</u>	<u>93,076</u>	<u>23 %</u>
Subtotal: Rev Over / (Under) Exp	0	95,168	95,168	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>95,168</u></u>	<u><u>95,168</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>259,682</u>	<u>259,682</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

Debt Service Fund Series 2016 - 201
From 10/1/2021 Through 6/30/2022
(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	293,348	11,704	4 %
DS Assmts - Prepayments	0	2,630	2,630	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>11</u>	<u>11</u>	<u>0 %</u>
Total Revenues	<u>281,644</u>	<u>295,990</u>	<u>14,346</u>	<u>5 %</u>
Expenditures				
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>
Total Expenditures	<u>281,644</u>	<u>298,375</u>	<u>(16,731)</u>	<u>(6)%</u>
Subtotal: Rev Over / (Under) Exp	0	(2,385)	(2,385)	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>(2,385)</u></u>	<u><u>(2,385)</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>221,624</u>	<u>221,624</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

General Fixed Assets Account Group - 900
 From 10/1/2021 Through 6/30/2022
 (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: 6/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Bank Balance	225,761.31
Less Outstanding Checks/Vouchers	9,970.63
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	215,790.68
Balance Per Books	<u>215,790.68</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: 6/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5681	6/29/2022	System Generated Check/Voucher	625.00	First Choice Aquatic
5682	6/29/2022	System Generated Check/Voucher	7,650.00	Carson's Lawn & Landscaping Services, LLC
5683	6/29/2022	System Generated Check/Voucher	120.99	Frontier Communications
5684	6/29/2022	System Generated Check/Voucher	83.33	Global Solution partners
5685	6/29/2022	System Generated Check/Voucher	850.00	Spearem Enterprises, LLC
5686	6/29/2022	System Generated Check/Voucher	250.00	Suzanna M. Kimball
5687	6/29/2022	System Generated Check/Voucher	391.31	Waste Management Inc. of Florida
Outstanding Checks/Vouchers			9,970.63	
			9,970.63	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 6/30/2022
Reconciliation Date: 6/30/2022
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: 6/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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.
FDR052022	5/31/2022	Sales Tax Payment - May	13.95	
5658	6/2/2022	System Generated Check/Voucher	200.00	Christopher M. Perich
5659	6/2/2022	System Generated Check/Voucher	200.00	Donald G. Cullen
5660	6/2/2022	System Generated Check/Voucher	275.00	Florida Department of Health in Hillsborough County
5661	6/2/2022	System Generated Check/Voucher	120.99	Frontier Communications
5662	6/2/2022	System Generated Check/Voucher	200.00	Julie Campbell
5663	6/2/2022	System Generated Check/Voucher	200.00	Michael Finke
5664	6/2/2022	System Generated Check/Voucher	59.68	Tampa Electric
5665	6/2/2022	System Generated Check/Voucher	176.31	Waste Management Inc. of Florida
5666	6/8/2022	System Generated Check/Voucher	625.00	First Choice Aquatic
5667	6/8/2022	System Generated Check/Voucher	776.12	Board of County Commissioners
5668	6/8/2022	System Generated Check/Voucher	8,225.00	Carson's Lawn & Landscaping Services, LLC
5669	6/8/2022	System Generated Check/Voucher	83.33	Global Solution partners
5670	6/8/2022	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5671	6/8/2022	System Generated Check/Voucher	8,560.49	Inframark LLC

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
5672	6/8/2022	System Generated Check/Voucher	348.56	Times Publishing Company
5673	6/16/2022	System Generated Check/Voucher	250.00	Avelar Creek CDD
5673	6/16/2022	System Generated Check/Voucher	(250.00)	Avelar Creek CDD
5674	6/16/2022	System Generated Check/Voucher	241.90	Frontier Communications
5675	6/16/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5676	6/16/2022	System Generated Check/Voucher	3,899.71	Tampa Electric
5677	6/16/2022	System Generated Check/Voucher	850.00	Zebra Cleaning Team, Inc.
5678	6/16/2022	System Generated Check/Voucher	250.00	Stacey Jean
5679	6/17/2022	Series 2016 FY22 Tax Dist ID 578	1,030.66	Avelar Creek CDD
5680	6/22/2022	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
Cleared Checks/Vouchers			28,890.30	

Avelar Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 6/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR524	6/7/2022	Rental Fee - Glemma Julien 06.07.2022	50.00	
CR526	6/17/2022	Tax Distribution 6.17.2022	2,430.92	
CR530	6/30/2022	Interest Payment - 6.30.2022	<u>2.27</u>	
Cleared Deposits			2,483.19	