



HALIFAX
SOLUTIONS

AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

Adopted Amended Budget for
Fiscal Year 2024-2025

October 20, 2025

avelarcreekcdd.org

District Office:
4532 West Kennedy Blvd. #328
Tampa, FL 33609

Table of Contents

General Fund.....	Tab 1
Reserve Fund.....	Tab 2
Debt Service Budgets.....	Tab 3
Supporting Budget Schedules.....	Tab 4

**Adopted Amended Budget
Avelar Creek Community Development District
General Fund
Fiscal Year 2024-2025**

Chart of Accounts Classification	Annual Budget for 2024/2025
REVENUES	
Interest Earnings	
Interest Earnings - Investments	\$3,096.39
Special Assessments	
Tax Roll	\$398,384.80
Other Miscellaneous Revenues	
Rental Income	\$2,875.00
Miscellaneous Revenues	\$375.00
TOTAL REVENUES	404,731.19
Balance Forward from Prior Year	24,484.14
TOTAL REVENUES AND BALANCE FORWARD	429,215.33
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$5,400.00
Financial & Administrative	
Arbitrage Rebate Calculation	\$3,200.00
Info Technology	\$375.00
Recording Secretary	\$0.00
Trustees Fees	\$4,240.63
Disclosure Report	\$0.00
District Engineer	\$17,420.00
District Management	\$45,190.99
Field Manager	\$8,075.00
Accounting Services	\$6,500.01
Auditing Services	\$1,900.00
ADA Website Compliance	\$680.00
Email Administration	\$675.00
Postage, Copies, Mailings	\$4.83
Rentals & Leases	\$600.00
Public Officials Liability Insurance	\$2,963.00
Legal Advertising	\$1,420.50
Misc. - Reserve Study	\$0.00
Bank Fees	-\$0.78
Website Administration	\$2,774.99
Dues, Licenses & Fees	\$483.60
Legal Counsel	
District Counsel	\$16,042.94

**Adopted Amended Budget
Avelar Creek Community Development District
General Fund
Fiscal Year 2024-2025**

Chart of Accounts Classification	Annual Budget for 2024/2025
Administrative Subtotal	\$117,945.71
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$50,393.52
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$3,557.70
Water-Sewer Combination Services	
Utility Services	\$14,439.67
Other Physical Environment	
Aquatic Maintenance	\$4,290.00
Waterway Fish Stocking	\$0.00
Property Insurance	\$20,667.00
Pressure Washing	\$0.00
Waterway Improvements & Repairs	\$0.00
Landscape Maintenance	\$111,785.26
Landscape Replacement Plants, Shrubs, Trees	\$3,260.00
Landscape - Mulch & Tree Trimming	\$19,382.89
Irrigation Maintenance	\$8,251.86
Road & Street Facilities	
Pavement & Street Sign Repairs	\$100
Parks & Recreation	
Pool Maintenance	\$15,113.23
Amenity Center Cleaning & Supplies	\$3,960.00
Pool Contract	\$14,702.33
Onsite Staff	\$11,921.01
Sales Tax	\$196.59
Amenity Center	\$2,951.19
Holiday Lighting	\$329.45
Internet Services	\$818.82
Access Cards & Equipment	\$602.75
Miscellaneous Expenses	\$7,687.35
Contingency	
Capital Reserves	\$16,859.00
Field Operations Subtotal	\$311,269.62
TOTAL EXPENDITURES	\$429,215.33
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00

Adopted Amended Budget
Avelar Creek Community Development District
Reserve Fund
Fiscal Year 2024-2025

Chart of Accounts Classification	Annual Budget for 2024/2025
REVENUES	
Special Assessments	
Tax Roll	\$0.00
Interest Earnings	
Interest Earnings	\$4,953.40
TOTAL REVENUES	\$4,953.40
Balance Forward from Prior Year	\$0.00
TOTAL REVENUES AND BALANCE FORWARD	\$4,953.40
EXPENDITURES	
Contingency	
Capital Reserves	-\$14,735.00
TOTAL EXPENDITURES	-\$14,735.00
EXCESS OF REVENUES OVER EXPENDITURES	\$19,688.40

Avelar Creek

Community Development District

Debt Service Budgets

Fiscal Year 2025

Series 2016 Bonds
Fiscal Year 2025 Budget

REVENUES	
CDD Debt Service Assessments	\$ 284,413
TOTAL REVENUES	\$ 284,413
EXPENDITURES	
May Bond Interest Payment	\$ 51,094
May Bond Principal Payment	\$ 185,000
November Bond Interest Payment	\$ 48,319
TOTAL EXPENDITURES	\$ 284,413
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 2,750,000
Principal Payment Applied Toward Bonds	\$ 185,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 2,565,000

**Series 2016 Special Assessment Revenue Bonds Amortization
Schedule**

Period Ending	Outstanding Balance	Principal	Interest	Annual Debt Service
5/1/2017	\$4,085,000	\$ 140,000	\$ 82,302	
11/1/2017	\$3,945,000		\$ 64,150	\$ 286,452
5/1/2018	\$3,945,000	\$ 160,000	\$ 64,150	
11/1/2018	\$3,785,000		\$ 62,550	\$ 286,700
5/1/2019	\$3,785,000	\$ 165,000	\$ 62,550	
11/1/2019	\$3,620,000		\$ 60,900	\$ 288,450
5/1/2020	\$3,620,000	\$ 170,000	\$ 60,900	
11/1/2020	\$3,450,000		\$ 59,200	\$ 290,100
5/1/2021	\$3,450,000	\$ 170,000	\$ 59,200	
11/1/2021	\$3,280,000		\$ 57,500	\$ 286,700
5/1/2022	\$3,280,000	\$ 175,000	\$ 57,500	
11/1/2022	\$3,105,000		\$ 55,531	\$ 288,031
5/1/2023	\$3,105,000	\$ 175,000	\$ 55,531	
11/1/2023	\$2,930,000		\$ 53,344	\$ 283,875
5/1/2024	\$2,930,000	\$ 180,000	\$ 53,344	
11/1/2024	\$2,750,000		\$ 51,094	\$ 284,438
5/1/2025	\$2,750,000	\$ 185,000	\$ 51,094	
11/1/2025	\$2,565,000		\$ 48,319	\$ 284,413
5/1/2026	\$2,565,000	\$ 195,000	\$ 48,319	
11/1/2026	\$2,370,000		\$ 45,394	\$ 288,713
5/1/2027	\$2,370,000	\$ 200,000	\$ 45,394	
11/1/2027	\$2,170,000		\$ 41,769	\$ 287,163
5/1/2028	\$2,170,000	\$ 205,000	\$ 41,769	
11/1/2028	\$1,965,000		\$ 38,053	\$ 284,822
5/1/2029	\$1,965,000	\$ 215,000	\$ 38,053	
11/1/2029	\$1,750,000		\$ 34,156	\$ 287,209
5/1/2030	\$1,750,000	\$ 220,000	\$ 34,156	
11/1/2030	\$1,530,000		\$ 30,169	\$ 284,325
5/1/2031	\$1,530,000	\$ 230,000	\$ 30,169	
11/1/2031	\$1,300,000		\$ 26,000	\$ 286,169
5/1/2032	\$1,300,000	\$ 240,000	\$ 26,000	
11/1/2032	\$1,060,000		\$ 21,200	\$ 287,200
5/1/2033	\$1,060,000	\$ 250,000	\$ 21,200	
11/1/2033	\$810,000		\$ 16,200	\$ 287,400
5/1/2034	\$810,000	\$ 260,000	\$ 16,200	
11/1/2034	\$550,000		\$ 11,000	\$ 287,200
5/1/2035	\$550,000	\$ 270,000	\$ 11,000	
11/1/2035	\$280,000		\$ 5,600	\$ 286,600

Avelar Creek

Community Development District

Series 2016 Debt Service

Period Ending	Outstanding Balance	Principal	Interest	Annual Debt Service
5/1/2036	\$280,000	\$ 280,000	\$ 5,600	
		\$ 4,085,000	\$ 1,646,558	\$ 5,445,958

Avelar Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

AVELAR CREEK

Community Development District

All Funds

**Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024**

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET

Product	General Fund			Debt Service Series 2016			Total Assessments per Unit				O&M	DS
	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change	Percent Change	Units	Units
Townhome	\$350	\$350	(\$1)	\$264	\$264	\$0	\$614	\$614	(\$1)	0%	153	151
SF 40'	\$760	\$761	(\$1)	\$580	\$580	\$0	\$1,340	\$1,341	(\$1)	0%	179	179
SF 50'	\$951	\$952	(\$1)	\$725	\$725	\$0	\$1,675	\$1,676	(\$1)	0%	122	108
SF 65'	\$1,231	\$1,233	(\$2)	\$942	\$942	\$0	\$2,173	\$2,175	(\$2)	0%	95	95
											549	533

*** New Area is assessed solely on Admin fees