



HALIFAX
SOLUTIONS

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

Adopted Budget for
Fiscal Year 2025-2026

July 30, 2025

Table of Contents

General Fund..... Tab 1

Reserve Fund Tab 2

Debt Service Fund Tab 3

Assessment Schedule Comparison Tab 4

Assessment Schedule..... Tab 5

**Adopted Budget
Avelar Creek Community Development District
General Fund
Fiscal Year 2025-2026**

Chart of Accounts Classification	Budget for 2025/2026
REVENUES	
Special Assessments	
Tax Roll	\$453,184.00
TOTAL REVENUES	\$453,184.00
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$5,000.00
Financial & Administrative	
Accounting Services	\$0.00
Arbitrage Rebate Calculation	\$600.00
Auditing Services	\$4,500.00
Bank Fees	\$150.00
Disclosure Report	\$5,000.00
District Management	\$50,940.00
District Engineer	\$12,000.00
Dues, Licenses & Fees	\$175.00
Email Administration	\$900.00
Legal Advertising	\$2,000.00
Postage, Copies, Mailings	\$250.00
Public Officials Liability Insurance	\$3,356.00
Crime Insurance	\$500.00
Trustees Fees	\$4,257.00
Website Administration	\$990.00
Website Compliance	\$480.00
Legal Counsel	
District Counsel	\$18,000.00
Administrative Subtotal	\$109,098.00
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Street Lights	\$41,000.00
Utility Services	\$14,000.00
Garbage/Solid Waste Control Services	
Garbage - Amenity Center	\$3,500.00
Water-Sewer Combination Services	
Utility Services	\$15,000.00
Stormwater Control	

**Adopted Budget
Avelar Creek Community Development District
General Fund
Fiscal Year 2025-2026**

Chart of Accounts Classification	Budget for 2025/2026
Aquatic Maintenance	\$8,790.00
Waterway Fish Stocking	\$1,000.00
Waterway Improvements & Repairs	\$1,000.00
Other Physical Environment	
General Liability Insurance	\$4,104.00
Landscape Inspection Services	\$8,100.00
Landscape Maintenance	\$87,367.00
Landscape Replacement Plants, Shrubs, Trees	\$10,000.00
Landscape - Annuals	\$6,273.00
Landscape - Mulch	\$20,085.00
Landscape - Tree Trimming	\$7,000.00
Irrigation Repairs	\$10,000.00
Pressure Washing	\$8,000.00
Property Insurance	\$18,359.00
Road & Street Facilities	
Street Sign Repair & Replacement	\$2,000.00
Parks & Recreation	
A/C Maintenance & Repairs	\$2,000.00
Access Control Maintenance & Repairs	\$1,200.00
Amenity Center Cleaning Service & Supplies	\$5,500.00
Amenity Center Maintenance & Repairs	\$5,000.00
Amenity Center Staffing	\$17,000.00
Sales Tax	\$500.00
Amenity Center Supplies	\$4,000.00
Internet Services	\$1,200.00
Holiday Lighting	\$1,000.00
Pest Control	\$1,008.00
Pool Permits	\$600.00
Pool Repairs	\$7,300.00
Pool Service Contract	\$22,200.00
Contingency	
Miscellaneous Contingency	\$10,000.00
Field Operations Subtotal	\$344,086.00
TOTAL EXPENDITURES	\$453,184.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00

Adopted Budget
Avelar Creek Community Development District
Reserve Fund
Fiscal Year 2025-2026

Chart of Accounts Classification	Budget for 2025/2026
REVENUES	
Special Assessments	
Tax Roll	\$39,735.00
TOTAL REVENUES	\$39,735.00
EXPENDITURES	
Contingency	
Capital Reserves	\$39,735.00
TOTAL EXPENDITURES	\$39,735.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026 DEBT SERVICE BUDGET**

SERIES 2016	
REVENUES	
Expected Net Debt Service Revenue	\$292,473.34
TOTAL REVENUES	\$292,473.34
EXPENDITURES (1)	
May 1, 2026 Interest	\$46,990.63
May 1, 2026 Scheduled Principal Payment	\$190,000.00
November 1, 2026 Interest	\$44,140.63
TOTAL EXPENDITURES	\$281,131.26
EXCESS REVENUE OVER EXPENDITURES	\$11,342.08

(1) Scheduled Fiscal Year 2026 Debt Service Payments Per Trustee as of March 12, 2025.

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF FY 2025 ASSESSMENTS TO FY 2026 ASSESSMENTS**

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2025	ADOPTED FISCAL YEAR 2026	INCREASE (DECREASE)	
			\$	%
Townhome				
Debt Service	\$264.26	\$264.26	\$0.00	0.00%
Operations & Maintenance	\$350.17	\$434.34	\$84.17	24.04%
Total	\$614.43	\$698.60	\$84.17	13.70%
Single Family 40' Lot				
Debt Service	\$579.67	\$579.67	\$0.00	0.00%
Operations & Maintenance	\$761.24	\$943.14	\$181.90	23.90%
Total	\$1,340.91	\$1,522.81	\$181.90	13.57%
Single Family 50' Lot				
Debt Service	\$724.59	\$724.59	\$0.00	0.00%
Operations & Maintenance	\$951.54	\$1,180.17	\$228.63	24.03%
Total	\$1,676.13	\$1,904.76	\$228.63	13.64%
Single Family 60' Lot				
Debt Service	\$941.96	\$941.96	\$0.00	0.00%
Operations & Maintenance	\$1,233.20	\$1,527.64	\$294.44	23.88%
Total	\$2,175.16	\$2,469.60	\$294.44	13.54%

- (1) Annual debt service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.
- (2) Annual operations & maintenance assessment based on proposed Fiscal Year 2026 budget and includes Hillsborough County collection costs and early payment discount costs.

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TOTAL FY 2026 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL	\$492,919.00
COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @ 6.0%	<u>\$31,462.91</u>
TOTAL GROSS FY 2026 O&M ASSESSMENT	<u><u>\$524,381.91</u></u>

LOT SIZE REFERENCE	LOT SIZE	TOTAL # OF LOTS ASSESSED		ALLOCATION OF O&M ASSESSMENT			TOTAL SERIES 2016	PER UNIT ANNUAL ASSESSMENTS			
		O&M	SERIES 2016 DEBT SERVICE	EAU/UNIT	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	DEBT SERVICE REVENUE COLLECTED	SERIES 2016 DEBT SERVICE (1)	FY 2026 O&M	TOTAL (2)
TH	Townhome	153	150	0.37	56.31	12.67%	\$66,454.12	\$39,639.00	\$264.26	\$434.34	\$698.60
40	Single Family 40' Lot	179	179	0.80	143.05	32.19%	\$168,821.99	\$103,760.93	\$579.67	\$943.14	\$1,522.81
50	Single Family 50' Lot	122	108	1.00	122.00	27.46%	\$143,980.19	\$78,255.72	\$724.59	\$1,180.17	\$1,904.76
60	Single Family 60' Lot	95	95	1.29	122.97	27.68%	\$145,125.61	\$89,486.20	\$941.96	\$1,527.64	\$2,469.60
TOTAL		549	532		444.33	100.00%	\$524,381.91	\$311,141.85			
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)							(\$31,462.91)	(\$18,668.51)			
NET REVENUE TO BE COLLECTED							\$492,919.00	\$292,473.34			

(1) Annual debt service assessment per lot adopted in connection with the Avelar Creek CDD Series 2016 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.