

**Avelar Creek
Community
Development District**

FINANCIAL STATEMENTS

September 30, 2017



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Avelar Creek Community Development District
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September 30, 2017

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Avelar Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each of Avelar Creek Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2017, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2018, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 29, 2018



Management's Discussion And Analysis

Avelar Creek Community Development District Management's Discussion and Analysis

Our discussion and analysis of the Avelar Creek Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2017. Please read it in conjunction with the District's financial statements, which begin on page 8.

FINANCIAL HIGHLIGHTS

- At September 30, 2017 the assets of the District exceed its liabilities by approximately \$3.6 million.
- During the year ended September 30, 2017, the District incurred approximately \$82,000 of interest expenditures and repaid \$140,000 of outstanding long-term bond principal.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 8 – 9 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 10. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 4. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the District's net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

Avelar Creek Community Development District Management's Discussion and Analysis

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 6. The fund financial statements begin on page 10 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

- *Governmental funds* – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

<i>September 30,</i>	2017	2016	Change
Assets			
Current and other assets	\$ 350,634	\$ 373,829	\$ (23,195)
Capital assets, net	7,308,476	7,551,862	(243,386)
Total assets	7,659,110	7,925,691	(266,581)
Deferred outflows of resources			
Deferred charge on refunding	11,923	12,551	(628)
Total assets and deferred outflows of resources	\$ 7,671,033	\$ 7,938,242	\$ (267,209)
Liabilities			
Current liabilities	\$ 241,915	\$ 156,530	\$ 85,385
Other liabilities	3,878,533	4,043,477	(164,944)
Total liabilities	4,120,448	4,200,007	(79,559)
Net position			
Net investment in capital assets	3,269,943	3,368,387	(98,444)
Restricted for:			
Debt service	173,951	142,010	31,941
Capital projects	-	131,739	(131,739)
Unrestricted	106,691	96,099	10,592
Total net position	3,550,585	3,738,235	(187,650)
Total liabilities and net position	\$ 7,671,033	\$ 7,938,242	\$ (267,209)

Avelar Creek Community Development District Management's Discussion and Analysis

For more detailed information, see the accompanying Statement of Net Position.

During the fiscal year ended September 30, 2017, total assets and liabilities decreased by approximately \$267,000 and \$80,000 respectively. The decrease in assets is primarily due to depreciation on capital assets. The decrease in liabilities is primarily due to repayment of outstanding long-term bond principal.

The following schedule compares the Statement of Activities for the current and previous fiscal year.

<i>Year ended September 30,</i>	2017	2016	Change
Revenues:			
Program revenues:			
Charges for services	\$ 653,685	\$ 704,712	\$ (51,027)
Grants and contributions	388	26	362
General revenues:			
Interest and other revenues	2,369	2,014	355
Total revenues	656,442	706,752	(50,310)
Expenses:			
General government	76,074	90,898	(14,824)
Maintenance and operations	430,734	442,319	(11,585)
Roads and street	-	2,430	(2,430)
Parks and recreation	85,685	89,659	(3,974)
Bond issue costs	37,799	200,490	(162,691)
Deferred costs	87,500	-	87,500
Interest	126,300	238,991	(112,691)
Total expenses	844,092	1,064,787	(220,695)
Change in net position	(187,650)	(358,035)	170,385
Net position, beginning	3,738,235	4,096,270	(358,035)
Net position, ending	\$ 3,550,585	\$ 3,738,235	\$ (187,650)

For more detailed information, see the accompanying Statement of Activities.

During the fiscal year ended September 30, 2017, revenues and expenses decreased by approximately \$50,000 and \$221,000, respectively. The decrease in revenues was primarily related to a decrease in debt service assessments. The decrease in expenses was primarily related to bond issue costs associated with the refunding of the Series 2006 bonds in the prior year. The overall result was a \$187,650 decrease in net position for fiscal year 2017.

Avelar Creek Community Development District Management's Discussion and Analysis

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 10) reported a combined fund balance of approximately \$322,000, which is a decrease from last year's balance that totaled approximately \$362,000. Significant transactions are discussed below.

- During the fiscal year ended September 30, 2017, the District incurred approximately \$82,000 of interest expenditures and repaid principal of \$140,000.
- During the fiscal year ended September 30, 2017, the District paid approximately \$88,000 of deferred costs to the developer.

The overall decrease in fund balance for the year ended September 30, 2017 totaled approximately \$40,000.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2017, the District had approximately \$7.3 million invested in capital assets (net of accumulated depreciation). This amount represents a net decrease of approximately \$243,000 from the fiscal year 2016 total.

A listing of capital assets by major category for the current and prior year follows:

<i>September 30,</i>	2017	2016	Change
Land	\$ 933,218	\$ 933,218	\$ -
Capital assets being depreciated	8,749,909	8,744,388	5,521
Total, prior to depreciation	9,683,127	9,677,606	5,521
Accumulated depreciation	(2,374,651)	(2,125,744)	(248,907)
Net capital assets	\$ 7,308,476	\$ 7,551,862	\$ (243,386)

More information about the District's capital assets is presented in Note 5 to the financial statements.

Avelar Creek Community Development District Management's Discussion and Analysis

Debt

At September 30, 2017, the District had approximately \$3.9 million of bonds outstanding. This amount represents a decrease of \$140,000 from the fiscal year 2016 total.

A listing of debt amounts outstanding for the current and prior year is as follows:

<i>September 30,</i>	2017	2016	Change
Series 2016 bonds	\$ 3,945,000	\$ 4,085,000	\$ (140,000)
	\$ 3,945,000	\$ 4,085,000	\$ (140,000)

More information about the District's long-term debt is presented in Note 6 to the financial statements.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown at page 23.

The District experienced an unfavorable variance in revenues and a favorable variance in expenditures as compared to the budget in the amounts of \$544 and \$11,764, respectively. The difference in revenues is insignificant, while the difference in expenditures occurred primarily due to anticipated budgeted financial service fees that were not incurred in the current year.

FUTURE FINANCIAL FACTORS

Avelar Creek Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2018 were established to provide for the operations of the District as well as the necessary debt service requirements.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the Avelar Creek Community Development District's management company, Meritus Districts, at 2005 Pan AM Circle, Suite 120, Tampa, Florida 33607.



Basic Financial Statements

**Avelar Creek Community Development District
Statement of Net Position**

<i>September 30,</i>	2017
	Governmental Activities
Assets	
Cash and cash equivalents	\$ 320,498
Assessments receivable	4,190
Prepaid expenses	18,891
Deposits	7,055
Capital assets:	
Not being depreciated	933,218
Depreciable, net	6,375,258
Total assets	7,659,110
Deferred outflows of resources	
Deferred charge on refunding	11,923
Total deferred outflows of resources	11,923
Liabilities	
Accounts payable	28,457
Accrued interest payable	53,458
Non-current liabilities:	
Due within one year	160,000
Due in more than one year	3,878,533
Total liabilities	4,120,448
Net position	
Net investment in capital assets	3,269,943
Restricted for:	
Debt service	173,951
Unrestricted	106,691
Total net position	\$ 3,550,585

The accompanying notes are an integral part of these financial statements.

Avelar Creek Community Development District Statement of Activities

Year ended September 30,

2017

Functions/Programs	Expenses	Charges for Services	<u>Program Revenues</u>		Governmental Activities	Net (Expense) Revenue and Changes in Net Position
			Operating Grants and Contributions	Capital Grants and Contributions		
Primary government:						
Governmental activities:						
General government	\$ (76,074)	\$ 79,256	\$ -	\$ -	\$	3,182
Maintenance and operations	(430,734)	189,433	-	-		(241,301)
Parks and recreation	(85,685)	89,269	-	-		3,584
Bond issue costs	(37,799)	-	-	-		(37,799)
Deferred costs	(87,500)	-	-	-		(87,500)
Interest	(126,300)	295,727	388	-		169,815
Total governmental activities	\$ (844,092)	\$ 653,685	\$ 388	\$ -		(190,019)

General revenues

Interest and other revenues	2,369
Total general revenues	2,369
Change in net position	(187,650)
Net position - beginning of year	3,738,235
Net position - end of year	\$ 3,550,585

The accompanying notes are an integral part of these financial statements.

**Avelar Creek Community Development District
Balance Sheet – Governmental Funds**

September 30,

2017

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash and cash equivalents	\$ 94,984	\$ 225,514	\$ -	\$ 320,498
Assessments receivable	2,295	1,895	-	4,190
Prepaid expenditures	18,891	-	-	18,891
Deposits	7,055	-	-	7,055
Total assets	\$ 123,225	\$ 227,409	\$ -	\$ 350,634
Liabilities and Fund Balances				
Liabilities				
Accounts payable	\$ 28,457	\$ -	\$ -	\$ 28,457
Total liabilities	28,457	-	-	28,457
Fund balances				
Nonspendable	25,946	-	-	25,946
Restricted for debt service	-	227,409	-	227,409
Unassigned	68,822	-	-	68,822
Total fund balances	94,768	227,409	-	322,177
Total liabilities and fund balances	\$ 123,225	\$ 227,409	\$ -	\$ 350,634

The accompanying notes are an integral part of these financial statements.

**Avelar Creek Community Development District
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of
Net Position**

<i>September 30,</i>	2017
Total fund balances, governmental funds	\$ 322,177
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund level statements.	7,308,476
Deferred charges on refunding are not financial resources and therefore are not reported as assets in governmental funds. The Statement of Net Position includes these charges, net of amortization.	11,923
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund level statements.	(4,091,991)
Total net position - governmental activities	\$ 3,550,585

The accompanying notes are an integral part of these financial statements.

Avelar Creek Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances –
Governmental Funds

Year ended September 30,

2017

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Assessments	\$ 357,958	\$ 295,727	\$ -	\$ 653,685
Interest and other revenues	2,369	379	9	2,757
Total revenues	360,327	296,106	9	656,442
Expenditures				
Current:				
General government	76,074	-	-	76,074
Maintenance and operations	181,827	-	-	181,827
Parks and recreation	85,685	-	-	85,685
Debt service:				
Principal	-	140,000	-	140,000
Interest	-	82,302	-	82,302
Bond issue costs	-	-	37,799	37,799
Deferred costs	-	-	87,500	87,500
Capital outlay	5,521	-	-	5,521
Total expenditures	349,107	222,302	125,299	696,708
Excess (deficit) of revenues over expenditures	11,220	73,804	(125,290)	(40,266)
Other Financing Sources (Uses)				
Transfer in	-	-	(6,449)	(6,449)
Transfer out	-	6,449	-	6,449
Total other financing sources	-	6,449	(6,449)	-
Net change in fund balances	11,220	80,253	(131,739)	(40,266)
Fund balances, beginning of year	83,548	147,156	131,739	362,443
Fund balances, end of year	\$ 94,768	\$ 227,409	\$ -	\$ 322,177

The accompanying notes are an integral part of these financial statements.

**Avelar Creek Community Development District
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund
Balances of Governmental Funds to the Statement of Activities**

<i>Year ended September 30,</i>	2017
Net change in fund balances - governmental funds	\$ (40,266)
Capital outlay, reported as expenditures in the governmental funds, is shown as capital assets on the Statement of Net Assets.	5,521
Depreciation on capital assets is not recognized in the fund financial statements but is reported as an expense in the Statement of Activities.	(248,907)
Governmental funds report principal payments on bonds when debt is paid, whereas these payments are eliminated in the Statement of Activities and recognized as a decrease in bonds payable in the Statement of Net Position.	140,000
Amortization of deferred refunding amounts is not recognized in the governmental fund statements but is reported as an expense in the Statement of Activities.	(628)
Governmental funds report the effects of the bond issue premium when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities.	4,944
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund financial statements.	(48,314)
Change in net position of governmental activities	\$ (187,650)

The accompanying notes are an integral part of these financial statements.

Avelar Creek Community Development District Notes to Financial Statements

NOTE 1: NATURE OF ORGANIZATION

The Avelar Creek Community Development District (the “District”) was established on November 1, 2005 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance No. 05-16. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by a Board of Supervisors (“Board”), which is comprised of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Certain Supervisors are currently affiliated with the Developer of the community, Taylor Morrison of Florida, Inc. The District is economically dependent on the Developer. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the foregoing criteria, no potential component units were found.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

Avelar Creek Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2017, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and other similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments along with operation and maintenance assessments, are non-ad valorem special assessments imposed on all lands located within the District and benefited by the District's activities, operation and maintenance. Assessments are levied and certified for collection by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Avelar Creek Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund – The Capital Projects Fund accounts for the financial resources to be used in the acquisition or construction of major infrastructure within the District.

For the year ended September 30, 2017, the District does not report any proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, then unassigned resources as needed.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40, *Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3)*.

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others direct obligations of the U.S. Treasury; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

Avelar Creek Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost and estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the estimated useful lives. Estimated useful lives for financial reporting purposes are as follows:

Asset	Years
Water management	25
Roadways and other	20-40
Buildings and improvements	15-40
Recreational facilities	40
Furniture, fixtures, & equipment	7-10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line or effective interest method. Bonds payable are reported net of these premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Avelar Creek Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position and Balance Sheet – Governmental Funds will sometime include a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item at September 30, 2017, a deferred charge on refunding, that qualifies for reporting in this category. A deferred charge on refunding results from the difference in carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the s Statement of Net Position and Balance Sheet – Governmental Funds will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any of this type of item at September 30, 2017.

Fund Equity

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District's bond covenants.

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Avelar Creek Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts. For the year ended September 30, 2017, actual expenditures exceeded budget appropriations due to unanticipated supervisor fees, financial service fees related to the bond refunding, and security service expenditures.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- B. A public hearing is conducted to obtain comments.
- C. Prior to October 1, the budget is legally adopted by the District Board.
- D. All budget changes must be approved by the District Board.
- E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this commercial coverage in the previous three years.

NOTE 4: MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

Avelar Creek Community Development District Notes to Financial Statements

NOTE 5: CAPITAL ASSETS

The following is a summary of changes in the capital assets for the year ended September 30, 2017:

	Beginning Balance	Additions	Transfers and Conveyances	Ending Balance
Governmental Activities:				
<i>Capital assets not being depreciated</i>				
Land	\$ 933,218	\$ -	\$ -	\$ 933,218
Total capital assets, not being depreciated	933,218	-	-	933,218
<i>Capital assets being depreciated</i>				
Water management	2,945,694	-	-	2,945,694
Roadways and other	5,398,607	-	-	5,398,607
Buildings and improvements	220,000	-	-	220,000
Recreational facilities	125,000	-	-	125,000
Furniture, fixtures and equipment	55,087	5,521	-	60,608
Total capital assets, being depreciated	8,744,388	5,521	-	8,749,909
<i>Less accumulated depreciation</i>				
Water management	694,040	85,028	-	779,068
Roadways and other	1,303,206	155,188	-	1,458,394
Buildings and improvements	41,250	5,500	-	46,750
Recreational facilities	23,438	3,125	-	26,563
Furniture, fixtures and equipment	63,810	66	-	63,876
Total accumulated depreciation	2,125,744	248,907	-	2,374,651
Total capital assets, being depreciated, net	6,618,644	(243,386)	-	6,375,258
Governmental activities capital assets, net	\$ 7,551,862	\$ (243,386)	\$ -	\$ 7,308,476

Depreciation expense of \$248,907 was allocated to maintenance and operations on the accompanying Statement of Activities.

NOTE 6: BONDS PAYABLE

In August 2016, the District issued \$4,085,000 of Series 2016 Special Assessment Refunding Bonds with interest rates from 2% to 4%. The Bonds were issued to refund the Series 2006 bonds. Interest is paid semiannually on each May 1 and November 1. Principal on the Series 2016 Bonds is paid serially commencing on May 1, 2017 through May 1, 2036. The refunding was undertaken to take advantage of lower interest rates. The bonds were sold at a premium of \$98,889.

The Bond Indenture requires that the District maintain adequate funds in reserve accounts to meet the debt service reserve requirements as defined in the Indenture. The requirements have been met for the fiscal year ended September 30, 2017.

Avelar Creek Community Development District Notes to Financial Statements

NOTE 6: BONDS PAYABLE (Continued)

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Bond Indenture.

Long-term liability activity for the year ended September 30, 2017, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<i>Governmental Activities</i>					
Bonds Payable:					
Series 2016	\$ 4,085,000	\$ -	\$ 140,000	\$ 3,945,000	\$ 160,000
	\$ 4,085,000	\$ -	\$ 140,000	\$ 3,945,000	\$ 160,000

The balance of the long-term bonds at September 30, 2017 is summarized as follows:

<i>September 30,</i>	2017
Bond principal balance	\$ 3,945,000
Plus bond premium	93,533
	\$ 4,038,533

At September 30, 2017, the scheduled debt service requirements on long-term debt were as follows:

<i>Year Ending September 30,</i>	Principal	Interest	Total Debt Service
2018	\$ 160,000	\$ 128,300	\$ 288,300
2019	165,000	125,100	290,100
2020	170,000	121,800	291,800
2021	170,000	118,400	288,400
2022	175,000	115,000	290,000
2023 - 2027	935,000	507,363	1,442,363
2028 - 2032	1,110,000	340,294	1,450,294
2033 - 2036	1,060,000	108,000	1,168,000
	\$ 3,945,000	\$ 1,564,257	\$ 5,509,257



Avelar Creek Community Development District Notes to Financial Statements

NOTE 7: CONCENTRATION

The Developer's current plans for the Development call for selling finished lots for single-family homes to homebuilders. A significant portion of the District's activity is dependent upon the continued involvement of the Developer, Taylor Morrison of Florida, Inc. as well as significant landowners, the loss of which could have a material adverse effect on the District's operations.

In connection with the 2006 project, the Developer advanced funds for the construction that were subject to reimbursement. A total of \$87,500 was reimbursed to the Developer during the year ended September 30, 2017 in connection with the issuance of the Series 2016 Bonds. This amount is reported as a deferred costs expenditure on the Statement of Activities and Statement of Revenues, Expenditures and Changes in Fund Balances.

NOTE 8: INTERFUND TRANSFERS

Per the Series 2006 bond indenture, excess amounts after the semiannual bond call were transferred to the debt service fund from the capital funds project.



**Required Supplemental Information
(Other Than MD&A)**

**Avelar Creek Community Development District
Budget to Actual Comparison Schedule – General Fund**

Year ended September 30,

2017

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Assessments	\$ 346,942	\$ 357,958	\$ 11,016
Interest and other revenues	13,929	2,369	(11,560)
Total revenues	360,871	360,327	(544)
Expenditures			
General government	89,131	76,074	13,057
Maintenance and operations	182,540	181,827	713
Road and street	4,000	-	4,000
Parks and recreation	85,200	91,206	(6,006)
Total expenditures	360,871	349,107	11,764
Excess of revenues over expenditures	\$ -	\$ 11,220	\$ 11,220



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Avelar Creek Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Avelar Creek Community Development District (hereinafter referred to as the "District"), as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 29, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of the internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify a deficiency in internal control described below as IC2017-01 that we consider to be a material weakness.

IC2017-01: Financial Close Process

- **Condition:** As part of our audit procedures, we identified approximately \$4.2 million of bond principal and interest expense recorded related to the advanced refunding of the Series 2006 bonds that were not properly reported in the District's financial statements as of September 30, 2017. In addition, we identified a payment of deferred costs to the Developer totaling approximately \$88,000 that was not properly reported in the District's financial statements as of September 30, 2017.
- **Criteria:** Internal controls relating to the annual financial close process should be in place to provide reasonable assurance that bond refunding related activities are properly recorded.
- **Cause:** The bond refunding occurred near year-end and the funds to be used for the refunding were placed in an escrow account, which were not District assets at prior year end. The principal and interest expense related to the refunding were improperly recorded as current year expense. In addition, a payment of deferred costs to the Developer near year-end was not properly recorded.
- **Effect:** The net effect of the improper recording of the bond refunding and the developer payment caused fund balance and expenditures to be overstated by approximately \$4.1 million.
- **Recommendation:** We recommend the District update its financial reporting process to record bond proceeds and related charges at their gross amounts.

The District's response to finding IC2017-01 is described below. We did not audit the District's response and, accordingly we express no opinion on it.

- District management will record bond proceeds and related charges at their gross amounts beginning in fiscal year 2018.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida

June 29, 2018



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MANAGEMENT LETTER

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To the Board of Supervisors
Avelar Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of Avelar Creek Community Development District ("District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated June 29, 2018.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reports and Schedule

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in these reports, which are dated June 29, 2018, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Item IC2016-001 in the previous financial report has not been corrected and is still a finding in the current year.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and communicate the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida

June 29, 2018



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INDEPENDENT ACCOUNTANTS' REPORT

To the Board of Supervisors
Avelar Creek Community Development District
Hillsborough County, Florida

We have examined Avelar Creek Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, Local Government Investment Policies, during the year ended September 30, 2017. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and performed the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing and extent of the procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2017.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
June 29, 2018