

**AVALON PARK
WEST**

**COMMUNITY DEVELOPMENT
DISTRICT**

November 17, 2023

BOARD OF SUPERVISORS

SPECIAL 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

November 10, 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 Special Meeting on November 17, 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 Supervisor Steve Hart [Seat 2] *(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. Acceptance of Resignation of Supervisor Ty Vincent [Seat 4]; *Term Expires November 2026*
5. Consider Appointment of Nicholas Craniotis to Fill Unexpired Term of Seat 4
 - Administration of Oath of Office to Newly Appointed Supervisor
6. Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date

7. Consideration of Resolution 2024-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date
8. Consideration of Resolution 2024-03, Ratifying, Confirming, and Approving the Sale of the Avalon Park West Community Development District Special Assessment Revenue Bonds, Series 2023 (2023 Project Area); Ratifying, Confirming, And Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
9. Discussion: Recission of Boundary Amendment
10. Discussion: Speeding
11. Acceptance of Unaudited Financial Statements as of September 30, 2023
12. Approval of August 25, 2023 Public Hearing and Regular Meeting Minutes
13. 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*

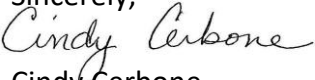
- NEXT MEETING DATE: January 26, 2024 at 10:00 AM

- QUORUM CHECK

SEAT 1	ANDRE CARMACK	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	STEVE HART	<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	NICHOLAS CRANIOTIS	<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

14. Board Members' Comments/Requests
15. Public Comments
16. 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

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AVALON PARK WEST

COMMUNITY DEVELOPMENT DISTRICT

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SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Jamie Sanchez is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER 2023.

ATTEST:

**AVALON PARK WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

AVALON PARK WEST

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT 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, on April 28, 2023, the Board of Supervisors (“Board”) of the Avalon Park West Community Development District (“District”), amended the Fiscal Year 2022/2023 adopted Budget; and

WHEREAS, the Board desires to amend the previously amended 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 17th day of November, 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	
REVENUES					
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
EXPENDITURES					
Professional & administrative					
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	
Field operations					
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	-
Total field operations	182,375	127,112	153,208	280,320	-

**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	
Other fees and charges					
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>Wrathell, Hunt and Associates, LLC, 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 & 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	
REVENUES					
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
EXPENDITURES					
Debt service					
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
Other fees & charges					
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
Fund balance:					
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
Use of fund balance:					
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**

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	-
Total	5,495,000.00		4,002,691.18	9,497,691.18	

**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	
REVENUES					
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
EXPENDITURES					
Debt service					
Principal	-	-	-	-	85,000
Interest	-	-	-	-	193,512
Total debt service	-	-	-	-	278,512
Other fees & charges					
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
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	490,779	490,779	-
Underwriter's discount	-	-	(88,425)	(88,425)	-
Total other financing sources/(uses)	-	-	402,354	402,354	-
Fund balance:					
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
Use of fund balance:					
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**

	Principal	Coupon	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon	Interest	Debt Service	Bond Balance
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			-	-	-
Total	5,895,000.00		6,201,094.30	12,096,094.30	

**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&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
Total	313				

On-Roll Assessments (Phase 3 North)

Series 2022

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&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
Total	258				

Off-Roll Assessments (Future Phases)

Series 2022

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&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
Total	346				

AVALON PARK WEST

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2023 (2023 PROJECT AREA); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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 District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Revenue Bonds, Series 2023 (2023 Project Area), in the par amount of \$3,355,000 (“Series 2023 Bonds”); and

WHEREAS, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2023 Bonds, including but not limited to authorization to finalize the supplemental engineer’s report and supplemental assessment report; and

WHEREAS, the District closed on the sale of the Series 2023 Bonds on September 12, 2023; and

WHEREAS, as prerequisites to the issuance of the Series 2023 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2023 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2023 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2023 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2023 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2023-06 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2023-07 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2023 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2023-06 and 2023-07 on file with the District Manager and as included in the transcript for the Series 2023 Bonds are hereby determined to be in final form.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of November, 2023.

ATTEST:

**AVALON PARK WEST COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

AVALON PARK WEST

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2023**

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	General Fund	Debt Service Fund Series 2020	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS					
Cash	\$ 139,089	\$ -	\$ -	\$ -	\$ 139,089
Investments					
Revenue	-	120,721	159,526	-	280,247
Reserve	-	156,178	101,039	-	257,217
Undeposited funds	-	-	3,980	-	3,980
Off-roll assessments receivable	441	1,115	1,086	-	2,642
Due from Developer	-	-	10,432	-	10,432
Prepaid expense	26,493	-	-	-	26,493
Total assets	<u>\$ 166,023</u>	<u>\$ 278,014</u>	<u>\$ 276,063</u>	<u>\$ -</u>	<u>\$ 720,100</u>
LIABILITIES					
Liabilities:					
Accounts payable	\$ 4,422	\$ -	\$ -	\$ -	\$ 4,422
Due to Developer	1,099	-	-	-	1,099
Sales tax payable	114	-	-	-	114
Rental deposits	1,400	-	-	-	1,400
Developer advance	34,933	-	-	-	34,933
Total liabilities	<u>41,968</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>41,968</u>
FUND BALANCES					
Restricted for					
Debt service	-	278,014	276,063	-	554,077
Unassigned	124,055	-	-	-	124,055
Total fund balances	<u>124,055</u>	<u>278,014</u>	<u>276,063</u>	<u>-</u>	<u>678,132</u>
Total liabilities and fund balances	<u>\$ 166,023</u>	<u>\$ 278,014</u>	<u>\$ 276,063</u>	<u>\$ -</u>	<u>\$ 720,100</u>

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment: on-roll	\$ -	\$ 126,177	\$ 126,108	100%
Assessment: off-roll	-	67,620	67,621	100%
Interlocal agreement - amenity mgr	-	13,316	-	N/A
Miscellaneous	-	3,888	-	N/A
Total revenues	<u>-</u>	<u>211,001</u>	<u>193,729</u>	109%
EXPENDITURES				
Professional & administrative				
Financial & administrative				
District management	4,000	48,000	48,000	100%
Legal general counsel	4,321	10,488	25,000	42%
Engineering	-	7,492	7,500	100%
Audit	-	3,275	3,500	94%
Arbitrage	-	-	1,500	0%
Dissemination agent	250	2,083	2,000	104%
Trustee fees	-	4,246	9,000	47%
Telephone	17	200	200	100%
Postage	-	242	500	48%
Printing & binding	42	500	500	100%
Legal advertising	-	617	2,500	25%
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	2,000	86%
Website hosting, maintenance and backup	-	705	705	100%
ADA website compliance	-	-	210	0%
Contingency	-	85	500	17%
Total professional & administrative	<u>8,630</u>	<u>101,694</u>	<u>141,102</u>	72%
Field operations				
Garbage/solid waste control services				
Solid waste assessment	-	1,367	-	N/A
Parks & recreation				
Pool permits	-	1,006	-	N/A
Total field operations	<u>-</u>	<u>2,373</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 SEPTEMBER 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property taxes	-	498	-	N/A
Property appraiser & tax collector	-	2,232	2,627	85%
Total other fees & charges	-	2,730	2,627	104%
Total expenditures	8,630	106,797	143,729	74%
Excess/(deficiency) of revenues over/(under) expenditures	(8,630)	104,204	50,000	
Fund balances - beginning	132,685	19,851	-	
Fund balance - ending				
Assigned				
3 months working capital	-	-	50,000	
Unassigned	124,055	124,055	-	
Fund balances - ending	<u>\$ 124,055</u>	<u>\$ 124,055</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 SEPTEMBER 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 319,184	\$ 319,001	100%
Interest	1,154	12,039	-	N/A
Total revenues	<u>1,154</u>	<u>331,223</u>	<u>319,001</u>	104%
EXPENDITURES				
Debt service				
Interest	-	201,663	201,663	100%
Principal	-	110,000	110,000	100%
Total debt service	<u>-</u>	<u>311,663</u>	<u>311,663</u>	100%
Other fees & charges				
Property appraiser	-	-	175	0%
Tax collector	-	5,267	6,646	79%
Total other fees and charges	<u>-</u>	<u>5,267</u>	<u>6,821</u>	77%
Total expenditures	<u>-</u>	<u>316,930</u>	<u>318,484</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,154	14,293	517	
Fund balances - beginning	276,860	263,721	261,507	
Fund balances - ending	<u>\$ 278,014</u>	<u>\$ 278,014</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 SEPTEMBER 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ 310,641	\$ 310,480	100%
Special assessment - off-roll	10,432	71,344	100,146	71%
Lot closing	3,980	28,801	-	N/A
Interest	1,492	13,679	-	N/A
Total revenues	<u>15,904</u>	<u>424,465</u>	<u>410,626</u>	103%
EXPENDITURES				
Debt service				
Interest	-	193,512	193,512	100%
Principal	-	85,000	85,000	100%
Cost of issuance	-	6,225	-	N/A
Total debt service	<u>-</u>	<u>284,737</u>	<u>278,512</u>	102%
Other fees & charges				
Tax collector	-	5,126	6,468	N/A
Total other fees and charges	<u>-</u>	<u>5,126</u>	<u>6,468</u>	N/A
Total expenditures	<u>-</u>	<u>289,863</u>	<u>284,980</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	15,904	134,602	125,646	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(101,039)	(106,503)	-	N/A
Total other financing sources	<u>(101,039)</u>	<u>(106,503)</u>	<u>-</u>	N/A
Net change in fund balances	(85,135)	28,099	-	
Fund balances - beginning	361,198	247,964	236,539	
Fund balances - ending	<u>\$ 276,063</u>	<u>\$ 276,063</u>	<u>\$ 362,185</u>	

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 24	\$ 117
Total revenues	<u>24</u>	<u>117</u>
EXPENDITURES		
Construction costs	<u>106,620</u>	<u>106,620</u>
Total expenditures	<u>106,620</u>	<u>106,620</u>
Excess/(deficiency) of revenues over/(under) expenditures	(106,596)	(106,503)
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>101,039</u>	<u>106,503</u>
Total other financing sources/(uses)	<u>101,039</u>	<u>106,503</u>
Net change in fund balances	(5,557)	-
Fund balances - beginning	<u>5,557</u>	<u>-</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>

AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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 Public Hearing and Regular Meeting on August 25, 2023 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Ty Vincent	Assistant Secretary
Andre Carmack	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
Lori Lansing	Access Management
Alex Gormley	Access Management
Diana Chika	Access Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:09 a.m.

Supervisors Cotter, Moulton, Vincent and Carmack were present. Supervisor-Appointee Hart was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors Andre Carmack [Seat 1] and Steve Hart [Seat 2] (the following will be provided in a separate package)

40 Ms. Sanchez stated the Oath of Office was administered to Mr. Carmack prior to the
41 meeting commencing.

42 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

43 **B. Membership, Obligations and Responsibilities**

44 **C. Financial Disclosure Forms**

45 **I. Form 1: Statement of Financial Interests**

46 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

47 **III. Form 1F: Final Statement of Financial Interests**

48 **D. Form 8B: Memorandum of Voting Conflict**

49

50 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2023/2024 Budget**

51

52

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

54 **B. Consideration of Resolution 2023-09, Relating to the Annual Appropriations and**
55 **Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending**
56 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**
57 **Date**

58

59 **On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the**
60 **Public Hearing was opened.**

61

62

63 No members of the public spoke.

64

65 **On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the**
66 **Public Hearing was closed.**

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69 Ms. Sanchez presented Resolution 2023-09 and read the title. She briefly reviewed the
70 proposed Fiscal Year 2024 budget, which is the same budget that was presented to the Board at
71 the previous meeting.

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On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2023-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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

Ms. Sanchez presented Resolution 2023-09 and read the title.

On MOTION by and Mr. Carmack seconded by Mr. Cotter, with all in favor, Resolution 2023-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of July 28, 2023 Regular Meeting Minutes

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the July 28, 2023 Regular Meeting Minutes, as presented, were approved.

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EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine reported the following:

➤ The bond issuance is in process. Staff anticipates the financing to be transferred by the end of the fiscal year.

➤ Staff is in the process of releasing the debt service reserve funds of \$901,000 from the 2022 bonds; the documents will be transmitted to Board Members for their signatures.

Mr. Earlywine asked about the project completion deadline and the number of homes sold. Mr. Vincent stated site development will be completed by the end of September 2023, certifications should be issued by the County in November 2023 and all homes should be sold in the next year and a half. Mr. Earlywine stated Staff will declare the project complete and go through the project completion process sometime in 2024.

Ms. Cerbone noted, if there are 250 registered voters residing within the CDD, the Board transition process could start by the November 2024 General Election.

➤ Mr. Earlywine stated the boundary amendment for Avalon Park West CDD needs to be rescinded; this item can be placed on a future agenda.

B. District Engineer: Stantec Consulting Services

There was no report.

C. Operations Manager: Access Management

There was no report.

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

- **NEXT MEETING DATE: September 22, 2023 at 10:00 AM [Adoption of FY2024 Budget]**

○ **QUORUM CHECK**

The next meeting will be on September 22, 2023, unless cancelled.

146 **NINTH ORDER OF BUSINESS**

Board Members' Comments/Requests

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148 Ms. Moulton stated, from this point on, Access Management representatives no longer
149 need to attend meetings unless the Board specifically requests it.

150 Discussion ensued regarding access card issues with Avalon Park West CDD residents
151 utilizing New River amenities and New River residents utilizing Avalon Park West CDD
152 amenities.

153 Ms. Moulton stated Mr. Mark Vega confirmed that it is everyone's intent for the
154 Interlocal Agreement to remain in place. She asked Ms. Lansing to coordinate with Mr. Vega,
155 resolve the issues and report back to the Board.

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157 **TENTH ORDER OF BUSINESS**

Public Comments

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159 There were no public comments.

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161 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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164 **On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the**
165 **meeting adjourned at 10:21 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2023 CANCELED	Regular Meeting	10:00 AM
November 17, 2023	Special Meeting	10:00 AM
November 24, 2023 CANCELED	Regular Meeting	10:00 AM
December 22, 2023 CANCELED	Regular Meeting	10:00 AM
January 26, 2024	Regular Meeting	10:00 AM
February 23, 2024	Regular Meeting	10:00 AM
March 22, 2024	Regular Meeting	10:00 AM
April 26, 2024	Regular Meeting	10:00 AM
May 24, 2024	Regular Meeting	10:00 AM
June 28, 2024	Regular Meeting	10:00 AM
July 26, 2024	Regular Meeting	10:00 AM
August 23, 2024	Regular Meeting	10:00 AM
September 27, 2024	Regular Meeting	10:00 AM