

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 8/31/2022

(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	152,690.00	0.00	0.00	0.00	152,690.00
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	50.00	0.00	0.00	0.00	50.00
Total Assets	198,598.00	221,626.00	9,677,607.00	3,055,000.00	13,152,830.00
Liabilities					
Accounts Payable	9,233.00	0.00	0.00	0.00	9,233.00
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	0.00	0.00	0.00	0.00	0.00
Total Liabilities	11,833.00	0.00	0.00	3,055,000.00	3,066,833.00

(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	22,751.00	(2,383.00)	0.00	0.00	20,368.00
Total Fund Equity & Other Credits Contributed Capital	186,765.00	221,626.00	9,677,607.00	0.00	10,085,997.00
Total Liabilities & Fund Equity	198,598.00	221,626.00	9,677,607.00	3,055,000.00	13,152,830.00

Avelar Creek CDD
Statement of Revenues and Expenditures

From 10/1/2021 Through 8/31/2022

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	28.00	(22.00)	(45)%
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>399,750.00</u>	<u>2,265.00</u>	<u>1 %</u>
Expenditures				
Legislative				
Supervisor Fees	5,000.00	3,400.00	1,600.00	32 %
Financial & Administrative				
Field Manager	12,000.00	7,000.00	5,000.00	42 %
District Manager	24,000.00	20,000.00	4,000.00	17 %
Recording Secretary	5,000.00	4,165.00	835.00	17 %
District Engineer	2,000.00	7,760.00	(5,760.00)	(288)%
Disclosure Report	4,200.00	1,667.00	2,533.00	60 %
Trustees Fees	4,100.00	4,041.00	59.00	1 %
Accounting Services	26,000.00	21,665.00	4,335.00	17 %
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	390.00	(140.00)	(56)%
Rentals & Leases	2,400.00	2,000.00	400.00	17 %
Public Officials Insurance	2,663.00	2,506.00	157.00	6 %
Legal Advertising	1,200.00	3,590.00	(2,390.00)	(199)%
Bank Fees	150.00	(2.00)	152.00	101 %
Dues, Licenses & Fees	575.00	450.00	125.00	22 %
Reserve Study	1,000.00	917.00	83.00	8 %
Technology Services	1,500.00	1,250.00	250.00	17 %
Website Administration	1,500.00	1,250.00	250.00	17 %
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	37,588.00	912.00	2 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700.00	2,218.00	482.00	18 %
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	6,250.00	1,250.00	17 %
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	86,375.00	(10,775.00)	(14)%
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 8/31/2022

Pavement and Signage Repairs	11,000.00	0.00	11,000.00	100 %
Parks & Recreation				
Staff	28,000.00	26,333.00	1,667.00	6 %
Clubhouse Phone	2,900.00	3,399.00	(499.00)	(17)%

Avelar Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

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	19,036.00	(10,036.00)	(112)%
Pool Maintenance - Contract	8,400.00	6,650.00	1,750.00	21 %
Pool Maintenance - Other	6,000.00	847.00	5,154.00	86 %
Amenity Center Cleaning & Supplies	7,000.00	4,669.00	2,331.00	33 %
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>376,999.00</u>	<u>20,486.00</u>	<u>5 %</u>
Subtotal: Rev Over / (Under) Exp	0.00	22,751.00	22,751.00	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>22,751.00</u>	<u>22,751.00</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>187,265.00</u>	<u>187,265.00</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

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>13.00</u>	<u>13.00</u>	<u>0 %</u>
Total Revenues	<u>281,644.00</u>	<u>295,992.00</u>	<u>14,348.00</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	(2,383.00)	(2,383.00)	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>(2,383.00)</u>	<u>(2,383.00)</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>221,626.00</u>	<u>221,626.00</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 8/31/2022

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: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked

Bank Balance	154,815.05
Less Outstanding Checks/Vouchers	2,124.80
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	152,690.25
Balance Per Books	<u>152,690.25</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: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5721	8/28/2022	System Generated Check/Voucher	200.00	Christopher M. Perich
5722	8/28/2022	System Generated Check/Voucher	619.00	CorLin Services LLC
5723	8/28/2022	System Generated Check/Voucher	200.00	Donald G. Cullen
5724	8/28/2022	System Generated Check/Voucher	200.00	Julie Campbell
5725	8/28/2022	System Generated Check/Voucher	635.80	MHD Communications
5726	8/28/2022	System Generated Check/Voucher	200.00	Michael Finke
5727	8/28/2022	System Generated Check/Voucher	<u>70.00</u>	Suzanna M. Kimball
Outstanding Checks/Vouchers			<u>2,124.80</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared 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
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	1,124.50	Zebra Cleaning Team, Inc.
5703	8/3/2022	System Generated Check/Voucher	120.99	Frontier Communications
5704	8/3/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5705	8/3/2022	System Generated Check/Voucher	59.68	Tampa Electric
5706	8/3/2022	System Generated Check/Voucher	176.31	Waste Management Inc. of Florida
5707	8/11/2022	System Generated Check/Voucher	7,650.00	Carson's Lawn & Landscaping Services, LLC
5708	8/11/2022	System Generated Check/Voucher	83.33	Global Solution partners
5709	8/11/2022	System Generated Check/Voucher	280.00	Suzanna M. Kimball
5709	8/11/2022	System Generated Check/Voucher	(280.00)	Suzanna M. Kimball
5710	8/19/2022	System Generated Check/Voucher	625.00	First Choice Aquatic
5711	8/19/2022	System Generated Check/Voucher	7,760.00	CPH Consulting LLC
5712	8/19/2022	System Generated Check/Voucher	247.34	Frontier Communications
5713	8/19/2022	System Generated Check/Voucher	9,492.17	Inframark LLC
5714	8/19/2022	System Generated Check/Voucher	4,650.00	MHD Communications
5714	8/19/2022	System Generated Check/Voucher	(4,650.00)	MHD Communications
5715	8/19/2022	System Generated Check/Voucher	267.45	Piper Fire Protection, Inc.
5716	8/19/2022	System Generated Check/Voucher	419.75	Sun Plumbing & Septic Service
5717	8/19/2022	System Generated Check/Voucher	220.00	Suzanna M. Kimball
5718	8/19/2022	System Generated Check/Voucher	2,699.95	Times Publishing Company
5719	8/19/2022	System Generated Check/Voucher	3,992.15	Tampa Electric
5720	8/19/2022	System Generated Check/Voucher	<u>8,182.50</u>	MHD Communications
Cleared Checks/Vouchers			<u>53,875.51</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR539	8/1/2022	August Interest Pmt	<u>1.99</u>	
Cleared Deposits			<u>1.99</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/2022
Reconciliation Date: 8/31/2022
Status: Locked
Cleared 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>
Cleared Other Cash Items			<u>0.00</u>