

Avelar Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2022

Prepared by:



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AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>					
Cash - Operating Account	143,810	-	-	-	143,810
Accounts Receivable - Other	123	-	-	-	123
Due From Other Funds	-	19,015	-	-	19,015
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
TOTAL ASSETS	\$ 151,668	\$ 240,642	\$ 9,677,607	\$ 3,055,000	\$ 13,124,917
<u>LIABILITIES</u>					
Accounts Payable	\$ 33,740	\$ -	\$ -	\$ -	33,740
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
TOTAL LIABILITIES	38,686	-	-	3,055,000	3,093,686
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	240,642	-	-	240,642
Unassigned:	112,982	-	9,677,607	-	9,790,589
TOTAL FUND BALANCES	112,982	240,642	9,677,607	-	10,031,231
TOTAL LIABILITIES & FUND BALANCES	\$ 151,668	\$ 240,642	\$ 9,677,607	\$ 3,055,000	\$ 13,124,917

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
REVENUES				
Interest - Investments	\$ 50	\$ 4	\$ (46)	8.00%
Room Rentals	300	-	(300)	0.00%
Special Assmnts- Tax Collector	397,135	76,009	(321,126)	19.14%
Other Miscellaneous Revenues	-	100	100	0.00%
TOTAL REVENUES	397,485	76,113	(321,372)	19.15%
EXPENDITURES				
Administration				
Supervisor Fees	5,000	1,000	4,000	20.00%
ProfServ-Arbitrage Rebate	650	-	650	0.00%
ProfServ-Info Technology	1,500	250	1,250	16.67%
ProfServ-Recording Secretary	5,000	833	4,167	16.66%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	2,000	171	1,829	8.55%
District Counsel	1,500	553	947	36.87%
District Engineer	2,000	650	1,350	32.50%
District Manager	24,000	4,000	20,000	16.67%
Field Manager	12,000	2,000	10,000	16.67%
Accounting Services	26,000	4,333	21,667	16.67%
Auditing Services	4,300	-	4,300	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	34	216	13.60%
Rentals & Leases	2,400	400	2,000	16.67%
Public Officials Insurance	3,007	-	3,007	0.00%
Legal Advertising	1,200	-	1,200	0.00%
Misc-Reserve Study	1,000	167	833	16.70%
Bank Fees	150	-	150	0.00%
Website Administration	1,500	250	1,250	16.67%
Dues, Licenses, Subscriptions	350	369	(19)	105.43%
Total Administration	99,407	20,551	78,856	20.67%
Electric Utility Services				
Utility - Electric	40,000	7,434	32,566	18.59%
Total Electric Utility Services	40,000	7,434	32,566	18.59%
Garbage/Solid Waste Services				
Garbage Collection	2,116	414	1,702	19.57%
Total Garbage/Solid Waste Services	2,116	414	1,702	19.57%
Water-Sewer Comb Services				
Utility - Water	14,000	2,200	11,800	15.71%
Total Water-Sewer Comb Services	14,000	2,200	11,800	15.71%

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
<u>Other Physical Environment</u>				
Waterway Management	7,500	1,250	6,250	16.67%
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	27,825	47,175	37.10%
Plant Replacement Program	10,000	3,880	6,120	38.80%
Mulch & Tree Trimming	7,000	8,950	(1,950)	127.86%
Irrigation Maintenance	7,000	-	7,000	0.00%
Total Other Physical Environment	131,958	41,905	90,053	31.76%
<u>Road and Street Facilities</u>				
Pavement and Signage Repairs	6,000	-	6,000	0.00%
Total Road and Street Facilities	6,000	-	6,000	0.00%
<u>Parks and Recreation</u>				
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	1,090	2,910	27.25%
Contracts-Pools	8,400	1,600	6,800	19.05%
Onsite Staff	28,000	2,333	25,667	8.33%
Clubhouse Phone	3,000	749	2,251	24.97%
R&M-Bridge	1,000	200	800	20.00%
R&M - Amenity Center	9,000	199	8,801	2.21%
Playground Equipment and Maintenance	1,000	-	1,000	0.00%
Misc-Holiday Lighting	3,000	1,000	2,000	33.33%
Special Events	2,000	-	2,000	0.00%
Amenities Furniture & Fixtures	4,000	-	4,000	0.00%
Total Parks and Recreation	67,400	8,560	58,840	12.70%
<u>Reserves</u>				
Capital Asset Reserves	36,604	13,090	23,514	35.76%
Total Reserves	36,604	13,090	23,514	35.76%
TOTAL EXPENDITURES & RESERVES	397,485	94,154	303,331	23.69%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(18,041)	(18,041)	0.00%
Net change in fund balance	\$ -	\$ (18,041)	\$ (18,041)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	131,023	131,023		
FUND BALANCE, ENDING	\$ 131,023	\$ 112,982		

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
Special Assmnts- Tax Collector	282,181	19,015	(263,166)	6.74%
TOTAL REVENUES	282,181	19,016	(263,165)	6.74%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	175,000	-	175,000	0.00%
Interest Expense	107,181	-	107,181	0.00%
Total Debt Service	282,181	-	282,181	0.00%
TOTAL EXPENDITURES	282,181	-	282,181	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	19,016	19,016	0.00%
Net change in fund balance	\$ -	\$ 19,016	\$ 19,016	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	221,626	221,626		
FUND BALANCE, ENDING	\$ 221,626	\$ 240,642		

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fixed Assets Fund (900)
(In Whole Numbers)

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

AVELAR CREEK CDD

Bank Reconciliation

Bank Account No. 5578 TRUIST - GF Operating
 Statement No. 11-22
 Statement Date 11/30/2022

G/L Balance (LCY)	143,810.42	Statement Balance	187,670.68
G/L Balance	143,810.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	187,670.68
Subtotal	143,810.42	Outstanding Checks	43,860.26
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	143,810.42	Ending Balance	143,810.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/20/2022	Payment	5833	CARSON'S LAWN &	425.00	425.00	0.00
11/9/2022	Payment	5839	CARSON'S LAWN & LANDSCAPING	7,500.00	7,500.00	0.00
11/9/2022	Payment	5840	CHRISTOPHER M. PERICH	200.00	200.00	0.00
11/9/2022	Payment	5841	DONALD G. CULLEN	200.00	200.00	0.00
11/9/2022	Payment	5842	FLORIDA PATIO FURNITURE INC	6,972.00	6,972.00	0.00
11/9/2022	Payment	5843	FRONTIER COMMUNICATIONS	120.99	120.99	0.00
11/9/2022	Payment	5844	HOMETEAM PEST DEFENSE, LLC	99.30	99.30	0.00
11/9/2022	Payment	5845	INFRAMARK LLC	8,547.05	8,547.05	0.00
11/9/2022	Payment	5846	JULIE CAMPBELL	200.00	200.00	0.00
11/9/2022	Payment	5848	SPEAREM ENTERPRISES	200.00	200.00	0.00
11/9/2022	Payment	5849	SUZANNA M. KIMBALL	180.00	180.00	0.00
11/16/2022	Payment	5851	KIMMIE MCLAUGHLIN	200.00	200.00	0.00
11/16/2022	Payment	5852	NANCY C. MILLAN, TAX COLLECTOR	193.51	193.51	0.00
11/16/2022	Payment	5853	SUZANNA M. KIMBALL	70.00	70.00	0.00
11/30/2022	Payment	DD1001	Payment of Invoice 000130	389.71	389.71	0.00
11/30/2022	Payment	DD1002	Payment of Invoice 000139	252.45	252.45	0.00
11/30/2022	Payment	DD1003	Payment of Invoice 000127	59.70	59.70	0.00
11/30/2022	Payment	DD1004	Payment of Invoice 000135	2,924.22	2,924.22	0.00
11/30/2022	Payment	DD1005	Payment of Invoice 000136	368.53	368.53	0.00
11/30/2022	Payment	DD1006	Payment of Invoice 000137	41.47	41.47	0.00
11/30/2022	Payment	DD1007	Payment of Invoice 000138	238.85	238.85	0.00
11/30/2022	Payment	DD1008	Payment of Invoice 000128	207.07	207.07	0.00
11/30/2022	Payment	DD1009	Payment of Invoice 000176	677.64	677.64	0.00
Total Checks				30,267.49	30,267.49	0.00
Deposits						
11/1/2022		JE000003	Check Deposit CK#215##	G/L 25.00	25.00	0.00
11/1/2022		JE000004	Check Deposit CK#1077###	G/L 75.00	75.00	0.00
11/3/2022		JE000005	Debt Service/Tax Revenue	G/L 6,664.77	6,664.77	0.00
11/16/2022		JE000006	Debt Service/Tax Revenue	G/L 21,751.90	21,751.90	0.00
11/22/2022		JE000007	Debt Service/Tax Revenue	G/L 10,918.56	10,918.56	0.00
11/30/2022		JE000033	interest income	G/L 1.13	1.13	0.00
11/30/2022		JE000034	assessment distribution	G/L 50,155.19	50,155.19	0.00

AVELAR CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Deposits				89,591.55	89,591.55	0.00
Outstanding Checks						
11/9/2022	Payment	5847	MICHAEL FINKE	200.00	0.00	200.00
11/9/2022	Payment	5850	ZEBRA CLEANING TEAM	550.00	0.00	550.00
11/16/2022	Payment	5854	US BANK	4,040.63	0.00	4,040.63
11/29/2022	Payment	5855	AVELAR CREEK CDD	16,669.13	0.00	16,669.13
11/30/2022	Payment	5857	BURR & FORMAN LLP	552.50	0.00	552.50
11/30/2022	Payment	5858	CARSON'S LAWN & LANDSCAPING	13,525.00	0.00	13,525.00
11/30/2022	Payment	5859	FIRST CHOICE AQUATIC	625.00	0.00	625.00
11/30/2022	Payment	5860	FLORIDA PATIO FURNITURE INC	6,118.00	0.00	6,118.00
11/30/2022	Payment	5862	NEPTUNE SERVICES	450.00	0.00	450.00
11/30/2022	Payment	5863	SUZANNA M. KIMBALL	330.00	0.00	330.00
11/30/2022	Payment	5866	ZEBRA CLEANING TEAM	800.00	0.00	800.00
Total Outstanding Checks.....				43,860.26		43,860.26