

# **Avelar Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2022

Prepared by:



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**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2022

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
				LONG TERM DEBT ACCOUNT GROUP FUND	
<b><u>ASSETS</u></b>					
Cash - Operating Account	127,922	-	-	-	127,922
Accounts Receivable - Other	123	-	-	-	123
Due From Other Funds	-	2,346	-	-	2,346
Investments:					
Prepayment Account	-	2,792	-	-	2,792
Reserve Fund	-	141,572	-	-	141,572
Revenue Fund	-	77,263	-	-	77,263
Deposits	50	-	-	-	50
Deposits - Electric	6,165	-	-	-	6,165
Deposits - Water	1,520	-	-	-	1,520
Fixed Assets					
Land	-	-	933,218	-	933,218
Buildings	-	-	220,000	-	220,000
Improvements Other Than Buildings (IOTB)	-	-	8,344,302	-	8,344,302
Equipment and Furniture	-	-	55,087	-	55,087
Other Fixed Assets	-	-	125,000	-	125,000
Amount Avail In Debt Services	-	-	-	216,949	216,949
Amount To Be Provided	-	-	-	2,838,051	2,838,051
<b>TOTAL ASSETS</b>	<b>\$ 135,780</b>	<b>\$ 223,973</b>	<b>\$ 9,677,607</b>	<b>\$ 3,055,000</b>	<b>\$ 13,092,360</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 37,775	\$ -	\$ -	\$ -	\$ 37,775
Deposits	100	-	-	-	100
Deferred Revenue	2,500	-	-	-	2,500
Bonds Payable	-	-	-	3,055,000	3,055,000
Due To Other Funds	2,346	-	-	-	2,346
<b>TOTAL LIABILITIES</b>	<b>42,721</b>	<b>-</b>	<b>-</b>	<b>3,055,000</b>	<b>3,097,721</b>

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2022

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2016 DEBT SERVICE FUND</u>	<u>GENERAL FIXED ASSETS ACCOUNT GROUP FUND</u>	<u>GENERAL LONG TERM DEBT ACCOUNT GROUP FUND</u>	<u>TOTAL</u>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	223,973	-	-	223,973
Unassigned:	93,059	-	9,677,607	-	9,770,666
<b>TOTAL FUND BALANCES</b>	<b>93,059</b>	<b>223,973</b>	<b>9,677,607</b>	<b>-</b>	<b>9,994,639</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 135,780</b>	<b>\$ 223,973</b>	<b>\$ 9,677,607</b>	<b>\$ 3,055,000</b>	<b>\$ 13,092,360</b>

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 50	\$ 3	\$ (47)	6.00%
Room Rentals	300	-	(300)	0.00%
Special Assmnts- Tax Collector	397,135	3,188	(393,947)	0.80%
<b>TOTAL REVENUES</b>	<b>397,485</b>	<b>3,191</b>	<b>(394,294)</b>	<b>0.80%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	5,000	1,000	4,000	20.00%
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Info Technology	1,500	125	1,375	8.33%
ProfServ-Recording Secretary	5,000	417	4,583	8.34%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	2,000	167	1,833	8.35%
District Counsel	1,500	553	947	36.87%
District Engineer	2,000	-	2,000	0.00%
District Manager	24,000	2,000	22,000	8.33%
Field Manager	12,000	1,000	11,000	8.33%
Accounting Services	26,000	2,167	23,833	8.33%
Auditing Services	4,300	-	4,300	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	14	236	5.60%
Rentals & Leases	2,400	200	2,200	8.33%
Public Officials Insurance	3,007	-	3,007	0.00%
Legal Advertising	1,200	-	1,200	0.00%
Misc-Reserve Study	1,000	83	917	8.30%
Bank Fees	150	-	150	0.00%
Website Administration	1,500	125	1,375	8.33%
Dues, Licenses, Subscriptions	350	175	175	50.00%
<b>Total Administration</b>	<b>99,407</b>	<b>13,567</b>	<b>85,840</b>	<b>13.65%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	40,000	3,801	36,199	9.50%
<b>Total Electric Utility Services</b>	<b>40,000</b>	<b>3,801</b>	<b>36,199</b>	<b>9.50%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	2,116	207	1,909	9.78%
<b>Total Garbage/Solid Waste Services</b>	<b>2,116</b>	<b>207</b>	<b>1,909</b>	<b>9.78%</b>

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	14,000	1,067	12,933	7.62%
<b>Total Water-Sewer Comb Services</b>	<b>14,000</b>	<b>1,067</b>	<b>12,933</b>	<b>7.62%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	7,500	625	6,875	8.33%
Waterway Fish Stocking	2,000	-	2,000	0.00%
Insurance -Property & Casualty	14,458	-	14,458	0.00%
R&M-Pressure Washing	8,000	-	8,000	0.00%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	75,000	11,150	63,850	14.87%
Plant Replacement Program	10,000	-	10,000	0.00%
Mulch & Tree Trimming	7,000	425	6,575	6.07%
Irrigation Maintenance	7,000	-	7,000	0.00%
<b>Total Other Physical Environment</b>	<b>131,958</b>	<b>12,200</b>	<b>119,758</b>	<b>9.25%</b>
<b><u>Road and Street Facilities</u></b>				
Pavement and Signage Repairs	6,000	-	6,000	0.00%
<b>Total Road and Street Facilities</b>	<b>6,000</b>	<b>-</b>	<b>6,000</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
ProfServ-Pool Maintenance	3,000	1,389	1,611	46.30%
Security Patrol Services	1,000	-	1,000	0.00%
Amenity Center Cleaning & Supplies	4,000	580	3,420	14.50%
Contracts-Pools	8,400	800	7,600	9.52%
Onsite Staff	28,000	2,333	25,667	8.33%
Clubhouse Phone	3,000	367	2,633	12.23%
R&M-Bridge	1,000	200	800	20.00%
R&M - Amenity Center	9,000	99	8,901	1.10%
Playground Equipment and Maintenance	1,000	-	1,000	0.00%
Misc-Holiday Lighting	3,000	-	3,000	0.00%
Special Events	2,000	-	2,000	0.00%
Amenities Furniture & Fixtures	4,000	-	4,000	0.00%
Capital Asset Reserves	-	13,090	(13,090)	0.00%
<b>Total Parks and Recreation</b>	<b>67,400</b>	<b>18,858</b>	<b>48,542</b>	<b>27.98%</b>
<b><u>Reserves</u></b>				
Capital Asset Reserves	36,604	-	36,604	0.00%
<b>Total Reserves</b>	<b>36,604</b>	<b>-</b>	<b>36,604</b>	<b>0.00%</b>

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>397,485</b>	<b>49,700</b>	<b>347,785</b>	<b>12.50%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(46,509)	(46,509)	0.00%
Net change in fund balance	\$ -	\$ (46,509)	\$ (46,509)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>139,568</b>	<b>139,568</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 139,568</b>	<b>\$ 93,059</b>		

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
Series 2016 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
Special Assmnts- Tax Collector	282,181	2,346	(279,835)	0.83%
<b>TOTAL REVENUES</b>	<b>282,181</b>	<b>2,347</b>	<b>(279,834)</b>	<b>0.83%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	175,000	-	175,000	0.00%
Interest Expense	107,181	-	107,181	0.00%
<b>Total Debt Service</b>	<b>282,181</b>	<b>-</b>	<b>282,181</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>282,181</b>	<b>-</b>	<b>282,181</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	2,347	2,347	0.00%
Net change in fund balance	\$ -	\$ 2,347	\$ 2,347	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>221,626</b>	<b>221,626</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 221,626</b>	<b>\$ 223,973</b>		

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2022  
General Fixed Assets Account Group Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	-	<b>9,677,607</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 9,677,607</b>		



# AVELAR CREEK CDD

## Bank Reconciliation

Bank Account No. 5578 TRUIST - GF Operating  
 Statement No. 10-22  
 Statement Date 10/31/2022

<b>G/L Balance (LCY)</b>	127,921.62	<b>Statement Balance</b>	128,346.62
<b>G/L Balance</b>	127,921.62	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	128,346.62
<b>Subtotal</b>	127,921.62	<b>Outstanding Checks</b>	425.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	127,921.62	<b>Ending Balance</b>	127,921.62
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
10/1/2022		JE000017	Outstanding check#5726###; Michael Finke	200.00	200.00	0.00
10/1/2022		JE000019	Outstanding check# 5742; Affordable	80.00	80.00	0.00
10/1/2022		JE000020	Outstanding check# Suzanna M. Kimball	110.00	110.00	0.00
10/1/2022		JE000021	Outstanding check# 5745; Zebra Cleaning	800.00	800.00	0.00
10/1/2022		JE000022	Outstanding check# 5746; HomeTeam	99.30	99.30	0.00
10/1/2022		JE000023	Outstanding check# 5747; Neptune	790.00	790.00	0.00
10/13/2022	Payment	5820	ADA SITE COMPLIANCE	1,500.00	1,500.00	0.00
10/13/2022	Payment	5821	BOCC	1,454.63	1,454.63	0.00
10/13/2022	Payment	5822	BURR & FORMAN LLP	422.50	422.50	0.00
10/13/2022	Payment	5823	CARSON'S LAWN &	10,700.00	10,700.00	0.00
10/13/2022	Payment	5824	DEPART OF ECONOMIC OPPORTUNITY	175.00	175.00	0.00
10/13/2022	Payment	5825	EGIS INSURANCE	16,325.00	16,325.00	0.00
10/13/2022	Payment	5826	FIRST CHOICE AQUATIC	625.00	625.00	0.00
10/13/2022	Payment	5827	FRONTIER COMMUNICATIONS	120.99	120.99	0.00
10/13/2022	Payment	5828	GLOBAL SOLUTION PARTNERS	83.33	83.33	0.00
10/13/2022	Payment	5829	INFRAMARK LLC	9,109.98	9,109.98	0.00
10/13/2022	Payment	5830	SUZANNA M. KIMBALL	180.00	180.00	0.00
10/13/2022	Payment	5831	TAMPA ELECTRIC	59.70	59.70	0.00
10/13/2022	Payment	5832	WASTE MANAGEMENT	207.07	207.07	0.00
10/20/2022	Payment	5834	FRONTIER COMMUNICATIONS	246.01	246.01	0.00
10/20/2022	Payment	5835	SUZANNA M. KIMBALL	110.00	110.00	0.00
10/20/2022	Payment	5836	TAMPA ELECTRIC	3,741.65	3,741.65	0.00
10/20/2022	Payment	5837	ZEBRA CLEANING TEAM	1,638.52	1,638.52	0.00
10/26/2022	Payment	5838	FIRST CHOICE AQUATIC	625.00	625.00	0.00
9/30/2022		JE000026	Reverse beg bal to bank card	134,164.83	134,164.83	0.00
10/1/2022		JE000018	Outstanding check# 5738; Avelar Creek	800.00	800.00	0.00
<b>Total Checks</b>				<b>184,368.51</b>	<b>184,368.51</b>	<b>0.00</b>
<b>Deposits</b>						
9/30/2022		JE000016	Reclass beg bal to bank card	G/L 134,164.83	134,164.83	0.00
10/27/2022		JE000025	Excess Fees	G/L 5,534.12	5,534.12	0.00
10/31/2022		JE000024	Interest Income	G/L 1.35	1.35	0.00
9/29/2022		JE000028	Reclass BB to bank card	G/L 134,164.83	134,164.83	0.00

# AVELAR CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
10/1/2022		JE000018	Outstanding check# 5738; Avelar Creek	G/L	800.00	800.00	0.00
Total Deposits					274,665.13	274,665.13	0.00
<b>Outstanding Checks</b>							
10/20/2022	Payment	5833	CARSON'S LAWN &		425.00	0.00	425.00
<b>Total Outstanding Checks.....</b>					<b>425.00</b>		<b>425.00</b>