

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**April 28, 2023**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**AVALON PARK WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

# Avalon Park West Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

April 21, 2023

Board of Supervisors  
Avalon Park West Community Development District

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Avalon Park West Community Development District will hold a Regular Meeting on April 28, 2023 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisors, Andre Carmack [SEAT 1] and Ty Vincent [SEAT 4] (*the following to be provided in a separate package*)
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date
5. Consider Appointment to Fill Vacant Seat 2; *Term Expires November 2024*
  - Administration of Oath of Office to Appointed Supervisor
6. Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

7. Ratification of Engagement with Jere Earlywine at Kutak Rock LLP
  - Consideration of Retention and Fee Agreement
8. Consideration of Resolution 2023-03, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date
9. Consideration of Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
10. Acceptance of Unaudited Financial Statements as of March 31, 2023
11. Approval of Minutes
  - A. August 26, 2022 Public Hearing and Regular Meeting
  - B. September 20, 2022 Continued Public Hearing, Public Hearing and Regular Meeting
  - C. November 29, 2022 Landowners’ Meeting
12. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Stantec Consulting Services*
  - C. Operations Manager: *Access Management*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - \_\_\_ Registered Voters in District as of April 15, 2023
    - NEXT MEETING DATE: May 26, 2023 at 10:00 AM
      - QUORUM CHECK

SEAT 1	ANDRE CARMACK	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MARY MOULTON	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	TY VINCENT	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CHRISTIAN COTTER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

13. Board Members’ Comments/Requests

14. Public Comments

15. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 131 733 0895**

# **AVALON PARK WEST**

## **COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS’ ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Avalon Park West Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners’ meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners’ meeting was held on November 29, 2022, and the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Seat 1	Andre Carmack	414 Votes
Seat 2	Vacant	0 Votes
Seat 4	Ty Vincent	415 Votes

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following term of office:

Seat 1	Andre Carmack	4-Year Term
Seat 2	Vacant	2-Year Term
Seat 4	Ty Vincent	4-Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 28TH DAY OF APRIL, 2023.**

Attest:

**AVALON PARK WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



# **AVALON PARK WEST**

## **COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Avalon Park West Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** \_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Cindy Cerbone** is appointed Assistant Secretary.

**Jamie Sanchez** is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 28th day of April, 2023.

ATTEST:

**AVALON PARK WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# **AVALON PARK WEST**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

Avalon Park West Community Development District  
c/o Craig Wrathell and  
Christian Cotter  
Wrathell, Hunt & Associates, LLC  
2300 Glades Road Suite 410W  
Boca Raton, Florida 33431  
wrathellc@whhassociates.com  
christiancotter@forestar.com

RE: District Counsel Matter

Dear Sirs or Madams,

Effective February 6, 2023, Jere Earlywine will resign from KE LAW GROUP PLLC to join the law firm of KUTAK ROCK LLP.

Mr. Earlywine was providing services to you on the above-referenced matter. Therefore, this letter is to inform you that you have the option to choose to have Mr. Earlywine continue to represent you in this matter at his new law firm, or you may have KE LAW GROUP PLLC continue to represent you, in which case representation will be handled by Meredith Hammock and Lauren Gentry in KE LAW GROUP PLLC's Tampa Office. Alternatively, you can choose to retain an entirely new lawyer.

If you wish to have Jere Earlywine or a new lawyer continue to represent you, please be aware that you remain liable for fees and costs for services already provided by members of KE LAW GROUP PLLC through the date of this letter. Further, given the manner in which legal fees for open financing matters are structured, no fee has been paid to date. Should you elect to have this matter go with Mr. Earlywine, the fee may be apportioned between KE LAW GROUP PLLC and KUTAK ROCK LLP.

Please advise Jere Earlywine and KE Law Group PLLC in writing, as quickly as possible, of the District's decision so that continuity in your representation is assured. You may do so by indicating your choice below and returning a signed and dated copy. Please retain the additional copy of this designation letter for your records.

Yours truly,

/s/ Jere Earlywine

**Instructions**

I wish my file to stay with KE LAW GROUP PLLC.

I wish my file and trust account balance to be transferred to Jere Earlywine at KUTAK ROCK LLP.

I will retain new counsel and have them contact KE LAW GROUP PLLC to coordinate transfer of my file.



For the Client

**KUTAK ROCK LLP  
FEE AGREEMENT FOR  
AVALON PARK WEST CDD**

**I. PARTIES**

THIS FEE AGREEMENT ("Fee Agreement") is made and entered into by and between the following parties, and supersedes on a going forward basis any prior fee agreement between the parties:

A. Avalon Park West Community Development District ("Client")  
c/o Wrathell, Hunt and Associates LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

and

B. Kutak Rock LLP ("KUTAK")  
107 West College Avenue (32301)  
P.O. Box 10230  
Tallahassee, Florida 32302

**II. SCOPE OF SERVICES**

In consideration of the mutual agreements contained herein, the parties agree as follows:

A. The Client agrees to employ and retain KUTAK as its attorney and legal representative for all legal matters involving the District.

B. KUTAK accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

**III. FEES**

The Client agrees to compensate KUTAK for services rendered regarding any matters covered by this Fee Agreement according to the hourly billing rates for individual KUTAK lawyers set forth herein, plus actual expenses incurred by KUTAK in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). For Calendar Year 2023, hourly rates will be \$295 per hour for shareholders, \$265 per hour associates, \$235 per hour for contract attorneys and \$190 per hour for paralegals. All hourly rates will be increased annually by \$10 per hour. To the extent that the District issues bonds during Calendar Year 2023, KUTAK will provide issuer's counsel services under a flat fee of \$38,000 per bond issuance. This flat fee will be increased annually by \$1,000 per year.

**IV. CLIENT FILES**

The files and work product materials ("Client File") of the Client generated or received by KUTAK will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by KUTAK for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KUTAK may

confidentially destroy or shred the Client File, unless KUTAK is provided a written request from the Client requesting return of the Client File, to which KUTAK will return the Client File at Client's expense.

**V. DEFAULT**

In the event of a dispute arising under this Fee Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

**VI. TERMINATION**

Either party may terminate this Fee Agreement upon providing prior written notice to the other party at its regular place of business.

**VII. EXECUTION OF FEE AGREEMENT**

This Fee Agreement shall be deemed fully executed upon its signing by KUTAK and the Client. The contract formed between KUTAK and the Client shall be the operational contract between the parties.

**VIII. ENTIRE CONTRACT**

This Fee Agreement constitutes the entire agreement between the parties.

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**KUTAK ROCK LLP**

By: \_\_\_\_\_

By:  \_\_\_\_\_

Jere L. Earlywine

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## ATTACHMENT A

### KUTAK ROCK LLP EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Fee Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Photocopying and Printing. In-house photocopying and printing is charged at \$0.05 per page, which is less than actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes).

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the Client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The Client is responsible for notifying the firm of any particular billing arrangements or procedures which the Client requires of the consultant.

Other Expenses. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.



# **AVALON PARK WEST**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE GENERAL FUND PORTION OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on September 20, 2022, the Board of Supervisors (“Board”) of the Avalon Park West Community Development District (“District”), adopted a Budget for Fiscal Year 2022/2023; and

**WHEREAS**, the Board desires to amend the previously adopted budget for Fiscal Year 2022/2023.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The Fiscal Year 2022/2023 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 28th day of April, 2023.

ATTEST:

**AVALON PARK WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023  
PROPOSED AMENDED BUDGET**

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
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**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 137,044				\$ 131,363
Allowable discounts (4%)	(5,482)				(5,255)
Assessment levy: net	131,562	\$ 131,565	\$ -	\$ 131,565	126,108
Assessment levy: off-roll	64,874	-	64,874	64,874	67,621
Developer contribution	-	-	93,721	93,721	-
Interlocal agreement - amenity mgr	35,139	21,481	2,703	24,184	-
Interlocal agreement	50,000	-	21,233	21,233	-
Interest and miscellaneous	-	951	-	951	-
Total revenues	281,575	153,997	182,531	336,528	193,729
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
District management	48,000	24,000	24,000	48,000	48,000
Legal general counsel	15,000	10,495	19,505	30,000	25,000
Engineering	5,000	2,125	2,875	5,000	7,500
Audit	3,500	3,275	225	3,500	3,500
Debt service fund accounting Series 2022	5,500	-	-	-	-
Arbitrage rebate calculation	750	-	750	750	1,500
Dissemination agent	2,000	500	1,500	2,000	2,000
Trustee	6,500	4,031	2,469	6,500	9,000
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	382	1,118	1,500	2,500
Miscellaneous mailings	-	22	-	22	-
Annual special district fee	175	175	-	175	175
Insurance: general liability	5,919	5,570	-	5,570	6,684
Insurance: property	-	-	-	-	30,628
Insurance: flood	-	-	-	-	2,000
Website	705	-	705	705	705
ADA website compliance	210	-	210	210	210
Contingencies	500	293	207	500	500
Total professional & administrative	96,459	51,218	54,414	105,632	141,102

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>Field operations</b>					
Electric utility services					
Utility services	3,000	3,616	2,114	5,730	-
Utility - recreation facilities	12,000	5,217	6,783	12,000	-
Garbage/solid waste control services					
Garbage - recreation facilities	2,500	326	2,174	2,500	-
Solid waste assessment	500	-	500	500	-
Water-sewer combination services					
Utility services	4,000	2,558	3,019	5,577	-
Stormwater control					
Stormwater assessment	500	-	500	500	-
Other physical environment					
Property insurance	27,175	25,523	1,652	27,175	-
Flood insurance	1,322	1,491	10	1,501	-
Entry & walls maintenance	500	-	500	500	-
Landscape maintenance	15,000	53,580	76,431	130,011	-
Irrigation repairs	2,500	-	2,000	2,000	-
Landscape replacement	5,000	-	5,000	5,000	-
Lift station maintenance	1,500	502	998	1,500	-
Parks & recreation					
Shared amenity mgr w/ benefits	70,278	17,968	23,028	40,996	-
Gate maintenance & repair	2,500	2,403	3,260	5,663	-
Telephone, fax, internet	1,500	711	789	1,500	-
Pool permits	600	-	600	600	-
Amenity supplies	500	327	173	500	-
Pest control	500	636	318	954	-
Clubhouse janitorial service	5,250	3,005	4,315	7,320	-
Pool service contract	12,000	2,970	9,030	12,000	-
Maintenance & repair	1,500	3,540	1,770	5,310	-
Pool/water park maintenance	1,000	1,322	661	1,983	-
Access card system monitoring & maintenar	4,000	-	4,000	4,000	-
Clubhouse - facility janitorial supplies	1,000	292	708	1,000	-
Office supplies	1,000	-	1,000	1,000	-
Field operations accounting	2,250	1,125	(1,125)	-	-
Contingency					
Miscellaneous contingency	3,000	-	3,000	3,000	-
<b>Total field operations</b>	<b>182,375</b>	<b>127,112</b>	<b>153,208</b>	<b>280,320</b>	<b>-</b>

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>Other fees and charges</b>					
Property appraiser & tax collector	2,741	2,631	110	2,741	2,627
Total other fees and charges	2,741	2,631	110	2,741	2,627
Total expenditures	281,575	180,961	207,732	388,693	143,729
Excess/(deficiency) of revenues over/(under) expenditures	-	(26,964)	(25,201)	(52,165)	50,000
Fund balance - beginning (unaudited)	5,857	52,165	25,201	52,165	-
Fund balance - ending (projected)					
Assigned					
3 months working capital	-	-	-	-	50,000
Unassigned	5,857	25,201	-	-	-
Fund balance - ending (projected)	<u>\$ 5,857</u>	<u>\$ 25,201</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 50,000</u>

\* Assuming a new bond issuance in FY2022



**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

District management	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b>, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.</p>	
Legal general counsel	25,000
<p>Provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	7,500
<p>Provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	3,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.</p>	
Arbitrage rebate calculation	1,500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent fees	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &amp; Exchange Act of 1934.</p>	
Trustee	9,000
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, checks, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	2,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Annual special district fee	175
Insurance: general liability	6,684
The District carries public officials and general liability insurance.	
Insurance: property	30,628
Insurance: flood	2,000
Website	705
ADA website compliance	210
Contingencies	500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Total expenditures	<u><u>\$143,729</u></u>

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2020  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 332,293				\$ 332,293
Allowable discounts (4%)	(13,292)				(13,292)
Assessment levy: net	319,001	\$ 318,999	\$ 2	\$ 319,001	319,001
Interest	-	10	-	10	-
Total revenues	319,001	319,009	2	319,011	319,001
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	105,000	-	105,000	105,000	110,000
Interest	204,288	102,144	102,144	204,288	201,663
Total debt service	309,288	102,144	207,144	309,288	311,663
<b>Other fees &amp; charges</b>					
Property appraiser	175	-	175	175	175
Tax collector	6,646	6,380	-	6,380	6,646
Total other fees & charges	6,821	6,380	175	6,555	6,821
Total expenditures	316,109	108,524	207,319	315,843	318,484
Excess/(deficiency) of revenues over/(under) expenditures	2,892	210,485	(207,317)	3,168	517
<b>Fund balance:</b>					
Beginning fund balance (unaudited)	258,329	258,339	468,824	258,339	261,507
Ending fund balance (projected)	\$ 261,221	\$ 468,824	\$ 261,507	\$ 261,507	262,024
<b>Use of fund balance:</b>					
Debt service reserve account balance (required)					(156,178)
Interest expense - November 1, 2023					(99,456)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 6,390

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2020 (2020 PROJECT AREA) BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
					5,495,000.00
05/01/21			103,278.68	103,278.68	5,495,000.00
11/01/21			102,143.75	102,143.75	5,495,000.00
05/01/22	105,000.00	2.500%	102,143.75	207,143.75	5,390,000.00
11/01/22			100,831.25	100,831.25	5,390,000.00
05/01/23	110,000.00	2.500%	100,831.25	210,831.25	5,280,000.00
11/01/23			99,456.25	99,456.25	5,280,000.00
05/01/24	110,000.00	2.500%	99,456.25	209,456.25	5,170,000.00
11/01/24			98,081.25	98,081.25	5,170,000.00
05/01/25	115,000.00	2.500%	98,081.25	213,081.25	5,055,000.00
11/01/25			96,643.75	96,643.75	5,055,000.00
05/01/26	120,000.00	3.250%	96,643.75	216,643.75	4,935,000.00
11/01/26			94,693.75	94,693.75	4,935,000.00
05/01/27	125,000.00	3.250%	94,693.75	219,693.75	4,810,000.00
11/01/27			92,662.50	92,662.50	4,810,000.00
05/01/28	125,000.00	3.250%	92,662.50	217,662.50	4,685,000.00
11/01/28			90,631.25	90,631.25	4,685,000.00
05/01/29	130,000.00	3.250%	90,631.25	220,631.25	4,555,000.00
11/01/29			88,518.75	88,518.75	4,555,000.00
05/01/30	135,000.00	3.250%	88,518.75	223,518.75	4,420,000.00
11/01/30			86,325.00	86,325.00	4,420,000.00
05/01/31	140,000.00	3.750%	86,325.00	226,325.00	4,280,000.00
11/01/31			83,700.00	83,700.00	4,280,000.00
05/01/32	145,000.00	3.750%	83,700.00	228,700.00	4,135,000.00
11/01/32			80,981.25	80,981.25	4,135,000.00
05/01/33	150,000.00	3.750%	80,981.25	230,981.25	3,985,000.00
11/01/33			78,168.75	78,168.75	3,985,000.00
05/01/34	155,000.00	3.750%	78,168.75	233,168.75	3,830,000.00
11/01/34			75,262.50	75,262.50	3,830,000.00
05/01/35	160,000.00	3.750%	75,262.50	235,262.50	3,670,000.00
11/01/35			72,262.50	72,262.50	3,670,000.00
05/01/36	170,000.00	3.750%	72,262.50	242,262.50	3,500,000.00
11/01/36			69,075.00	69,075.00	3,500,000.00
05/01/37	175,000.00	3.750%	69,075.00	244,075.00	3,325,000.00
11/01/37			65,793.75	65,793.75	3,325,000.00
05/01/38	180,000.00	3.750%	65,793.75	245,793.75	3,145,000.00
11/01/38			62,418.75	62,418.75	3,145,000.00
05/01/39	190,000.00	3.750%	62,418.75	252,418.75	2,955,000.00
11/01/39			58,856.25	58,856.25	2,955,000.00
05/01/40	195,000.00	3.750%	58,856.25	253,856.25	2,760,000.00
11/01/40			55,200.00	55,200.00	2,760,000.00
05/01/41	205,000.00	4.000%	55,200.00	260,200.00	2,555,000.00
11/01/41			51,100.00	51,100.00	2,555,000.00
05/01/42	210,000.00	4.000%	51,100.00	261,100.00	2,345,000.00
11/01/42			46,900.00	46,900.00	2,345,000.00
05/01/43	220,000.00	4.000%	46,900.00	266,900.00	2,125,000.00
11/01/43			42,500.00	42,500.00	2,125,000.00
05/01/44	230,000.00	4.000%	42,500.00	272,500.00	1,895,000.00
11/01/44			37,900.00	37,900.00	1,895,000.00

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2020 (2020 PROJECT AREA) BONDS AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/45	240,000.00	4.000%	37,900.00	277,900.00	1,655,000.00
11/01/45			33,100.00	33,100.00	1,655,000.00
05/01/46	250,000.00	4.000%	33,100.00	283,100.00	1,405,000.00
11/01/46			28,100.00	28,100.00	1,405,000.00
05/01/47	260,000.00	4.000%	28,100.00	288,100.00	1,145,000.00
11/01/47			22,900.00	22,900.00	1,145,000.00
05/01/48	270,000.00	4.000%	22,900.00	292,900.00	875,000.00
11/01/48			17,500.00	17,500.00	875,000.00
05/01/49	280,000.00	4.000%	17,500.00	297,500.00	595,000.00
11/01/49			11,900.00	11,900.00	595,000.00
05/01/50	290,000.00	4.000%	11,900.00	301,900.00	305,000.00
11/01/50			6,100.00	6,100.00	305,000.00
05/01/51	305,000.00	4.000%	6,100.00	311,100.00	-
<b>Total</b>	<b>5,495,000.00</b>		<b>4,002,691.18</b>	<b>9,497,691.18</b>	

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Revenue & Expenditures	
<b>REVENUES</b>					
Special assessment - on-roll	\$ -				\$ 323,417
Allowable discounts (4%)	-				(12,937)
Assessment levy: net	-	\$ -	\$ -	\$ -	310,480
Special assessment: off-roll	-	-	-	-	100,146
Total revenues	-	-	-	-	410,626
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	85,000
Interest	-	-	-	-	193,512
Total debt service	-	-	-	-	278,512
<b>Other fees &amp; charges</b>					
Costs of issuance	-	-	165,815	165,815	-
Tax collector	-	-	-	-	6,468
Total other fees & charges	-	-	165,815	165,815	6,468
Total expenditures	-	-	165,815	165,815	284,980
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(165,815)	(165,815)	125,646
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	-	490,779	490,779	-
Underwriter's discount	-	-	(88,425)	(88,425)	-
Total other financing sources/(uses)	-	-	402,354	402,354	-
<b>Fund balance:</b>					
Net increase/(decrease) in fund balance	-	-	236,539	236,539	125,646
Beginning fund balance (unaudited)	-	-	-	-	236,539
Ending fund balance (projected)	\$ -	\$ -	\$ 236,539	\$ 236,539	362,185
<b>Use of fund balance:</b>					
Debt service reserve account balance (required)					(202,078)
Interest expense - November 1, 2023					(157,191)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 2,916

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22			34,460.97	34,460.97	5,895,000.00
05/01/23	85,000.00	4.375%	159,050.63	244,050.63	5,810,000.00
11/01/23			157,191.25	157,191.25	5,810,000.00
05/01/24	90,000.00	4.375%	157,191.25	247,191.25	5,720,000.00
11/01/24			155,222.50	155,222.50	5,720,000.00
05/01/25	95,000.00	4.375%	155,222.50	250,222.50	5,625,000.00
11/01/25			153,144.38	153,144.38	5,625,000.00
05/01/26	100,000.00	4.375%	153,144.38	253,144.38	5,525,000.00
11/01/26			150,956.88	150,956.88	5,525,000.00
05/01/27	100,000.00	4.375%	150,956.88	250,956.88	5,425,000.00
11/01/27			148,769.38	148,769.38	5,425,000.00
05/01/28	105,000.00	4.700%	148,769.38	253,769.38	5,320,000.00
11/01/28			146,301.88	146,301.88	5,320,000.00
05/01/29	110,000.00	4.700%	146,301.88	256,301.88	5,210,000.00
11/01/29			143,716.88	143,716.88	5,210,000.00
05/01/30	115,000.00	4.700%	143,716.88	258,716.88	5,095,000.00
11/01/30			141,014.38	141,014.38	5,095,000.00
05/01/31	125,000.00	4.700%	141,014.38	266,014.38	4,970,000.00
11/01/31			138,076.88	138,076.88	4,970,000.00
05/01/32	130,000.00	4.700%	138,076.88	268,076.88	4,840,000.00
11/01/32			135,021.88	135,021.88	4,840,000.00
05/01/33	135,000.00	5.500%	135,021.88	270,021.88	4,705,000.00
11/01/33			131,309.38	131,309.38	4,705,000.00
05/01/34	145,000.00	5.500%	131,309.38	276,309.38	4,560,000.00
11/01/34			127,321.88	127,321.88	4,560,000.00
05/01/35	150,000.00	5.500%	127,321.88	277,321.88	4,410,000.00
11/01/35			123,196.88	123,196.88	4,410,000.00
05/01/36	160,000.00	5.500%	123,196.88	283,196.88	4,250,000.00
11/01/36			118,796.88	118,796.88	4,250,000.00
05/01/37	170,000.00	5.500%	118,796.88	288,796.88	4,080,000.00
11/01/37			114,121.88	114,121.88	4,080,000.00
05/01/38	180,000.00	5.500%	114,121.88	294,121.88	3,900,000.00
11/01/38			109,171.88	109,171.88	3,900,000.00
05/01/39	190,000.00	5.500%	109,171.88	299,171.88	3,710,000.00
11/01/39			103,946.88	103,946.88	3,710,000.00
05/01/40	200,000.00	5.500%	103,946.88	303,946.88	3,510,000.00
11/01/40			98,446.88	98,446.88	3,510,000.00
05/01/41	210,000.00	5.500%	98,446.88	308,446.88	3,300,000.00
11/01/41			92,671.88	92,671.88	3,300,000.00
05/01/42	225,000.00	5.500%	92,671.88	317,671.88	3,075,000.00
11/01/42			86,484.38	86,484.38	3,075,000.00
05/01/43	235,000.00	5.625%	86,484.38	321,484.38	2,840,000.00
11/01/43			79,875.00	79,875.00	2,840,000.00
05/01/44	250,000.00	5.625%	79,875.00	329,875.00	2,590,000.00
11/01/44			72,843.75	72,843.75	2,590,000.00
05/01/45	265,000.00	5.625%	72,843.75	337,843.75	2,325,000.00
11/01/45			65,390.63	65,390.63	2,325,000.00
05/01/46	280,000.00	5.625%	65,390.63	345,390.63	2,045,000.00
11/01/46			57,515.63	57,515.63	2,045,000.00

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/47	295,000.00	5.625%	57,515.63	352,515.63	1,750,000.00
11/01/47			49,218.75	49,218.75	1,750,000.00
05/01/48	310,000.00	5.625%	49,218.75	359,218.75	1,440,000.00
11/01/48			40,500.00	40,500.00	1,440,000.00
05/01/49	330,000.00	5.625%	40,500.00	370,500.00	1,110,000.00
11/01/49			31,218.75	31,218.75	1,110,000.00
05/01/50	350,000.00	5.625%	31,218.75	381,218.75	760,000.00
11/01/50			21,375.00	21,375.00	760,000.00
05/01/51	370,000.00	5.625%	21,375.00	391,375.00	390,000.00
11/01/51			10,968.75	10,968.75	390,000.00
05/01/52	390,000.00	5.625%	10,968.75	400,968.75	-
11/01/52			-	-	-
<b>Total</b>	<b>5,895,000.00</b>		<b>6,201,094.30</b>	<b>12,096,094.30</b>	



**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

**On-Roll Assessments (Phase 1)**

Series 2020

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&amp;M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
TH	80	\$ 146.19	\$ 729.74	\$ 875.93	\$ 1,030.70
SF 40'	114	208.84	1,042.49	1,251.33	1,472.43
SF 50'	119	261.06	1,303.11	1,564.17	1,840.54
SF 60'	-	313.27	-	313.27	644.91
<b>Total</b>	<b>313</b>				

**On-Roll Assessments (Phase 3 North)**

Series 2022

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&amp;M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
SF 40'	85	208.84	1,042.44	1,251.28	\$ 99.09
SF 50'	137	261.06	1,303.05	1,564.11	\$ 123.86
SF 60'	36	313.27	1,563.66	1,876.93	\$ 148.63
<b>Total</b>	<b>258</b>				

**Off-Roll Assessments (Future Phases)**

Series 2022

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&amp;M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
TH	146	\$ 137.42	\$ 685.93	\$ 823.35	\$ 69.36
SF 40'	65	196.31	-	196.31	99.09
SF 50'	101	245.39	-	245.39	123.86
SF 60'	34	294.47	-	294.47	148.63
<b>Total</b>	<b>346</b>				

# **AVALON PARK WEST**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Avalon Park West Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

**WHEREAS**, the Board has considered the Proposed Budget, and desires to set the required public hearing thereon;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT:**

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_  
HOUR: \_\_\_\_\_  
LOCATION: Avalon Park West Amenity Center  
5060 River Glen Boulevard  
Wesley Chapel, Florida 33545

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

**6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 28TH DAY OF APRIL, 2023.**

**ATTEST:**

**AVALON PARK WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2023/2024 Proposed Budget

**Exhibit A:** FY 2023/2024 Proposed Budget

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024  
PROPOSED BUDGET**

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
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**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 131,363				\$ 98,482
Allowable discounts (4%)	(5,255)				(3,939)
Assessment levy: net	126,108	\$ 125,550	\$ 558	\$ 126,108	94,543
Assessment levy: off-roll	67,621	-	67,621	67,621	50,695
Interlocal agreement - amenity mgr	-	2,703	-	2,703	-
Interest and miscellaneous	-	1,170	-	1,170	-
Total revenues	193,729	129,423	68,179	197,602	145,238
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
District management	48,000	24,000	24,000	48,000	48,000
Legal general counsel	25,000	904	24,096	25,000	25,000
Engineering	7,500	7,492	8	7,500	7,500
Audit	3,500	-	3,500	3,500	4,000
Arbitrage rebate calculation	1,500	-	1,500	1,500	2,250
Dissemination agent	2,000	1,000	1,000	2,000	3,000
Trustee	9,000	4,246	4,754	9,000	14,000
Telephone	200	100	100	200	200
Postage	500	21	479	500	500
Printing & binding	500	250	250	500	500
Legal advertising	2,500	300	2,200	2,500	2,500
Annual special district fee	175	175	-	175	175
Insurance: general liability	6,684	5,988	-	5,988	6,586
Insurance: property	30,628	15,883	-	15,883	25,413
Insurance: flood	2,000	1,715	-	1,715	2,230
Website	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Contingencies	500	75	425	500	500
Total professional & administrative	141,102	62,854	62,522	125,376	143,269



**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
<b>Field operations</b>				
Garbage/solid waste control services				
Solid waste assessment	-	1,367	-	1,367
Total field operations	-	1,367	-	1,367

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>Other fees and charges</b>					
Property appraiser & tax collector	2,627	3,008	-	3,008	1,970
Total other fees and charges	2,627	3,008	-	3,008	1,970
Total expenditures	143,729	67,229	62,522	129,751	145,239
Excess/(deficiency) of revenues over/(under) expenditures	50,000	62,194	5,657	67,851	(1)
Fund balance - beginning (unaudited)	-	19,851	82,045	19,851	87,702
Fund balance - ending (projected)					
Assigned					
3 months working capital	-	-	-	-	61,982
Unassigned	50,000	82,045	87,702	87,702	25,719
Fund balance - ending (projected)	<u>\$ 50,000</u>	<u>\$ 82,045</u>	<u>\$ 87,702</u>	<u>\$ 87,702</u>	<u>\$ 87,701</u>

\* Assuming a new bond issuance in FY2022

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

District management	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b>, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.</p>	
Legal general counsel	25,000
<p>Provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	7,500
<p>Provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.</p>	
Arbitrage rebate calculation	2,250
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent fees	3,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &amp; Exchange Act of 1934.</p>	
Trustee	14,000
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, checks, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	2,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Annual special district fee	175
Insurance: general liability	6,586
The District carries public officials and general liability insurance.	
Insurance: property	25,413
Insurance: flood	2,230
Website	705
ADA website compliance	210
Contingencies	500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Total expenditures	<u><u>\$145,239</u></u>

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2020  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 332,293				\$ 332,293
Allowable discounts (4%)	(13,292)				(13,292)
Assessment levy: net	319,001	\$ 317,597	\$ 1,404	\$ 319,001	319,001
Interest	-	4,254	-	4,254	-
Total revenues	319,001	321,851	1,404	323,255	319,001
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	110,000	-	110,000	110,000	110,000
Interest	201,663	100,831	100,832	201,663	198,913
Total debt service	311,663	100,831	210,832	311,663	308,913
<b>Other fees &amp; charges</b>					
Property appraiser	175	-	175	175	175
Tax collector	6,646	6,350	296	6,646	6,646
Total other fees & charges	6,821	6,350	471	6,821	6,821
Total expenditures	318,484	107,181	211,303	318,484	315,734
 Excess/(deficiency) of revenues over/(under) expenditures	 517	 214,670	 (209,899)	 4,771	 3,267
 Fund balance:					
Beginning fund balance (unaudited)	261,507	263,721	478,391	263,721	268,492
Ending fund balance (projected)	\$ 262,024	\$ 478,391	\$ 268,492	\$ 268,492	271,759
 Use of fund balance:					
Debt service reserve account balance (required)					(156,178)
Interest expense - November 1, 2024					(98,081)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 17,500

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2020 (2020 PROJECT AREA) BONDS AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23			99,456.25	99,456.25	5,280,000.00
05/01/24	110,000.00	2.500%	99,456.25	209,456.25	5,170,000.00
11/01/24			98,081.25	98,081.25	5,170,000.00
05/01/25	115,000.00	2.500%	98,081.25	213,081.25	5,055,000.00
11/01/25			96,643.75	96,643.75	5,055,000.00
05/01/26	120,000.00	3.250%	96,643.75	216,643.75	4,935,000.00
11/01/26			94,693.75	94,693.75	4,935,000.00
05/01/27	125,000.00	3.250%	94,693.75	219,693.75	4,810,000.00
11/01/27			92,662.50	92,662.50	4,810,000.00
05/01/28	125,000.00	3.250%	92,662.50	217,662.50	4,685,000.00
11/01/28			90,631.25	90,631.25	4,685,000.00
05/01/29	130,000.00	3.250%	90,631.25	220,631.25	4,555,000.00
11/01/29			88,518.75	88,518.75	4,555,000.00
05/01/30	135,000.00	3.250%	88,518.75	223,518.75	4,420,000.00
11/01/30			86,325.00	86,325.00	4,420,000.00
05/01/31	140,000.00	3.750%	86,325.00	226,325.00	4,280,000.00
11/01/31			83,700.00	83,700.00	4,280,000.00
05/01/32	145,000.00	3.750%	83,700.00	228,700.00	4,135,000.00
11/01/32			80,981.25	80,981.25	4,135,000.00
05/01/33	150,000.00	3.750%	80,981.25	230,981.25	3,985,000.00
11/01/33			78,168.75	78,168.75	3,985,000.00
05/01/34	155,000.00	3.750%	78,168.75	233,168.75	3,830,000.00
11/01/34			75,262.50	75,262.50	3,830,000.00
05/01/35	160,000.00	3.750%	75,262.50	235,262.50	3,670,000.00
11/01/35			72,262.50	72,262.50	3,670,000.00
05/01/36	170,000.00	3.750%	72,262.50	242,262.50	3,500,000.00
11/01/36			69,075.00	69,075.00	3,500,000.00
05/01/37	175,000.00	3.750%	69,075.00	244,075.00	3,325,000.00
11/01/37			65,793.75	65,793.75	3,325,000.00
05/01/38	180,000.00	3.750%	65,793.75	245,793.75	3,145,000.00
11/01/38			62,418.75	62,418.75	3,145,000.00
05/01/39	190,000.00	3.750%	62,418.75	252,418.75	2,955,000.00
11/01/39			58,856.25	58,856.25	2,955,000.00
05/01/40	195,000.00	3.750%	58,856.25	253,856.25	2,760,000.00
11/01/40			55,200.00	55,200.00	2,760,000.00
05/01/41	205,000.00	4.000%	55,200.00	260,200.00	2,555,000.00
11/01/41			51,100.00	51,100.00	2,555,000.00
05/01/42	210,000.00	4.000%	51,100.00	261,100.00	2,345,000.00
11/01/42			46,900.00	46,900.00	2,345,000.00
05/01/43	220,000.00	4.000%	46,900.00	266,900.00	2,125,000.00
11/01/43			42,500.00	42,500.00	2,125,000.00
05/01/44	230,000.00	4.000%	42,500.00	272,500.00	1,895,000.00
11/01/44			37,900.00	37,900.00	1,895,000.00

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2020 (2020 PROJECT AREA) BONDS AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/45	240,000.00	4.000%	37,900.00	277,900.00	1,655,000.00
11/01/45			33,100.00	33,100.00	1,655,000.00
05/01/46	250,000.00	4.000%	33,100.00	283,100.00	1,405,000.00
11/01/46			28,100.00	28,100.00	1,405,000.00
05/01/47	260,000.00	4.000%	28,100.00	288,100.00	1,145,000.00
11/01/47			22,900.00	22,900.00	1,145,000.00
05/01/48	270,000.00	4.000%	22,900.00	292,900.00	875,000.00
11/01/48			17,500.00	17,500.00	875,000.00
05/01/49	280,000.00	4.000%	17,500.00	297,500.00	595,000.00
11/01/49			11,900.00	11,900.00	595,000.00
05/01/50	290,000.00	4.000%	11,900.00	301,900.00	305,000.00
11/01/50			6,100.00	6,100.00	305,000.00
05/01/51	305,000.00	4.000%	6,100.00	311,100.00	-
<b>Total</b>	<b>5,280,000.00</b>		<b>3,493,462.50</b>	<b>8,773,462.50</b>	

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2024**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 323,417				\$ 323,417
Allowable discounts (4%)	(12,937)				(12,937)
Assessment levy: net	310,480	\$ 309,097	\$ 1,383	\$ 310,480	310,480
Special assessment: off-roll	100,146	-	100,146	100,146	100,146
Interest	-	4,518	-	4,518	-
Total revenues	<u>410,626</u>	<u>313,615</u>	<u>101,529</u>	<u>415,144</u>	<u>410,626</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	85,000	-	85,000	85,000	90,000
Interest	193,512	34,461	159,051	193,512	314,383
Total debt service	<u>278,512</u>	<u>34,461</u>	<u>244,051</u>	<u>278,512</u>	<u>404,383</u>
<b>Other fees &amp; charges</b>					
Costs of issuance	-	6,225	(6,225)	-	-
Tax collector	6,468	6,181	-	6,181	6,468
Total other fees & charges	<u>6,468</u>	<u>12,406</u>	<u>(6,225)</u>	<u>6,181</u>	<u>8,085</u>
Total expenditures	<u>284,980</u>	<u>46,867</u>	<u>237,826</u>	<u>284,693</u>	<u>412,468</u>
Excess/(deficiency) of revenues over/(under) expenditures	125,646	266,748	(136,297)	130,451	(1,842)
<b>Fund balance:</b>					
Beginning fund balance (unaudited)	236,539	236,539	503,287	236,539	366,990
Ending fund balance (projected)	<u>\$ 362,185</u>	<u>\$ 503,287</u>	<u>\$ 366,990</u>	<u>\$ 366,990</u>	<u>365,148</u>
<b>Use of fund balance:</b>					
Debt service reserve account balance (required)					(202,078)
Interest expense - November 1, 2024					(155,223)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 7,847</u>



**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23			157,191.25	157,191.25	5,810,000.00
05/01/24	90,000.00	4.375%	157,191.25	247,191.25	5,720,000.00
11/01/24			155,222.50	155,222.50	5,720,000.00
05/01/25	95,000.00	4.375%	155,222.50	250,222.50	5,625,000.00
11/01/25			153,144.38	153,144.38	5,625,000.00
05/01/26	100,000.00	4.375%	153,144.38	253,144.38	5,525,000.00
11/01/26			150,956.88	150,956.88	5,525,000.00
05/01/27	100,000.00	4.375%	150,956.88	250,956.88	5,425,000.00
11/01/27			148,769.38	148,769.38	5,425,000.00
05/01/28	105,000.00	4.700%	148,769.38	253,769.38	5,320,000.00
11/01/28			146,301.88	146,301.88	5,320,000.00
05/01/29	110,000.00	4.700%	146,301.88	256,301.88	5,210,000.00
11/01/29			143,716.88	143,716.88	5,210,000.00
05/01/30	115,000.00	4.700%	143,716.88	258,716.88	5,095,000.00
11/01/30			141,014.38	141,014.38	5,095,000.00
05/01/31	125,000.00	4.700%	141,014.38	266,014.38	4,970,000.00
11/01/31			138,076.88	138,076.88	4,970,000.00
05/01/32	130,000.00	4.700%	138,076.88	268,076.88	4,840,000.00
11/01/32			135,021.88	135,021.88	4,840,000.00
05/01/33	135,000.00	5.500%	135,021.88	270,021.88	4,705,000.00
11/01/33			131,309.38	131,309.38	4,705,000.00
05/01/34	145,000.00	5.500%	131,309.38	276,309.38	4,560,000.00
11/01/34			127,321.88	127,321.88	4,560,000.00
05/01/35	150,000.00	5.500%	127,321.88	277,321.88	4,410,000.00
11/01/35			123,196.88	123,196.88	4,410,000.00
05/01/36	160,000.00	5.500%	123,196.88	283,196.88	4,250,000.00
11/01/36			118,796.88	118,796.88	4,250,000.00
05/01/37	170,000.00	5.500%	118,796.88	288,796.88	4,080,000.00
11/01/37			114,121.88	114,121.88	4,080,000.00
05/01/38	180,000.00	5.500%	114,121.88	294,121.88	3,900,000.00
11/01/38			109,171.88	109,171.88	3,900,000.00
05/01/39	190,000.00	5.500%	109,171.88	299,171.88	3,710,000.00
11/01/39			103,946.88	103,946.88	3,710,000.00
05/01/40	200,000.00	5.500%	103,946.88	303,946.88	3,510,000.00
11/01/40			98,446.88	98,446.88	3,510,000.00
05/01/41	210,000.00	5.500%	98,446.88	308,446.88	3,300,000.00
11/01/41			92,671.88	92,671.88	3,300,000.00
05/01/42	225,000.00	5.500%	92,671.88	317,671.88	3,075,000.00
11/01/42			86,484.38	86,484.38	3,075,000.00
05/01/43	235,000.00	5.625%	86,484.38	321,484.38	2,840,000.00
11/01/43			79,875.00	79,875.00	2,840,000.00
05/01/44	250,000.00	5.625%	79,875.00	329,875.00	2,590,000.00
11/01/44			72,843.75	72,843.75	2,590,000.00
05/01/45	265,000.00	5.625%	72,843.75	337,843.75	2,325,000.00
11/01/45			65,390.63	65,390.63	2,325,000.00
05/01/46	280,000.00	5.625%	65,390.63	345,390.63	2,045,000.00
11/01/46			57,515.63	57,515.63	2,045,000.00

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/47	295,000.00	5.625%	57,515.63	352,515.63	1,750,000.00
11/01/47			49,218.75	49,218.75	1,750,000.00
05/01/48	310,000.00	5.625%	49,218.75	359,218.75	1,440,000.00
11/01/48			40,500.00	40,500.00	1,440,000.00
05/01/49	330,000.00	5.625%	40,500.00	370,500.00	1,110,000.00
11/01/49			31,218.75	31,218.75	1,110,000.00
05/01/50	350,000.00	5.625%	31,218.75	381,218.75	760,000.00
11/01/50			21,375.00	21,375.00	760,000.00
05/01/51	370,000.00	5.625%	21,375.00	391,375.00	390,000.00
11/01/51			10,968.75	10,968.75	390,000.00
05/01/52	390,000.00	5.625%	10,968.75	400,968.75	-
<b>Total</b>	<b>5,810,000.00</b>		<b>6,007,582.70</b>	<b>11,817,582.70</b>	

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

**On-Roll Assessments (Phase 1)**

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
TH	80	\$ 109.60	\$ 729.74	\$ 839.34	\$ 875.93
SF 40'	114	156.57	1,042.49	1,199.06	1,251.33
SF 50'	119	195.71	1,303.11	1,498.82	1,564.17
<b>Total</b>	<b>313</b>				

**On-Roll Assessments (Phase 3 North)**

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF 40'	85	156.57	1,042.44	1,199.01	1,251.28
SF 50'	137	195.71	1,303.05	1,498.76	1,564.11
SF 60'	36	234.86	1,563.66	1,798.52	1,876.93
<b>Total</b>	<b>258</b>				

**Off-Roll Assessments (Future Phases)**

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&amp;M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
TH	146	\$ 103.02	\$ 685.93	\$ 788.95	\$ 823.35
SF 40'	65	147.18	-	147.18	196.31
SF 50'	101	183.97	-	183.97	245.39
SF 60'	34	220.76	-	220.76	294.47
<b>Total</b>	<b>346</b>				

# **AVALON PARK WEST**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2023**

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2023**

	General Fund	Debt Service Fund Series 2020	Debt Service Fund Series 2022	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$118,051	\$ -	\$ -	\$ 118,051
Investments				
Revenue	-	320,992	305,982	626,974
Reserve	-	156,178	202,078	358,256
Capitalized interest	-	102,144	-	102,144
Sinking	-	105,000	-	105,000
Undeposited funds	2,803	-	-	2,803
Due from Developer	50,715	-	60,912	111,627
Due from general fund	-	1,221	1,188	2,409
Total assets	<u>\$171,569</u>	<u>\$ 685,535</u>	<u>\$ 570,160</u>	<u>\$ 1,427,264</u>
<b>LIABILITIES</b>				
Liabilities:				
Due to debt service fund 2020	1,221	-	-	1,221
Due to debt service fund 2022	1,188	-	-	1,188
Sales tax payable	67	-	-	67
Rental deposits	1,400	-	-	1,400
Developer advance	34,933	-	-	34,933
Total liabilities	<u>38,809</u>	<u>-</u>	<u>-</u>	<u>38,809</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	50,715	-	60,912	111,627
Total deferred inflows of resources	<u>50,715</u>	<u>-</u>	<u>60,912</u>	<u>111,627</u>
<b>FUND BALANCES</b>				
Restricted for				
Debt service	-	685,535	509,248	1,194,783
Unassigned	82,045	-	-	82,045
Total fund balances	<u>82,045</u>	<u>685,535</u>	<u>509,248</u>	<u>1,276,828</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 171,569</u>	<u>\$ 685,535</u>	<u>\$ 570,160</u>	<u>\$ 1,427,264</u>

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment: on-roll	\$ 258	\$ 125,550	\$ 126,108	100%
Assessment: off-roll	-	-	67,621	0%
Interlocal agreement - amenity mgr	2,703	2,703	-	N/A
Miscellaneous	186	1,170	-	N/A
Total revenues	<u>3,147</u>	<u>129,423</u>	<u>193,729</u>	67%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Financial & administrative				
District management	4,000	24,000	48,000	50%
Legal General Counsel	-	904	25,000	4%
Engineering	-	7,492	7,500	100%
Audit	-	-	3,500	0%
Arbitrage	-	-	1,500	0%
Dissemination agent	167	1,000	2,000	50%
Trustee fees	-	4,246	9,000	47%
Telephone	17	100	200	50%
Postage	-	21	500	4%
Printing & binding	42	250	500	50%
Legal advertising	-	300	2,500	12%
Annual Special District Fee	-	175	175	100%
Insurance: General Liability	-	5,988	6,684	90%
Insurance: property	-	15,883	30,628	52%
Insurance: flood	1,715	1,715	2,000	86%
Website hosting, maintenance and backup	-	705	705	100%
ADA website compliance	-	-	210	0%
Contingency	5	75	500	15%
Total professional & administrative	<u>5,946</u>	<u>62,854</u>	<u>141,102</u>	45%
<b>Field operations</b>				
Garbage/solid waste control services				
Solid waste assessment	-	1,367	-	N/A
Total field operations	<u>-</u>	<u>1,367</u>	<u>-</u>	N/A

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees &amp; charges</b>				
Property appraiser	5	3,008	2,627	115%
Total other fees & charges	<u>5</u>	<u>3,008</u>	<u>2,627</u>	115%
Total expenditures	<u>5,951</u>	<u>67,229</u>	<u>143,729</u>	47%
Excess/(deficiency) of revenues over/(under) expenditures	(2,804)	62,194	50,000	
Fund balances - beginning	84,849	19,851	-	
Fund balance - ending				
Assigned				
3 months working capital	-	-	50,000	
Unassigned	82,045	82,045	-	
Fund balances - ending	<u>\$ 82,045</u>	<u>\$ 82,045</u>	<u>\$ 50,000</u>	



**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2020 BONDS  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 654	\$ 317,597	\$ 319,001	100%
Interest	1,472	4,254	-	N/A
Total revenues	<u>2,126</u>	<u>321,851</u>	<u>319,001</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest	-	100,831	201,663	50%
Principal	-	-	110,000	0%
Total debt service	<u>-</u>	<u>100,831</u>	<u>311,663</u>	32%
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	175	0%
Tax collector	13	6,350	6,646	96%
Total other fees and charges	<u>13</u>	<u>6,350</u>	<u>6,821</u>	93%
Total expenditures	<u>13</u>	<u>107,181</u>	<u>318,484</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	2,113	214,670	517	
Fund balances - beginning	683,422	470,865	261,507	
Fund balances - ending	<u>\$ 685,535</u>	<u>\$ 685,535</u>	<u>\$ 262,024</u>	

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Special assessment - on roll	\$ 636	\$ 309,097
Interest	1,600	4,518
Total revenues	2,236	313,615
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Interest	-	34,461
Cost of issuance	-	6,225
Total debt service	-	40,686
<b>Other fees &amp; charges</b>		
Tax collector	13	6,181
Total other fees and charges	13	6,181
Total expenditures	13	46,867
Excess/(deficiency) of revenues over/(under) expenditures	2,223	266,748
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers out	(5,368)	(5,464)
Total other financing sources	(5,368)	(5,464)
Net change in fund balances	(3,145)	261,284
Fund balances - beginning	512,393	247,964
Fund balances - ending	\$ 509,248	\$ 509,248

**AVALON PARK WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**A**

**DRAFT**  
**MINUTES OF MEETING**  
**AVALON PARK WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Avalon Park West Community Development District held a Public Hearing and Regular Meeting on August 26, 2022, at 10:00 a.m., at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545.

**Present were:**

Christian Cotter	Chair
Mary Moulton	Vice Chair
Marybel DeFillo	Assistant Secretary

**Also present, were:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Meredith Hammock	KE Law Group, PLLC
Tonja Stewart	District Engineer
Cynthia Wilhelm	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 12:37 p.m. Supervisors Cotter, Moulton and DeFillo were present, in person. Supervisors Demby and Halle were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Presentation of Supplemental Engineers' Report**

Ms. Stewart reported the following:

- Engineering staff has been working on the Supplemental Engineer's Report for a few weeks and discussing what is going to be acquired.
- The Report is being finalized.
- The improvements for Phases 2A and 3 will be acquired.

42 ➤ There were discussions about the previous 2020 bond series and whether the Developer  
43 fund can be accessed to complete the project, which was removed from the acquisition plan.

44 ➤ Currently, the total requisition in the cost estimate is \$12,982,388, with a reduction of  
45 the \$3,210,915 for the 2020 bonds.

46 Mr. Earlywine stated, as Ms. Stewart indicated, the Engineer’s Report is somewhat fluid,  
47 as exactly how much there is in Phase 2A pre-cost is being determined; those figures will be the  
48 final numbers or costs for the project. The bonds were recently issued for \$5.5 million and  
49 Staff’s expectation is there is plenty of infrastructure within Phases 2A and 3 that is completed  
50 and towards pay applications to finalize the Report. He recommended approval of the Report,  
51 in substantial form for purposes of bond issuance.

52

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Supplemental Engineers’ Report – 2022 Project, in substantial form, was approved.**

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**FOURTH ORDER OF BUSINESS**

**Presentation of Supplemental Special Assessment Methodology Report**

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Ms. Cerbone stated the Supplemental Special Assessment Methodology Report is in line with the information presented by the District Engineer and, when approval of the Methodology Report is requested, it will be in substantial form to facilitate any changes related to the Engineer’s Report.

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Ms. Cerbone stated the main purpose of this is to address the 404 units, also known as the 2022 Project Number of Units. She discussed the unit types, estimated acquisition costs, par amount of bond proceeds and unit type Equivalent Residential Units (ERUs) weightings.

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Asked about the \$7.2 million bond proceeds, Ms. Cerbone stated nothing was final; there are no proceeds yet and all the figures are estimates, as the numbers will change. This is simply a framework to validate the number of units and the weightings; everything is very fluid.

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Mr. Earlywine stated, after the Board authorizes the issuance of the bonds, the corporate office at DR Horton will review an offering statement that will be completed once the numbers on the Engineer’s Report are finalized. The bonds will likely be sold and priced the first week of September, with a closing the third or fourth week of September. The balance of the

75 infrastructure for Phases 2A and 3 will be acquired and the account updated on the same day.  
76 He recommended approval, in substantial form, for the purpose of bond issuance.

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78 **On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the**  
79 **Second Supplemental Special Assessment Methodology Report dated August**  
80 **26, 2022, in substantial form, was approved.**

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83 **FIFTH ORDER OF BUSINESS**

84 **Consideration of Resolution 2022-10,**  
85 **Delegating to the Chairman of the Board of**  
86 **Supervisors of Avalon Park West**  
87 **Community Development District (the**  
88 **"District") the Authority to Approve The**  
89 **Sale, Issuance and Terms of Sale of Avalon**  
90 **Park West Community Development**  
91 **District Special Assessment Revenue**  
92 **Bonds, Series 2022 (2022 Project Area), as**  
93 **a Single Series of Bonds Under the Master**  
94 **Trust Indenture(the "Series 2022 Bonds")**  
95 **in Order to Finance the Series 2022 Project;**  
96 **Establishing the Parameters for the**  
97 **Principal Amounts, Interest Rates,**  
98 **Maturity Dates, Redemption Provisions**  
99 **and Other Details Thereof; Approving the**  
100 **Form of and Authorizing the Chairman to**  
101 **Accept The Bond Purchase Contract For**  
102 **The Series 2022 Bonds; Approving a**  
103 **Negotiated Sale Of The Series 2022 Bonds**  
104 **To The Underwriter; Ratifying The Master**  
105 **Trust Indenture and Approving the Form of**  
106 **Third Supplemental Trust Indenture And**  
107 **Authorizing the Execution and Delivery**  
108 **Thereof by Certain Officers of the District;**  
109 **Appointing a Trustee, Paying Agent And**  
110 **Registrar for the Series 2022 Bonds;**  
111 **Approving the Form of the Series 2022**  
112 **Bonds; Approving the Form of and**  
113 **Authorizing the Use of the Preliminary**  
114 **Limited Offering Memorandum and**  
115 **Limited Offering Memorandum Relating to**  
116 **the Series 2022 Bonds; Approving the Form**  
117 **of the Continuing Disclosure Agreement**  
118 **Relating to the Series 2022 Bonds;**  
119 **Authorizing Certain Officers of the District**  
120 **to Take All Actions Required and to**  
**Execute and Deliver All Documents,**

**Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2022 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Series 2022 Project; and Providing an Effective Date**

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Ms. Wilhelm stated Resolution 2022-10 is also known as the Delegated Award Resolution and accomplishes the following:

- Delegates authority to the Chair to enter into a Bond Purchase Contract (BPC), as long as the terms of the Contract are within the parameters being approved by the Board today.
- Approves the forms of certain documents that are needed to market, price and sell the bonds, including the BPC, Supplemental Indenture, Preliminary Limited Offering Memorandum (PLOM) and the Continuing Disclosure Agreement.

The parameters within which the Chair could enter into the BPC are attached in Schedule I of the Resolution, as follows:

- The maximum principal amount is not to exceed \$7.5 million.
- The maximum coupon rate is the maximum statutory rate.
- The maximum Underwriting discount is 2.0%.
- The not to exceed maturity date is the maximum allowed by law.
- The redemption provisions are as provided in the form of the bonds, which is attached to the form of Supplemental Indenture.

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**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2022-10, Delegating to the Chairman of the Board of Supervisors of Avalon Park West Community Development District (the "District") the Authority to Approve The Sale, Issuance and Terms of Sale of Avalon Park West Community Development District Special Assessment Revenue Bonds, Series 2022 (2022 Project Area), as a Single Series of Bonds Under the Master Trust Indenture(the "Series 2022 Bonds") in Order to Finance the Series 2022 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity**

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160 Dates, Redemption Provisions and Other Details Thereof; Approving the Form  
 161 of and Authorizing the Chairman to Accept The Bond Purchase Contract For The  
 162 Series 2022 Bonds; Approving a Negotiated Sale Of The Series 2022 Bonds To  
 163 The Underwriter; Ratifying The Master Trust Indenture and Approving the  
 164 Form of Third Supplemental Trust Indenture And Authorizing the Execution and  
 165 Delivery Thereof by Certain Officers of the District; Appointing a Trustee,  
 166 Paying Agent And Registrar for the Series 2022 Bonds; Approving the Form of  
 167 the Series 2022 Bonds; Approving the Form of and Authorizing the Use of the  
 168 Preliminary Limited Offering Memorandum and Limited Offering  
 169 Memorandum Relating to the Series 2022 Bonds; Approving the Form of the  
 170 Continuing Disclosure Agreement Relating to the Series 2022 Bonds;  
 171 Authorizing Certain Officers of the District to Take All Actions Required and to  
 172 Execute and Deliver All Documents, Instruments and Certificates Necessary in  
 173 Connection with the Issuance, Sale and Delivery of the Series 2022 Bonds;  
 174 Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of  
 175 the Chairman or the Secretary, as the Case May Be; Specifying the Application  
 176 of the Proceeds of the Series 2022 Bonds; Authorizing Certain Officers of the  
 177 District to Take All Actions and Enter into All Agreements Required in  
 178 Connection with the Acquisition and Construction of the Series 2022 Project;  
 179 and Providing an Effective Date, in substantial form, was adopted.

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**SIXTH ORDER OF BUSINESS**

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Resolution 2022-11, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2022; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2022 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Earlywine presented Resolution 2022-11, which accomplishes the following:

- Sizes the assessments to match the final pricing of the Underwriter.
- Confirms and updates the Engineer’s Report and Assessment Methodology with new pricing information.



206 ➤ Delegates authority to Staff to update the Reports and attach them to the Resolution.

207

208 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor,**  
 209 **Resolution 2022-11, Setting Forth the Specific Terms of the District’s Capital**  
 210 **Improvement Revenue Bonds, Series 2022; Making Certain Additional Findings**  
 211 **and Confirming and/or Adopting a Supplemental Engineer’s Report and a**  
 212 **Supplemental Assessment Report; Delegating Authority to Prepare Final**  
 213 **Reports and Update this Resolution; Confirming the Maximum Assessment Lien**  
 214 **Securing the Bonds; Addressing the Allocation and Collection of the**  
 215 **Assessments Securing the Series 2022 Bonds; Addressing Prepayments;**  
 216 **Addressing True-Up Payments; Providing for the Supplementation of the**  
 217 **Improvement Lien Book; and Providing for Conflicts, Severability and an**  
 218 **Effective Date, was adopted.**

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221 **SEVENTH ORDER OF BUSINESS**

**Consideration of Bond Related Items**

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223 Mr. Earlywine presented the following and recommended approval in substantial form:

224 **A. Acquisition Agreement**

225 **B. Completion Agreement**

226 **C. True-Up Agreement**

227 **D. Collateral Assignment Agreement**

228 **E. Declaration of Consent**

229 **F. Notice of Special Assessments/Governmental Lien of Record**

230 **G. Disclosure of Public Finance**

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232 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**  
 233 **Bond Related Items, including the Acquisition Agreement, Completion**  
 234 **Agreement, True-Up Agreement, Collateral Assignment Agreement,**  
 235 **Declaration of Consent Notice of Special Assessments/Governmental Lien of**  
 236 **Record, Disclosure of Public Finance, all in substantial form, were approved.**

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239 **EIGHTH ORDER OF BUSINESS**

**Consideration of FMSbonds, Inc.,  
 Agreement for Underwriter Services and  
 Rule G-17 Disclosure**

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243 Ms. Cerbone presented the FMSbonds, Inc., Agreement for Underwriter Services and

244 Rule G-17 Disclosure.

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**On MOTION by Mr. Cotter and seconded by Ms. DeFillo, with all in favor, the FMSbonds, Inc., Agreement for Underwriter Services and Rule G-17 Disclosure, was approved.**

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**NINTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2022/2023 Budget**

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- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2022-12, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

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Ms. Cerbone recapped the decisions made at the April meeting, including the transfer of field operations over to the HOA, termination and/or assignment of various agreements and termination of the Interlocal Agreement. She was asked to adjust the proposed Fiscal Year 2023 budget and keep the operation and maintenance (O&M) portion of the assessments at a certain level and, in doing so, she included a Developer contribution and sent the Truth in Millage (TRIM) notice. However, upon a closer review, it was noted that it would be necessary to terminate the Developer contribution and place dollar amounts on the units to show either on-roll or off-roll assessments with no Developer contribution. Staff then informed Pasco County of the issue and forwarded updated notices to the property owners. Thus, today's public hearing would be opened and continued to give property owners a chance to voice their opinions.

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Ms. Cerbone reviewed the proposed Fiscal Year 2023 budget, highlighting line-item increases, decreases, adjustments and total assessments assigned to the various product types.

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Discussion ensued regarding the Fiscal Year 2022 assessments, the increase in HOA fees and resulting decrease in O&M fees and the April meeting.

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Ms. Cerbone reiterated that the public hearing will be opened and continued to September 20, 2023. The Fiscal Year 2023 budget will not be adopted today because there is a slight change in the TRIM files. Management contacted the County and sent new Mailed Notices to the property owners, as required by the Florida Statutes. Asked why the Fiscal Year 2023 budget cannot be adopted, Ms. Cerbone explained that Florida Statutes require budgets to be adopted by September 15<sup>th</sup> but it cannot be adopted in its present form because it differs from the preliminary TRIM file that was sent to the County by approximately \$50,000.

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**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Public Hearing was opened.**

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, continuing the Public Hearing to September 20, 2022 at 10:00 a.m., at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545 was approved.**

Mr. Earlywine asked for approval of the acquisition of the work product and improvements in the Engineer’s Report, in a not to exceed amount of \$12 million.

**On MOTION by Mr. Cotter and seconded by Ms. DeFillo, with all in favor, acquisition of the work product and improvements in the Engineer’s Report, from the Developer to the CDD, in a not to exceed amount of \$12 million, was approved.**

Mr. Earlywine left the call.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

This item was deferred.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2023 Deficit Funding Agreement**

Ms. Cerbone stated this item should read “Fiscal Year 2022 Deficit Funding Agreement” instead of “2023” and will be discussed after Resolution 2022-09 is presented.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-09, Relating to the Amendment of the Annual**

**Budget for the Fiscal Year Beginning  
October 1, 2021 and Ending September 30,  
2022; and Providing for an Effective Date**

Ms. Cerbone stated landscaping changes were made at the beginning of the year because Field Operations would be transferred to the HOA and significant landscaping expenses started to accrue in the CDD's budget and closure of the Amenity Center resulted in a loss of \$50,000 in the Interlocal Agreement with New River. With the amended budget, there were no leftover funds from Fiscal Year 2022 and Staff opted against obtaining funds from the Developer to fund expenses. Given that the transition to the HOA is occurring slower than previously anticipated, this Resolution is a safeguard in the event the CDD runs out of cash related to the Fiscal Year 2022 expenses. Ms. Moulton stated she expects most of this will be paid through the HOA and it is acceptable although she doubts it is necessary.

Ms. Cerbone presented Resolution 2022-09 and read the title.

**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Resolution 2022-09, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date, was adopted.**

▪ **Consideration of Fiscal Year 2022 Deficit Funding Agreement**

**This item, previously the Eleventh Order of Business, was presented out of order.**

Ms. Cerbone presented the Fiscal Year 2022 Deficit Funding Agreement.

**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the Fiscal Year 2022 Deficit Funding Agreement, was approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report  
for Fiscal Year Ended September 30, 2021,  
Prepared by Berger, Toombs, Elam, Gaines  
& Frank**

Ms. Cerbone presented the Audited Financial Report for the Fiscal Year Ended September 30, 2021 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

360 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-14,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended  
September 30, 2021**

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Ms. Cerbone presented Resolution 2022-14.

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**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor,  
Resolution 2022-14, Hereby Accepting the Audited Financial Report for the  
Fiscal Year Ended September 30, 2021, was adopted.**

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372 **FIFTEENTH ORDER OF BUSINESS**

**Ratification of Stormwater Management  
Needs Analysis**

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Ms. Cerbone presented the Stormwater Management Needs Analysis Report, which was completed and submitted to the County by the June 20, 2022 due date.

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**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the  
Stormwater Management Needs Analysis Report, was ratified.**

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382 **SIXTEENTH ORDER OF BUSINESS**

**Update: Monuments and Future  
Connection**

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This item was deferred.

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387 **SEVENTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of July 31, 2022**

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Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2022.

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**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the  
Unaudited Financial Statements as of July 31, 2022, were accepted.**

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396 **EIGHTEENTH ORDER OF BUSINESS**

**Approval of April 22, 2022 Regular Meeting  
Minutes**

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Ms. Cerbone presented the April 22, 2022 Regular Meeting Minutes.

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On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the April 22, 2022 Regular Meeting Minutes, as presented, were approved.

**NINETEENTH ORDER OF BUSINESS****Staff Reports**

**A. District Counsel: *KE Law Group, PLLC***

**B. District Engineer: *Stantec Consulting Services***

District Counsel and the District Engineer had nothing further to report.

**C. Operations Manager: *Access Management***

The July Operations Report was presented. It was noted that there were some issues with Grandview Landscaping and the contract might be terminated.

**D. District Manager: *Wrathell, Hunt and Associates, LLC***

**I. 3 Registered Voters in District as of April 15, 2022**

**II. NEXT MEETING DATE: September 23, 2022 *immediately following the adjournment of the Silverado CDD Meeting, scheduled to commence at 10:00***

***A.M.***

○ **QUORUM CHECK**

The next meeting will be the Continued Meeting on September 20, 2022.

**TWENTIETH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWENTY-FIRST ORDER OF BUSINESS****Public Comments**

There were no public comments.

**TWENTY-SECOND ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 1:09 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair

**AVALON PARK WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**B**



**DRAFT**

**MINUTES OF MEETING  
AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Avalon Park West Community Development District held a Continued Public Hearing, Public Hearing and Regular Meeting on September 20, 2022, at 10:00 a.m., at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545.

**Present were:**

Christian Cotter	Chair
Mary Moulton	Vice Chair
Ty Vincent	Assistant Secretary

**Also present, were:**

Jamie Sanchez	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Cynthia Wilhelm (via telephone)	Bond Counsel
Tirria Williams	Access Management

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 10:03 a.m. Supervisors Cotter, Moulton and Vincent were present, in person. Supervisors Halle and DeFillo were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Continued Public Hearing on Adoption of  
Fiscal Year 2022/2023 Budget**

**A. Proof/Affidavit of Publication**

38 **B. Consideration of Resolution 2022-12, Relating to the Annual Appropriations and**  
 39 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending**  
 40 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**  
 41 **Date**

42 Ms. Sanchez stated the budget is unchanged from the August 26, 2022 meeting.

43

44 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**  
 45 **Continued Public Hearing was opened.**

46

47

48 No members of the public spoke.

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50 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**  
 51 **Continued Public Hearing was closed.**

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53

54 Ms. Sanchez presented Resolution 2022-12 and read the title.

55

56 **On MOTION by Mr. Vincent and seconded by Mr. Cotter, with all in favor,**  
 57 **Resolution 2022-12, Relating to the Annual Appropriations and Adopting the**  
 58 **Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September**  
 59 **30, 2023; Authorizing Budget Amendments; and Providing an Effective Date,**  
 60 **was adopted.**

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63 **FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and**  
**Objections on the Imposition of**  
**Maintenance and Operation Assessments**  
**to Fund the Budget for Fiscal Year**  
**2022/2023, Pursuant to Florida Law**

64

65 **A. Proof/Affidavit of Publication**

66 **B. Mailed Notice(s) to Property Owners**

67 **C. Consideration of Resolution 2022-13, Making a Determination of Benefit and Imposing**  
 72 **Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and**  
 73 **Enforcement of Special Assessments, Including but Not Limited to Penalties and**

74 Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the  
75 Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

76

77 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**  
78 **Public Hearing was opened.**

79

80

81 No members of the public spoke.

82

83 **On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the**  
84 **Public Hearing was closed.**

85

86

87 Ms. Sanchez presented Resolution 2022-13 and read the title.

88

89 **On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor,**  
90 **Resolution 2022-13, Making a Determination of Benefit and Imposing Special**  
91 **Assessments for Fiscal Year 2022/2023; Providing for the Collection and**  
92 **Enforcement of Special Assessments, Including but Not Limited to Penalties**  
93 **and Interest Thereon; Certifying an Assessment Roll; Providing for**  
94 **Amendments to the Assessment Roll; Providing a Severability Clause; and**  
95 **Providing an Effective Date, was adopted.**

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98 **FIFTH ORDER OF BUSINESS**

**Staff Reports**

99

100 **A. District Counsel: *KE Law Group, PLLC***

101 Mr. Earlywine reported the following:

- 102 ➤ The bond pre-closing meeting was scheduled for Thursday.
- 103 ➤ The acquisitions are ready; signatures are pending.
- 104 ➤ The signatures for the CDD and acquisition documents will be obtained separately.

105 **B. District Engineer: *Stantec Consulting Services***

106 There was no report.

107 **C. Operations Manager: *Access Management***

108 Ms. Williams stated she recently received an email from Mark regarding the spa and for  
109 an electrician to be engaged.

110 Regarding the work at the Amenity Center, Ms. Williams stated that pressure washing  
111 and painting were completed. The spa is still in progress.

112 Ms. Moulton stated a road where the dirt comes in and out needs to eventually be  
113 closed off. Mr. Vincent will facilitate the road closure.

114 A resident stated that DR Horton recently sold two homes on Margate that need to be  
115 landscaped. Mr. Vincent will inspect those homes.

116 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

- 117 • **NEXT MEETING DATE: October 28, 2022 *immediately following the***  
118 ***adjournment of the Silverado CDD Meeting, scheduled to commence at 10:00***  
119 ***A.M.***

120 ○ **QUORUM CHECK**

121 The next meeting would be on October 28, 2022, unless cancelled. Ms. Cerbone stated,  
122 starting in the new Fiscal Year, meetings will be in the Avalon Park West Amenity Center.

123

124 **SIXTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

125

126 There were no Board Members' comments or requests.

127

128 **SEVENTH ORDER OF BUSINESS** **Public Comments**

129

130 There were no public comments.

131

132 **EIGHTH ORDER OF BUSINESS** **Adjournment**

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134

135 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**  
136 **meeting adjourned at 10:10 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**AVALON PARK WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**  
**C**

**DRAFT**

**MINUTES OF MEETING  
AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT**

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A Landowners' Meeting of the Avalon Park West Community Development District was held on November 29, 2022 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

**Present were:**

Cindy Cerbone District Manager/Proxy Holder

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:00 a.m., and stated that, while District Counsel, some of her coworkers from Wrathell, Hunt and Associates, and a variety of members of the public are present, they are waiting for the Silverado CDD meeting to start. She is the only person in official attendance for the Avalon Park West CDD Landowners' meeting.

**SECOND ORDER OF BUSINESS**

**Affidavit of Publication**

The affidavit of publication was included for informational purposes.

Ms. Cerbone is the designated Proxy Holder for Forestar USA Real Estate Group Inc., which owns 274 platted units and 140.78 acres. Ms. Cerbone is eligible to cast up to 415 votes per Seat.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

Ms. Cerbone served as Chair to conduct the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [Seats 1, 2 & 4]**

**A. Nominations**

36 Ms. Cerbone nominated the following:  
 37 Seat 1 Andre Carmack  
 38 Seat 4 Ty Vincent  
 39 No other nominations were made. There was no nomination for Seat 2.

40 **B. Casting of Ballots**

41 **I. Determine Number of Voting Units Represented**

42 A total of 415 voting units were represented.

43 **II. Determine Number of Voting Units Assigned by Proxy**

44 All 415 voting units were assigned by proxy.

45 Ms. Cerbone cast the following votes:

46	Seat 1	Andre Carmack	414 votes
47	Seat 4	Ty Vincent	415 votes

48 No votes were cast for Seat 2, as there was no nomination for Seat 2.

49 **C. Ballot Tabulation and Results**

50 The ballot tabulation and results were as follows:

51	Seat 1	Andre Carmack	414 votes
52	Seat 4	Ty Vincent	415 votes

53

54	<b>FIFTH ORDER OF BUSINESS</b>	<b>Landowners' Questions/Comments</b>
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56 There were no Landowners' questions or comments.

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58	<b>SIXTH ORDER OF BUSINESS</b>	<b>Adjournment</b>
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60 The meeting adjourned at 10:02 a.m.

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63 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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\_\_\_\_\_  
Secretary/Assistant Secretary

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Chair/Vice Chair

**AVALON PARK WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 28, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>November 29, 2022</b>	<b>Landowners' Meeting</b>	<b>10:00 AM</b>
<b>January 27, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>February 24, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 24, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>April 28, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>May 26, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>June 23, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>July 28, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>August 25, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>September 22, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 801 901 3513**