

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2022

(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	196,880.00	0.00	0.00	0.00	196,880.00
Cash-Operating Reserve Account	38,050.00	0.00	0.00	0.00	38,050.00
Investment - Revenue 2016 (1000)	0.00	77,262.00	0.00	0.00	77,262.00
Investment - Interest 2016 (1001)	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2016 (1003)	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2016 (1004)	0.00	141,730.00	0.00	0.00	141,730.00
Investment - Prepayment 2016 (1005)	0.00	2,633.00	0.00	0.00	2,633.00
Accounts Receivable-Other	123.00	0.00	0.00	0.00	123.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00
Prepaid Expenses	0.00	0.00	0.00	0.00	0.00
Prepaid Insurance - Gen Liab	0.00	0.00	0.00	0.00	0.00
Prepaid Insurance - Professional Liability	0.00	0.00	0.00	0.00	0.00
Prepaid - Trustee Fees	0.00	0.00	0.00	0.00	0.00
Deposits - Electric	6,165.00	0.00	0.00	0.00	6,165.00
Deposits - Water	1,520.00	0.00	0.00	0.00	1,520.00
Land	0.00	0.00	933,218.00	0.00	933,218.00
Buildings	0.00	0.00	220,000.00	0.00	220,000.00
Improvements Other Than Buildings	0.00	0.00	8,344,302.00	0.00	8,344,302.00
Furniture, Fixtures & Equipment	0.00	0.00	55,087.00	0.00	55,087.00
Cost of Issuance	0.00	0.00	0.00	0.00	0.00
Other Fixed Assets	0.00	0.00	125,000.00	0.00	125,000.00
Amount Available-Debt Service	0.00	0.00	0.00	216,949.00	216,949.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	2,838,051.00	2,838,051.00
Other	<u>50.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50.00</u>
Total Assets	<u>242,787.00</u>	<u>221,625.00</u>	<u>9,677,607.00</u>	<u>3,055,000.00</u>	<u>13,197,019.00</u>
Liabilities					
Accounts Payable	8,007.00	0.00	0.00	0.00	8,007.00
Accounts Payable - Other	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	2,500.00	0.00	0.00	0.00	2,500.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00
Sales Tax Payable	0.00	0.00	0.00	0.00	0.00
Deposits	100.00	0.00	0.00	0.00	100.00
Due to Developer	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable-2016	0.00	0.00	0.00	3,055,000.00	3,055,000.00
Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Liabilities	<u>10,607.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,055,000.00</u>	<u>3,065,607.00</u>

Avelar Creek CDD

Balance Sheet

As of 7/31/2022

(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	0.00	224,008.00	0.00	0.00	224,008.00
Fund Balance-Unreserved	164,514.00	0.00	0.00	0.00	164,514.00
Investment In General Fixed Assets	0.00	0.00	9,677,607.00	0.00	9,677,607.00
Petty Cash Expenses	(500.00)	0.00	0.00	0.00	(500.00)
Other	<u>68,166.00</u>	<u>(2,384.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>65,783.00</u>
Total Fund Equity & Other Credits Contributed Capital	<u>232,180.00</u>	<u>221,625.00</u>	<u>9,677,607.00</u>	<u>0.00</u>	<u>10,131,412.00</u>
 Total Liabilities & Fund Equity	 <u>242,787.00</u>	 <u>221,625.00</u>	 <u>9,677,607.00</u>	 <u>3,055,000.00</u>	 <u>13,197,019.00</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

General Fund - 001
(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	397,135.00	398,545.00	1,410.00	0 %
Interest Earnings				
Interest Earnings	50.00	26.00	(24.00)	(49)%
Other Miscellaneous Revenues				
Miscellaneous	0.00	127.00	127.00	0 %
Clubhouse Rental	300.00	1,050.00	750.00	250 %
Total Revenues	<u>397,485.00</u>	<u>399,748.00</u>	<u>2,263.00</u>	<u>1 %</u>
Expenditures				
Legislative				
Supervisor Fees	5,000.00	2,600.00	2,400.00	48 %
Financial & Administrative				
Field Manager	12,000.00	7,000.00	5,000.00	42 %
District Manager	24,000.00	18,000.00	6,000.00	25 %
Recording Secretary	5,000.00	3,749.00	1,251.00	25 %
District Engineer	2,000.00	0.00	2,000.00	100 %
Disclosure Report	4,200.00	1,500.00	2,700.00	64 %
Trustees Fees	4,100.00	4,041.00	59.00	1 %
Accounting Services	26,000.00	19,499.00	6,501.00	25 %
Auditing Services	4,200.00	4,129.00	71.00	2 %
Arbitrage Rebate Calculation	650.00	0.00	650.00	100 %
Postage, Phone, Faxes, Copies	250.00	371.00	(121.00)	(48)%
Rentals & Leases	2,400.00	1,800.00	600.00	25 %
Public Officials Insurance	2,663.00	2,506.00	157.00	6 %
Legal Advertising	1,200.00	890.00	310.00	26 %
Bank Fees	150.00	(2.00)	152.00	101 %
Dues, Licenses & Fees	575.00	450.00	125.00	22 %
Reserve Study	1,000.00	833.00	167.00	17 %
Technology Services	1,500.00	1,125.00	375.00	25 %
Website Administration	1,500.00	1,125.00	375.00	25 %
Email Hosting Vendor	1,500.00	0.00	1,500.00	100 %
Legal Counsel				
District Counsel	1,500.00	528.00	973.00	65 %
Electric Utility Services				
Electric Utility Services	38,500.00	33,536.00	4,964.00	13 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700.00	1,785.00	915.00	34 %
Water-Sewer Combination Services				
Water Utility Services	14,000.00	11,406.00	2,594.00	19 %
Other Physical Environment				
Waterway Management Program - Contract	7,500.00	5,625.00	1,875.00	25 %
Waterway Improvements & Repairs	1,500.00	260.00	1,240.00	83 %
Property & Casualty Insurance	12,097.00	11,482.00	615.00	5 %
Landscape Maintenance - Contract	75,600.00	78,725.00	(3,125.00)	(4)%
Mulch/Tree Trimming	10,000.00	2,900.00	7,100.00	71 %
Plant Replacement Program	8,000.00	12,938.00	(4,938.00)	(62)%
Irrigation Maintenance	3,400.00	5,878.00	(2,478.00)	(73)%
Road & Street Facilities				

Avelar Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

Pavement and Signage Repairs	11,000.00	0.00	11,000.00	100 %
Parks & Recreation				
Staff	28,000.00	23,000.00	5,000.00	18 %
Clubhouse Phone	2,900.00	3,030.00	(130.00)	(4)%

Avelar Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

General Fund - 001
(In Whole Numbers)

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Amenity Center Maintenance & Repairs	9,000.00	8,812.00	188.00	2 %
Pool Maintenance - Contract	8,400.00	5,850.00	2,550.00	30 %
Pool Maintenance - Other	6,000.00	847.00	5,154.00	86 %
Amenity Center Cleaning & Supplies	7,000.00	3,300.00	3,700.00	53 %
Playground Improvements & Repairs	3,000.00	0.00	3,000.00	100 %
Holiday Lighting	1,000.00	2,040.00	(1,040.00)	(104)%
Special Events	6,000.00	(11.00)	6,011.00	100 %
Bridge Maintenance	1,000.00	0.00	1,000.00	100 %
Security System	500.00	0.00	500.00	100 %
Amenities Furniture & Fixtures	4,000.00	0.00	4,000.00	100 %
Reserves				
Capital Asset Reserves	<u>35,000.00</u>	<u>50,035.00</u>	<u>(15,035.00)</u>	<u>(43)%</u>
Total Expenditures	<u>397,485.00</u>	<u>331,581.00</u>	<u>65,904.00</u>	<u>17 %</u>
Subtotal: Rev Over / (Under) Exp	0.00	68,166.00	68,166.00	0 %
Subtotal (OFS): Rev Over / (Under) Exp	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total: Revenues Over / Under Expenditures	<u>0.00</u>	<u>68,166.00</u>	<u>68,166.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	164,514.00	164,514.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>232,680.00</u>	<u>232,680.00</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

Debt Service Fund Series 2016 - 201
(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	281,644.00	293,348.00	11,704.00	4 %
DS Assmts - Prepayments	0.00	2,630.00	2,630.00	0 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>12.00</u>	<u>12.00</u>	<u>0 %</u>
Total Revenues	<u>281,644.00</u>	<u>295,991.00</u>	<u>14,347.00</u>	<u>5 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	111,644.00	113,375.00	(1,731.00)	(2)%
Principal Payments	<u>170,000.00</u>	<u>185,000.00</u>	<u>(15,000.00)</u>	<u>(9)%</u>
Total Expenditures	<u>281,644.00</u>	<u>298,375.00</u>	<u>(16,731.00)</u>	<u>(6)%</u>
Subtotal: Rev Over / (Under) Exp	0.00	(2,384.00)	(2,384.00)	0 %
Subtotal (OFS): Rev Over / (Under) Exp	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total: Revenues Over / Under Expenditures	<u>0.00</u>	<u>(2,384.00)</u>	<u>(2,384.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0.00	224,008.00	224,008.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>221,625.00</u>	<u>221,625.00</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures
 From 10/1/2021 Through 7/31/2022

*General Fixed Assets Account Group - 900
 (In Whole Numbers)*

	Annual Budget	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Subtotal: Rev Over / (Under) Exp	0.00	0.00	0.00	0 %
Total: Revenues Over / Under Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	9,677,607.00	9,677,607.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>9,677,607.00</u>	<u>9,677,607.00</u>	<u>0 %</u>

Avelar Creek CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Open

Bank Balance	208,688.57
Less Outstanding Checks/Vouchers	11,808.89
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	196,879.68
Balance Per Books	<u>196,879.68</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Open
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5688	7/7/2022	System Generated Check/Voucher	8,707.04	Inframark LLC
5695	7/20/2022	System Generated Check/Voucher	83.33	Global Solution partners
5697	7/20/2022	System Generated Check/Voucher	4,141.43	Tampa Electric
5697	7/20/2022	System Generated Check/Voucher	(4,141.43)	Tampa Electric
5700	7/27/2022	System Generated Check/Voucher	1,784.02	MHD Communications
5701	7/27/2022	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5702	7/27/2022	System Generated Check/Voucher	<u>1,124.50</u>	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			<u>11,808.89</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Open
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: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Open
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
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
CD087	6/30/2022	Sales Tax Payment - June	3.49	
5689	7/7/2022	System Generated Check/Voucher	180.00	Suzanna M. Kimball
5690	7/7/2022	System Generated Check/Voucher	59.68	Tampa Electric
5691	7/14/2022	System Generated Check/Voucher	1,800.37	Board of County Commissioners
5692	7/14/2022	System Generated Check/Voucher	65.00	Burr & Forman LLP
5693	7/14/2022	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5694	7/14/2022	System Generated Check/Voucher	750.00	Spearem Enterprises, LLC
5696	7/20/2022	System Generated Check/Voucher	180.00	Suzanna M. Kimball
5698	7/21/2022	System Generated Check/Voucher	244.67	Frontier Communications
5699	7/21/2022	System Generated Check/Voucher	<u>3,896.76</u>	Tampa Electric
Cleared Checks/Vouchers			<u>17,249.90</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Open
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR531	7/1/2022	Rental Fee - Coffey - CHK#378 - 07.01.2022	175.00	
CR535	7/29/2022	July Interest Payment	<u>2.16</u>	
Cleared Deposits			<u>177.16</u>	