

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 9/30/2022

	General Fund	Debt Service Fund Series 2016	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets					
10101	Cash-Operating Account	97,085.53	0.00	0.00	97,085.53
10102	Cash-Operating Reserve Account	73,050.00	0.00	0.00	73,050.00
10201	Investment - Revenue 2016 (1000)	0.00	77,262.72	0.00	77,262.72
10202	Investment - Interest 2016 (1001)	0.00	0.00	0.00	0.00
10204	Investment - Sinking 2016 (1003)	0.00	0.00	0.00	0.00
10205	Investment - Reserve 2016 (1004)	0.00	141,571.88	0.00	141,571.88
10206	Investment - Prepayment 2016 (1005)	0.00	2,791.84	0.00	2,791.84
12101	Accounts Receivable-Other	122.70	0.00	0.00	122.70
12115	Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00
15500	Prepaid Expenses	0.00	0.00	0.00	0.00
15503	Prepaid Insurance - Gen Liab	0.00	0.00	0.00	0.00
15504	Prepaid Insurance - Professional Liability	0.00	0.00	0.00	0.00
15505	Prepaid - Trustee Fees	0.00	0.00	0.00	0.00
15602	Deposits - Electric	6,165.00	0.00	0.00	6,165.00
15603	Deposits - Water	1,520.00	0.00	0.00	1,520.00
16190	Land	0.00	933,218.00	0.00	933,218.00
16290	Buildings	0.00	220,000.00	0.00	220,000.00
16490	Improvements Other Than Buildings	0.00	8,344,301.81	0.00	8,344,301.81
16690	Furniture, Fixtures & Equipment	0.00	55,086.82	0.00	55,086.82
16890	Cost of Issuance	0.00	0.00	0.00	0.00
17090	Other Fixed Assets	0.00	125,000.00	0.00	125,000.00
18000	Amount Available-Debt Service	0.00	0.00	216,948.70	216,948.70
18100	Amount To Be Provided-Debt Service	0.00	0.00	2,838,051.30	2,838,051.30
	Other	50.00	0.00	0.00	50.00
	Total Assets	<u>177,993.23</u>	<u>221,626.44</u>	<u>9,677,606.63</u>	<u>13,132,226.30</u>
Liabilities					
20200	Accounts Payable	0.00	0.00	0.00	0.00
20201	Accounts Payable - Other	0.00	0.00	0.00	0.00
20702	Due To Debt Service Fund	0.00	0.00	0.00	0.00
20900	Deferred Revenue	2,500.00	0.00	0.00	2,500.00
21800	Accrued Expenses Payable	0.00	0.00	0.00	0.00
21890	Sales Tax Payable	0.00	0.00	0.00	0.00
22000	Deposits	100.00	0.00	0.00	100.00
22005	Due to Developer	0.00	0.00	0.00	0.00
23290	Revenue Bonds Payable-2016	0.00	0.00	3,055,000.00	3,055,000.00
	Other	0.00	0.00	0.00	0.00
	Total Liabilities	<u>2,600.00</u>	<u>0.00</u>	<u>3,055,000.00</u>	<u>3,057,600.00</u>
Fund Equity & Other Credits Contributed Capital					
24700	Fund Balance-All Other Reserves	0.00	224,008.46	0.00	224,008.46
27100	Fund Balance-Unreserved	164,513.98	0.00	0.00	164,513.98
28000	Investment In General Fixed Assets	0.00	0.00	9,677,606.63	9,677,606.63
57920	Petty Cash Expenses	(500.00)	0.00	0.00	(500.00)
	Other	11,379.25	(2,382.02)	0.00	8,997.23
	Total Fund Equity & Other Credits Contributed Capital	<u>175,393.23</u>	<u>221,626.44</u>	<u>9,677,606.63</u>	<u>10,074,626.30</u>
	Total Liabilities & Fund Equity	<u>177,993.23</u>	<u>221,626.44</u>	<u>9,677,606.63</u>	<u>13,132,226.30</u>

Avelar Creek CDD
Statement of Revenues and Expenditures

From 10/1/2021 Through 9/30/2022

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	29.00	(21.00)	(42)%
Other Miscellaneous Revenues				
Miscellaneous	0.00	127.00	127.00	0 %
Clubhouse Rental	300.00	1,550.00	1,250.00	417 %
Total Revenues	<u>397,485.00</u>	<u>400,251.00</u>	<u>2,766.00</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	9,700.00	(7,700.00)	(385)%
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	1,000.00	0.00	0 %
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	41,573.00	(3,073.00)	(8)%
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	14,340.00	(340.00)	(2)%
Other Physical Environment				
Waterway Management Program - Contract	7,500.00	6,875.00	625.00	8 %
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	5,958.00	(2,558.00)	(75)%
Road & Street Facilities				

Avelar Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

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	3,646.00	(746.00)	(26)%

Avelar Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

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	19,925.00	(10,925.00)	(121)%
Pool Maintenance - Contract	8,400.00	7,450.00	950.00	11 %
Pool Maintenance - Other	6,000.00	847.00	5,154.00	86 %
Amenity Center Cleaning & Supplies	7,000.00	4,959.00	2,041.00	29 %
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>388,872.00</u>	<u>8,613.00</u>	<u>2 %</u>
Subtotal: Rev Over / (Under) Exp	0.00	11,379.00	11,379.00	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>11,379.00</u>	<u>11,379.00</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>175,893.00</u>	<u>175,893.00</u>	<u>0 %</u>

Avelar Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

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>14.00</u>	<u>14.00</u>	<u>0 %</u>
Total Revenues	<u>281,644.00</u>	<u>295,993.00</u>	<u>14,349.00</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	(2,382.00)	(2,382.00)	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>(2,382.00)</u>	<u>(2,382.00)</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 9/30/2022

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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	134,164.83
Less Outstanding Checks/Vouchers	2,079.30
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	132,085.53
Balance Per Books	<u>132,085.53</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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5726	8/28/2022	System Generated Check/Voucher	200.00	Michael Finke
5738	9/14/2022	System Generated Check/Voucher	800.00	Avelar Creek CDD
5738	9/14/2022	System Generated Check/Voucher	(800.00)	Avelar Creek CDD
5742	9/21/2022	System Generated Check/Voucher	80.00	Affordable Backflow Testing
5744	9/21/2022	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5745	9/21/2022	System Generated Check/Voucher	800.00	Zebra Cleaning Team, Inc.
5746	9/30/2022	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5747	9/30/2022	System Generated Check/Voucher	790.00	Neptune Services
Outstanding Checks/Vouchers			<u>2,079.30</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared 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
5727	8/28/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5728	9/1/2022	System Generated Check/Voucher	7,650.00	Carson's Lawn & Landscaping Services, LLC
5729	9/1/2022	System Generated Check/Voucher	120.99	Frontier Communications
5730	9/1/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5731	9/1/2022	System Generated Check/Voucher	59.68	Tampa Electric
5732	9/1/2022	System Generated Check/Voucher	433.17	Waste Management Inc. of Florida
5733	9/1/2022	System Generated Check/Voucher	800.00	Zebra Cleaning Team, Inc.
5734	9/7/2022	System Generated Check/Voucher	83.33	Global Solution partners
5735	9/7/2022	System Generated Check/Voucher	99.30	HomeTeam Pest Defense, LLC
5736	9/7/2022	System Generated Check/Voucher	70.00	Suzanna M. Kimball
5737	9/14/2022	System Generated Check/Voucher	625.00	First Choice Aquatic
5739	9/14/2022	System Generated Check/Voucher	247.34	Frontier Communications
5740	9/14/2022	System Generated Check/Voucher	110.00	Suzanna M. Kimball
5741	9/14/2022	System Generated Check/Voucher	3,984.24	Tampa Electric
5974220000 072822	9/16/2022	paid by ACH service 06/22/22 - 07/21/22	875.60	Board of County Commissioners
5974220000 082622	9/16/2022	paid by ACH service 07/21/22 - 08/19/22	1,189.32	Board of County Commissioners
6974220000 072822	9/16/2022	paid by ACH service 06/22/22 - 07/21/22	419.32	Board of County Commissioners
6974220000 082622	9/16/2022	paid by ACH service 07/21/22 - 08/19/22	449.62	Board of County Commissioners
5743	9/21/2022	System Generated Check/Voucher	<u>1,940.00</u>	CPH Consulting LLC
Cleared Checks/Vouchers			<u>21,151.71</u>	

Avelar Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR540	9/16/2022	Sept Clubhouse Rental	500.00	
CR547	9/30/2022	September Interest Payment	0.00	
CR549	9/30/2022	September Interest Payment	0.00	
CR550	9/30/2022	September Interest Payment	<u>1.49</u>	
Cleared Deposits			<u>501.49</u>	