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SOLUTIONS

# **AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT**

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**Approved Proposed Budget for  
Fiscal Year 2027**

**April 27, 2026**

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# **Avelar Creek Community Development District FY 2027 Proposed Budget – Summary**

This document provides a high-level financial and operational analysis of the Avelar Creek Community Development District's Proposed Budget for Fiscal Year 2027. The intent is to summarize key financial trends, highlight material changes from the prior fiscal year, and present information useful for Board discussion, public review, statutory budget hearings, and County review.

## **Overall Financial Position**

The FY 2027 Proposed Budget for Avelar Creek Community Development District is structurally balanced; with total revenues and total expenditures each budgeted at \$492,919.00 between the General and Reserve Fund. Both Funds fully supported by recurring revenues and does not rely on deficit financing or extraordinary one-time funding sources.

Compared to FY 2026, the General Fund budget reflects active reallocation rather than growth, with modest adjustments made to align spending more closely with historical usage, updated contracts, and current operating conditions. A key structural feature of the FY 2027 budget is the intentional redistribution of assessment revenues between the General Fund and the Reserve Fund, maintaining overall assessment stability while strengthening long-term capital planning.

## **Revenue Structure and Assessment Allocation**

Non-ad valorem assessments continue to represent the District's primary and most stable revenue source. For FY 2027, a portion of assessment revenue has been shifted from the General Fund to the Reserve Fund, resulting in a \$20,265.00 reduction in General Fund tax roll revenue and a corresponding increase in Reserve Fund assessments.

This adjustment does not represent a loss of total District revenue, but rather a strategic policy choice to enhance reserve funding while keeping operating revenues aligned with realistic expenditure needs.

## **Administrative Cost Management**

Administrative expenditures remain well-controlled and predictable, reflecting only incremental adjustments tied to contract renewals, insurance estimates, or prior-year experience. The addition of a Workers' Compensation insurance line item improves risk management coverage and budget transparency.

## **Field Operations – Primary Cost Drivers**

Field Operations continue to represent the largest share of General Fund expenditures, underscoring the District's focus on resident-facing services. Utility, landscape, irrigation, and maintenance budgets have been refined to better reflect documented usage patterns and vendor agreements.

## **Amenities and Recreational Facilities**

Amenity Center operations reflect multiple targeted reductions in cleaning, supplies, pool repairs, and internet services where historical spending did not justify earlier budget levels. At the same time, core staffing and service contracts remain adequately funded to ensure continuity of service.

## **Insurance and Risk Management Trends**

Insurance-related costs show net decreases across several coverage categories based on updated estimates from the District's insurance provider. Separately identified contingency funding improves transparency and allows the District to address unforeseen events without embedding excess reserves in operating lines.

## **Reserve Fund Strategy**

The FY 2027 Reserve Fund reflects a deliberate strengthening initiative through increased assessment allocation. Reserve expenditures are limited strictly to capital reserve contributions, preserving the fund's intended long-term purpose.

## **Summary and Key Takeaways**

The FY 2027 Proposed Budget demonstrates prudent financial stewardship, disciplined expenditure management, and thoughtful reserve planning. The budget is balanced, transparent, and aligned with historical operating trends while maintaining flexibility to address future infrastructure and service needs.

Overall, the FY 2027 budget presents a defensible, well-documented, and operationally focused financial plan suitable for public review and statutory approval. When you review the proposed assessment schedule for FY 2027 you will find that there is no proposed increase and the per unit assessments will remain the same.

**Approved Proposed Budget**  
**Avelar Creek Community Development District**  
**General Fund**  
**Fiscal Year 2027**

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2026	Annual Budget for 2026	Projected Budget variance for 2026	Proposed Budget for 2027	Budget Increase (Decrease) vs 2026
1							
2	<b>REVENUES</b>						
3							
4	40001 - Tax Roll	\$448,336.01	\$453,184.00	\$453,184.00	\$0.00	\$432,919.00	-\$20,265.00
5	48000 - Interest Earnings	\$4,618.02	\$9,236.04	\$0.00	\$9,236.04	\$0.00	\$0.00
6	48002 - Rental Income	\$450.00	\$900.00	\$0.00	\$900.00	\$0.00	\$0.00
7							
8	<b>TOTAL REVENUES</b>	<b>\$453,404.03</b>	<b>\$463,320.04</b>	<b>\$453,184.00</b>	<b>\$10,136.04</b>	<b>\$432,919.00</b>	<b>-\$20,265.00</b>
9							
10	<b>Balance Forward from Prior Year</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
11							
12	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$453,404.03</b>	<b>\$463,320.04</b>	<b>\$453,184.00</b>	<b>\$10,136.04</b>	<b>\$432,919.00</b>	<b>-\$20,265.00</b>
13							
14	<b>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</b>						
15							
16	<b>EXPENDITURES - ADMINISTRATIVE</b>						
17							
18	<b>Financial &amp; Administrative</b>						
19	51002 - Arbitrage Rebate Calculation	\$600.00	\$600.00	\$600.00	\$0.00	\$600.00	\$0.00
20	51003 - Auditing Services	\$1,000.00	\$2,000.00	\$4,500.00	\$2,500.00	\$4,600.00	\$100.00
21	51004 - Bank Fees	\$0.00	\$0.00	\$150.00	\$150.00	\$150.00	\$0.00
22	51005 - Crime Insurance	\$274.98	\$550.00	\$500.00	-\$50.00	\$605.00	\$105.00
23	51006 - Disclosure Report	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
24	51007 - District Engineer	\$4,620.00	\$9,240.00	\$12,000.00	\$2,760.00	\$12,000.00	\$0.00
25	51008 - District Management	\$25,470.00	\$50,940.00	\$50,940.00	\$0.00	\$50,940.00	\$0.00
26	51009 - Dues, Licenses & Fees	\$175.00	\$175.00	\$175.00	\$0.00	\$175.00	\$0.00
27	51010 - Email Administration	\$450.00	\$900.00	\$900.00	\$0.00	\$900.00	\$0.00
28	51011 - Legal Advertising	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00
29	51013 - Postage, Copies, Mailings	\$0.00	\$0.00	\$250.00	\$250.00	\$125.00	-\$125.00
30	51014 - Public Officials Liability Insurance	\$1,337.52	\$2,675.00	\$3,356.00	\$681.00	\$2,943.00	-\$413.00
31	51015 - Trustee Fees	\$0.00	\$0.00	\$4,257.00	\$4,257.00	\$4,257.00	\$0.00
32	51016 - Website Administration	\$480.00	\$960.00	\$990.00	\$30.00	\$990.00	\$0.00
33	51017 - Website Compliance	\$240.00	\$480.00	\$480.00	\$0.00	\$480.00	\$0.00
34	51018 - Workers Comp Insurance	\$424.98	\$849.96	\$0.00	-\$849.96	\$980.00	\$980.00
35	<b>Legal Counsel</b>						
36	52001 - District Counsel	\$3,425.50	\$6,851.00	\$18,000.00	\$11,149.00	\$18,000.00	\$0.00
37	<b>Legislative</b>						
38	53001 - Supervisor Fees	\$2,000.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
39							
40	<b>Administrative Subtotal</b>	<b>\$45,497.98</b>	<b>\$86,220.96</b>	<b>\$109,098.00</b>	<b>\$22,877.04</b>	<b>\$109,745.00</b>	<b>\$647.00</b>
41							
42	<b>EXPENDITURES - FIELD OPERATIONS</b>						
43							
44	<b>Electric Utility Services</b>						
45	61001 - Street Lights	\$19,933.80	\$39,867.60	\$41,000.00	\$1,132.40	\$41,000.00	\$0.00
46	61002 - Utility Services	\$7,699.48	\$15,398.96	\$14,000.00	-\$1,398.96	\$15,500.00	\$1,500.00
47	<b>Garbage/Solid Waste Control Services</b>						
48	62001 - Garbage - Amenity Center	\$1,643.34	\$3,286.68	\$3,500.00	\$213.32	\$3,500.00	\$0.00
49	<b>Parks &amp; Recreation</b>						
50	64001 - A/C Maintenance & Repairs	\$423.50	\$847.00	\$2,000.00	\$1,153.00	\$1,500.00	-\$500.00
51	64002 - Access Control Maintenance & Repairs	\$75.00	\$150.00	\$1,200.00	\$1,050.00	\$1,000.00	-\$200.00
52	64003 - Amenity Center Cleaning Service & Supplies	\$1,280.00	\$2,560.00	\$5,500.00	\$2,940.00	\$4,000.00	-\$1,500.00
53	64004 - Amenity Center Maintenance & Repairs	\$1,513.72	\$3,027.44	\$5,000.00	\$1,972.56	\$5,000.00	\$0.00
54	64005 - Amenity Center Staffing	\$5,859.00	\$11,718.00	\$17,000.00	\$5,282.00	\$17,000.00	\$0.00
55	64006 - Amenity Center Supplies	\$201.78	\$403.56	\$4,000.00	\$3,596.44	\$2,000.00	-\$2,000.00
56	64010 - Holiday Decorations	\$480.00	\$480.00	\$1,000.00	\$520.00	\$1,000.00	\$0.00
57	64011 - Internet Services	\$438.94	\$877.88	\$1,200.00	\$322.12	\$900.00	-\$300.00
58	64014 - Pest Control	\$504.00	\$1,008.00	\$1,008.00	\$0.00	\$1,008.00	\$0.00
59	64016 - Pool Permits	\$0.00	\$0.00	\$600.00	\$600.00	\$600.00	\$0.00
60	64017 - Pool Repairs	\$529.50	\$1,059.00	\$7,300.00	\$6,241.00	\$3,000.00	-\$4,300.00
61	64018 - Pool Service Contract	\$9,250.00	\$18,500.00	\$22,200.00	\$3,700.00	\$22,200.00	\$0.00
62	64019 - Sales Tax	\$65.82	\$131.64	\$500.00	\$368.36	\$300.00	-\$200.00
63	<b>Other Physical Environment</b>						
64	65002 - General Liability Insurance	\$1,600.02	\$3,200.00	\$4,104.00	\$904.00	\$3,520.00	-\$584.00
65	65004 - Irrigation Repairs	\$2,252.26	\$4,504.52	\$10,000.00	\$5,495.48	\$10,000.00	\$0.00
66	65005 - Landscape - Annuals	\$3,045.00	\$6,090.00	\$6,273.00	\$183.00	\$6,365.00	\$92.00
67	65007 - Landscape - Inspection Services	\$4,050.00	\$8,100.00	\$8,100.00	\$0.00	\$8,280.00	\$180.00
68	65009 - Landscape - Maintenance	\$43,143.99	\$86,287.98	\$87,367.00	\$1,079.02	\$88,877.00	\$1,510.00

Approved Proposed Budget  
Avelar Creek Community Development District  
General Fund  
Fiscal Year 2027

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2026	Annual Budget for 2026	Projected Budget variance for 2026	Proposed Budget for 2027	Budget Increase (Decrease) vs 2026
69	65010 - Landscape - Mulch	\$0.00	\$0.00	\$20,085.00	\$20,085.00	\$20,688.00	\$603.00
70	65012 - Landscape - Replacement Plants, Shrubs, Trees	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$11,000.00	\$1,000.00
71	65013 - Landscape - Tree Trimming	\$0.00	\$0.00	\$7,000.00	\$7,000.00	\$5,000.00	-\$2,000.00
72	65014 - Pressure Washing	\$0.00	\$0.00	\$8,000.00	\$8,000.00	\$8,000.00	\$0.00
73	65015 - Property Insurance	\$6,166.02	\$12,332.00	\$18,359.00	\$6,027.00	\$11,715.00	-\$6,644.00
74	<b>Road &amp; Street Facilities</b>						
75	67008 - Street Sign Repair & Replacement	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$1,000.00	-\$1,000.00
76	<b>Stormwater Control</b>						
77	68001 - Aquatic Maintenance	\$4,290.00	\$8,580.00	\$8,790.00	\$210.00	\$9,000.00	\$210.00
78	68004 - Fountain Service Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
79	68006 - Waterway Fish Stocking	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00
80	68007 - Waterway Improvements & Repairs	\$2,775.00	\$5,550.00	\$1,000.00	-\$4,550.00	\$1,000.00	\$0.00
81	<b>Water-Sewer Combination Services</b>						
82	69001 - Utility Services	\$7,223.85	\$14,447.70	\$15,000.00	\$552.30	\$15,000.00	\$0.00
83	<b>Contingency</b>						
84	70002 - Miscellaneous Contingency	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$2,221.00	-\$7,779.00
85							
86	<b>Field Operations Subtotal</b>	<b>\$124,444.02</b>	<b>\$248,407.96</b>	<b>\$344,086.00</b>	<b>\$95,678.04</b>	<b>\$323,174.00</b>	<b>-\$20,912.00</b>
87							
88	<b>Contingency for County TRIM Notice</b>						
89							
90	<b>TOTAL EXPENDITURES</b>	<b>\$169,942.00</b>	<b>\$334,628.92</b>	<b>\$453,184.00</b>	<b>\$118,555.08</b>	<b>\$432,919.00</b>	<b>-\$20,265.00</b>
91							
92	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$283,462.03</b>	<b>\$128,691.12</b>	<b>\$0.00</b>	<b>\$128,691.12</b>	<b>\$0.00</b>	<b>\$0.00</b>
93							

Approved Proposed Budget  
Avelar Creek Community Development District  
Reserve Fund  
Fiscal Year 2027

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2026	Annual Budget for 2026	Projected Budget variance for 2026	Proposed Budget for 2027	Budget Increase (Decrease) vs 2026
1							
2	<b>REVENUES</b>						
3							
4	40001 - Tax Roll	\$39,735.00	\$39,735.00	\$39,735.00	\$0.00	\$60,000.00	\$20,265.00
5	48000 - Interest Earnings	\$2,663.14	\$5,326.28	\$0.00	\$5,326.28	\$0.00	\$0.00
6							
7	<b>TOTAL REVENUES</b>	<b>\$42,398.14</b>	<b>\$45,061.28</b>	<b>\$39,735.00</b>	<b>\$5,326.28</b>	<b>\$60,000.00</b>	<b>\$20,265.00</b>
8							
9	<b>Balance Forward from Prior Year</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10							
11	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$42,398.14</b>	<b>\$45,061.28</b>	<b>\$39,735.00</b>	<b>\$5,326.28</b>	<b>\$60,000.00</b>	<b>\$20,265.00</b>
12							
13	<b>EXPENDITURES</b>						
14							
15	<b>Contingency</b>						
16	70001 - Capital Reserves	\$0.00	\$0.00	\$39,735.00	\$39,735.00	\$60,000.00	\$20,265.00
17							
18	<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$39,735.00</b>	<b>\$39,735.00</b>	<b>\$60,000.00</b>	<b>\$20,265.00</b>
19							
20	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$42,398.14</b>	<b>\$45,061.28</b>	<b>\$0.00</b>	<b>\$45,061.28</b>	<b>\$0.00</b>	<b>\$0.00</b>
21							

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2027 DEBT SERVICE BUDGET**

SERIES 2016	
<b>REVENUES</b>	
Expected Net Debt Service Revenue	\$292,473.34
<b>TOTAL REVENUES</b>	<b>\$292,473.34</b>
<b>EXPENDITURES (1)</b>	
May 1, 2027 Interest	\$44,040.63
May 1, 2027 Scheduled Principal Payment	\$195,000.00
November 1, 2027 Interest	\$40,506.25
<b>TOTAL EXPENDITURES</b>	<b>\$279,546.88</b>
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>\$12,926.46</b>

**(1) Scheduled Fiscal Year 2026 Debt Service Payments Per Trustee as of March 16, 2026.**

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT  
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS**

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
<b>Townhome</b>				
Debt Service	\$264.26	\$264.26	\$0.00	0.00%
Operations & Maintenance	\$434.34	\$434.34	(\$0.00)	0.00%
<b>Total</b>	<b>\$698.60</b>	<b>\$698.60</b>	<b>(\$0.00)</b>	<b>0.00%</b>
<b>Single Family 40' Lot</b>				
Debt Service	\$579.67	\$579.67	\$0.00	0.00%
Operations & Maintenance	\$943.14	\$943.14	(\$0.00)	0.00%
<b>Total</b>	<b>\$1,522.81</b>	<b>\$1,522.81</b>	<b>(\$0.00)</b>	<b>0.00%</b>
<b>Single Family 50' Lot</b>				
Debt Service	\$724.59	\$724.59	\$0.00	0.00%
Operations & Maintenance	\$1,180.17	\$1,180.17	(\$0.00)	0.00%
<b>Total</b>	<b>\$1,904.76</b>	<b>\$1,904.76</b>	<b>(\$0.00)</b>	<b>0.00%</b>
<b>Single Family 60' Lot</b>				
Debt Service	\$941.96	\$941.96	\$0.00	0.00%
Operations & Maintenance	\$1,527.64	\$1,527.64	(\$0.00)	0.00%
<b>Total</b>	<b>\$2,469.60</b>	<b>\$2,469.60</b>	<b>(\$0.00)</b>	<b>0.00%</b>

- (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 2027 budget and includes Hillsborough County collection costs and early payment discount costs.

## AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL	\$492,919.00
COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @ 6.00%	<u>\$31,462.91</u>
TOTAL GROSS FY 2027 OPERATIONS & MAINTENANCE ASSESSMENT	<u>\$524,381.91</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 2027 O&M	TOTAL (2)
TH	Townhome	153	150	0.37	56.31	12.67%	\$66,454.11	\$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
<b>TOTAL</b>		<b>549</b>	<b>532</b>		<b>444.33</b>	<b>100.00%</b>	<b>\$524,381.91</b>	<b>\$311,141.85</b>			
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)							(\$31,462.91)	(\$18,668.51)			
<b>NET REVENUE TO BE COLLECTED</b>							<b>\$492,919.00</b>	<b>\$292,473.34</b>			

(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 2026 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.