

**AVALON PARK WEST
COMMUNITY DEVELOPMENT
DISTRICT**

September 20, 2022

BOARD OF SUPERVISORS

**CONTINUED PUBLIC
HEARING, PUBLIC HEARING
AND REGULAR MEETING
AGENDA**

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

September 13, 2022

Board of Supervisors
Avalon Park West Community Development District

Dear Board Members:

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

NOTE: Meeting Location

The Board of Supervisors of the Avalon Park West Community Development District will hold 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Continued Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - 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
4. 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
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. 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

5. Staff Reports

- A. District Counsel: *KE Law Group, PLLC*
- B. District Engineer: *Stantec Consulting Services*
- C. Operations Manager: *Access Management*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: *October 28, 2022, immediately following the adjournment of the Silverado CDD Meeting, scheduled to commence at 10:00 A.M.*

○ QUORUM CHECK

MARYBEL DEFILLO	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
ROSS HALLE	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
MARY MOULTON	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
TY VINCENT	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
CHRISTIAN COTTER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

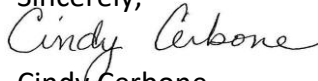
6. Board Members' Comments/Requests

7. Public Comments

8. 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 Carbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT

3A

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Pasco

}ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **8/28/22, 9/ 4/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

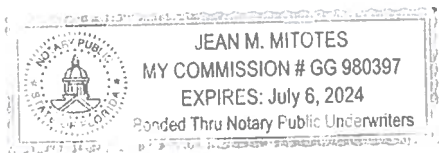
Signature Affiant

Sworn to and subscribed before me this **.09/04/2022**

Signature of Notary Public

Personally known _____ **X** _____ or produced identification

Type of identification produced _____



AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Avalon Park West Community Development District ("District") will hold the following two public hearings and a regular meeting on September 20, 2022, at 10:00 a.m., and at New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment (1)
TH	226	0.56	\$146.19
SF 40'	264	0.80	\$208.84
SF 50'	357	1.00	\$261.06
SF 60'	70	1.20	\$313.27

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

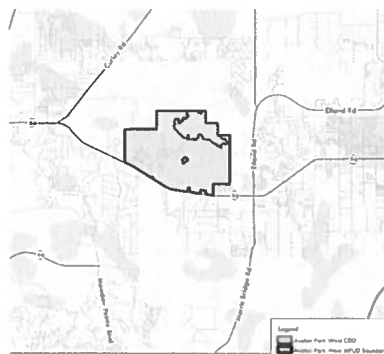
O&M Assessments, which are subject to change at the hearing:

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.



District Manager

AVALON PARK WEST

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2022-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) 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.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Avalon Park West Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Avalon Park West Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF SEPTEMBER, 2022.

ATTEST:

**AVALON PARK WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget(s)

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

On-Roll Assessments (Phase 1)

<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)

<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	-	\$ 146.19	\$ -	\$ 146.19	n/a
SF 40'	85	208.84	-	208.84	n/a
SF 50'	137	261.06	-	261.06	n/a
SF 60'	36	313.27	-	313.27	n/a
Total	258				

Off-Roll Assessments (Future Phases)

<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	\$ -	\$ 137.42	\$ 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

4A

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Pasco

}ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **8/28/22, 9/ 4/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

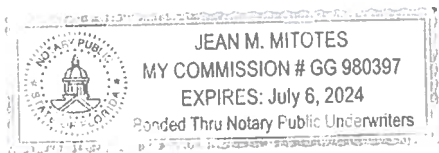
Signature Affiant

Sworn to and subscribed before me this **.09/04/2022**

Signature of Notary Public

Personally known _____ **X** _____ or produced identification

Type of identification produced _____



AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Avalon Park West Community Development District ("District") will hold the following two public hearings and a regular meeting on September 20, 2022, at 10:00 a.m., and at New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment (1)
TH	226	0.56	\$146.19
SF 40'	264	0.80	\$208.84
SF 50'	357	1.00	\$261.06
SF 60'	70	1.20	\$313.27

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

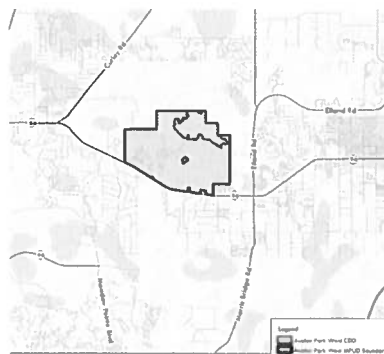
O&M Assessments, which are subject to change at the hearing:

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.



District Manager

AVALON PARK WEST

COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Han Liu, who by me first being duly sworn and deposed says:

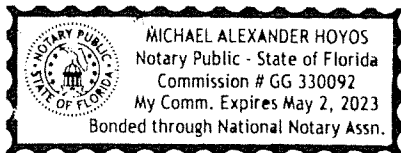
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Han Liu, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Avalon Park West Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on August 30, 2022, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 190, 197 and/or 170, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

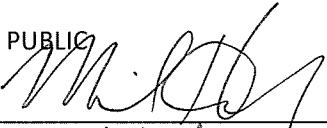


By: Han Liu

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 30th day of August, 2022, by Han Liu, for Wrathell, Hunt and Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



NOTARY PUBLIC



Print Name: Michael Hoyos
Notary Public, State of Florida
Commission No.: GG 330092
My Commission Expires: May 2, 2023

EXHIBIT A: Copies of Forms of Mailed Notices

EXHIBIT A

EXHIBIT A

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

THIS IS NOT A BILL – DO NOT PAY

August 30, 2022

VIA FIRST CLASS MAIL

D R HORTON INC
12602 TELECOM DR
TEMPLE TERRACE FL 33637-0935

Parcel ID: See Exhibit B.

Product Type: 90 SF 40' units, 88 SF 50' units and 76 Townhome units.

RE: Avalon Park West Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Avalon Park West Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on September 20 2022, at 10 a.m., and at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within

twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is contained within a thin black rectangular border.

Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2022/2023, and any portion of the District’s Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment(1)
TH	226	0.56	\$146.19
SF 40'	264	0.80	\$208.84
SF 50'	357	1.00	\$261.06
SF 60'	70	1.20	\$313.27

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$203,300.28** in gross revenue.

EXHIBIT B***Parcel Identification Numbers***

12-26-20-0110-00500-0070	12-26-20-0110-01300-0060	12-26-20-0110-01900-0020
12-26-20-0110-00500-0090	12-26-20-0110-01300-0070	12-26-20-0110-01900-0030
12-26-20-0110-00500-0110	12-26-20-0110-01300-0080	12-26-20-0110-01900-0040
12-26-20-0110-00500-0130	12-26-20-0110-01400-0010	12-26-20-0110-01900-0050
12-26-20-0110-00500-0140	12-26-20-0110-01400-0020	12-26-20-0110-01900-0060
12-26-20-0110-00500-0150	12-26-20-0110-01400-0030	12-26-20-0110-01900-0070
12-26-20-0110-00700-0010	12-26-20-0110-01400-0040	12-26-20-0110-01900-0080
12-26-20-0110-00700-0020	12-26-20-0110-01400-0050	12-26-20-0110-01900-0090
12-26-20-0110-00700-0060	12-26-20-0110-01400-0060	12-26-20-0110-01900-0100
12-26-20-0110-00700-0080	12-26-20-0110-01400-0070	12-26-20-0110-01900-0110
12-26-20-0110-00800-0010	12-26-20-0110-01400-0080	12-26-20-0110-01900-0120
12-26-20-0110-00800-0020	12-26-20-0110-01500-0010	12-26-20-0110-01900-0130
12-26-20-0110-00800-0030	12-26-20-0110-01500-0020	12-26-20-0110-01900-0140
12-26-20-0110-00800-0040	12-26-20-0110-01500-0030	12-26-20-0110-01900-0190
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12-26-20-0110-00900-0020	12-26-20-0110-01500-0070	12-26-20-0110-01900-0250
12-26-20-0110-00900-0030	12-26-20-0110-01500-0080	12-26-20-0110-02100-0010
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12-26-20-0110-00900-0060	12-26-20-0110-01600-0030	12-26-20-0110-02100-0070
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12-26-20-0110-01000-0060	12-26-20-0110-01700-0010	12-26-20-0110-02100-0130
12-26-20-0110-01100-0010	12-26-20-0110-01700-0020	12-26-20-0110-02100-0140
12-26-20-0110-01100-0020	12-26-20-0110-01700-0030	12-26-20-0110-02200-0010
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12-26-20-0110-01100-0050	12-26-20-0110-01700-0060	12-26-20-0110-02200-0040
12-26-20-0110-01100-0060	12-26-20-0110-01700-0070	12-26-20-0110-02200-0050
12-26-20-0110-01100-0070	12-26-20-0110-01700-0080	12-26-20-0110-02200-0060
12-26-20-0110-01100-0080	12-26-20-0110-01800-0010	12-26-20-0110-02200-0070
12-26-20-0110-01200-0010	12-26-20-0110-01800-0030	12-26-20-0110-02200-0080
12-26-20-0110-01200-0020	12-26-20-0110-01800-0040	12-26-20-0110-02200-0090
12-26-20-0110-01200-0030	12-26-20-0110-01800-0050	12-26-20-0110-02200-0100
12-26-20-0110-01200-0040	12-26-20-0110-01800-0060	12-26-20-0110-02200-0110
12-26-20-0110-01200-0050	12-26-20-0110-01800-0070	12-26-20-0110-02200-0120
12-26-20-0110-01200-0060	12-26-20-0110-01800-0080	12-26-20-0110-02300-0010
12-26-20-0110-01300-0010	12-26-20-0110-01800-0090	12-26-20-0110-02300-0020
12-26-20-0110-01300-0020	12-26-20-0110-01800-0100	12-26-20-0110-02300-0030
12-26-20-0110-01300-0030	12-26-20-0110-01800-0110	12-26-20-0110-02300-0040
12-26-20-0110-01300-0040	12-26-20-0110-01800-0120	12-26-20-0110-02300-0050
12-26-20-0110-01300-0050	12-26-20-0110-01900-0010	12-26-20-0110-02300-0060

EXHIBIT B***Parcel Identification Numbers***

12-26-20-0110-02300-0070	12-26-20-0110-02600-0170	12-26-20-0110-02800-0280
12-26-20-0110-02300-0080	12-26-20-0110-02600-0180	12-26-20-0110-02800-0290
12-26-20-0110-02300-0090	12-26-20-0110-02700-0010	12-26-20-0110-02800-0300
12-26-20-0110-02300-0100	12-26-20-0110-02700-0020	12-26-20-0110-02800-0310
12-26-20-0110-02300-0110	12-26-20-0110-02700-0030	12-26-20-0110-02800-0320
12-26-20-0110-02300-0120	12-26-20-0110-02700-0040	12-26-20-0110-02800-0330
12-26-20-0110-02300-0130	12-26-20-0110-02700-0050	12-26-20-0110-02800-0340
12-26-20-0110-02300-0140	12-26-20-0110-02700-0060	12-26-20-0110-02800-0350
12-26-20-0110-02300-0150	12-26-20-0110-02700-0070	12-26-20-0110-03400-0010
12-26-20-0110-02300-0160	12-26-20-0110-02700-0080	12-26-20-0110-03400-0020
12-26-20-0110-02300-0170	12-26-20-0110-02700-0090	12-26-20-0110-20A00-0100
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12-26-20-0110-02400-0030	12-26-20-0110-02700-0120	12-26-20-0110-20B00-0030
12-26-20-0110-02400-0040	12-26-20-0110-02700-0130	12-26-20-0110-20B00-0050
12-26-20-0110-02400-0050	12-26-20-0110-02700-0140	12-26-20-0110-20B00-0060
12-26-20-0110-02400-0060	12-26-20-0110-02700-0150	12-26-20-0110-20B00-0070
12-26-20-0110-02400-0070	12-26-20-0110-02700-0160	12-26-20-0110-20B00-0090
12-26-20-0110-02400-0080	12-26-20-0110-02700-0170	12-26-20-0110-20B00-0100
12-26-20-0110-02400-0090	12-26-20-0110-02700-0180	
12-26-20-0110-02400-0100	12-26-20-0110-02800-0010	
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12-26-20-0110-02600-0120	12-26-20-0110-02800-0230	
12-26-20-0110-02600-0130	12-26-20-0110-02800-0240	
12-26-20-0110-02600-0140	12-26-20-0110-02800-0250	
12-26-20-0110-02600-0150	12-26-20-0110-02800-0260	
12-26-20-0110-02600-0160	12-26-20-0110-02800-0270	

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

THIS IS NOT A BILL – DO NOT PAY

August 30, 2022

VIA FIRST CLASS MAIL

FORESTAR USA REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006-7458

Parcel ID: See Exhibit B.

Product Type: 99 SF 40' units, 139 SF 50' units and 36 SF 60' units, as well as 146 future Townhome units, 65 future SF 40' units, 101 future SF 50' units and 34 future SF 60' units.

RE: Avalon Park West Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Avalon Park West Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on September 20 2022, at 10 a.m., and at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is contained within a thin black rectangular border.

Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2022/2023, and any portion of the District’s Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment(1)
TH	226	0.56	\$146.19
SF 40'	264	0.80	\$208.84
SF 50'	357	1.00	\$261.06
SF 60'	70	1.20	\$313.27

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$203,300.28** in gross revenue.

EXHIBIT B

Parcel Identification Numbers

11-26-20-0000-00100-0000	12-26-20-0120-03000-0130	12-26-20-0120-03300-0160
11-26-20-0000-00100-0050	12-26-20-0120-03000-0140	12-26-20-0120-03300-0170
11-26-20-0110-0B600-0000	12-26-20-0120-03000-0150	12-26-20-0120-03300-0180
12-26-20-0000-00400-0110	12-26-20-0120-03000-0160	12-26-20-0120-03300-0190
12-26-20-0110-01800-0130	12-26-20-0120-03000-0170	12-26-20-0120-03300-0200
12-26-20-0110-03300-0010	12-26-20-0120-03000-0180	12-26-20-0120-03300-0210
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12-26-20-0110-03300-0030	12-26-20-0120-03000-0200	12-26-20-0120-03400-0090
12-26-20-0110-03300-0040	12-26-20-0120-03100-0010	12-26-20-0120-03400-0100
12-26-20-0110-03300-0050	12-26-20-0120-03100-0020	12-26-20-0120-03400-0110
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12-26-20-0120-03000-0120	12-26-20-0120-03300-0150	12-26-20-0120-03500-0310

EXHIBIT B

Parcel Identification Numbers

12-26-20-0120-03500-0320	12-26-20-0120-03700-0120	12-26-20-0120-29A00-0170
12-26-20-0120-03500-0330	12-26-20-0120-03700-0130	12-26-20-0120-29A00-0180
12-26-20-0120-03500-0340	12-26-20-0120-03700-0140	12-26-20-0120-29A00-0190
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12-26-20-0120-03500-0370	12-26-20-0120-03700-0170	12-26-20-0120-29A00-0220
12-26-20-0120-03500-0380	12-26-20-0120-03700-0180	12-26-20-0120-29A00-0230
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12-26-20-0120-03500-0430	12-26-20-0120-03800-0030	12-26-20-0120-29B00-0020
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12-26-20-0120-03600-0020	12-26-20-0120-03800-0090	12-26-20-0120-29B00-0080
12-26-20-0120-03600-0030	12-26-20-0120-03800-0100	12-26-20-0120-29B00-0090
12-26-20-0120-03600-0040	12-26-20-0120-03800-0110	12-26-20-0120-29B00-0100
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12-26-20-0120-03600-0200	12-26-20-0120-29A00-0050	12-26-20-0120-39A00-0030
12-26-20-0120-03700-0010	12-26-20-0120-29A00-0060	12-26-20-0120-39A00-0040
12-26-20-0120-03700-0020	12-26-20-0120-29A00-0070	12-26-20-0120-39B00-0030
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12-26-20-0120-03700-0040	12-26-20-0120-29A00-0090	12-26-20-0120-39B00-0050
12-26-20-0120-03700-0050	12-26-20-0120-29A00-0100	12-26-20-0120-39B00-0060
12-26-20-0120-03700-0060	12-26-20-0120-29A00-0110	12-26-20-0120-39B00-0070
12-26-20-0120-03700-0070	12-26-20-0120-29A00-0120	12-26-20-0120-39B00-0080
12-26-20-0120-03700-0080	12-26-20-0120-29A00-0130	12-26-20-0120-39B00-0090
12-26-20-0120-03700-0090	12-26-20-0120-29A00-0140	12-26-20-0120-39B00-0100
12-26-20-0120-03700-0100	12-26-20-0120-29A00-0150	12-26-20-0120-39B00-0110
12-26-20-0120-03700-0110	12-26-20-0120-29A00-0160	12-26-20-0120-39B00-0120

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12-26-20-0120-39B00-0140
12-26-20-0120-39B00-0150
12-26-20-0120-39B00-0160
12-26-20-0120-39B00-0170
12-26-20-0120-39B00-0180
12-26-20-0120-39B00-0190
12-26-20-0120-39B00-0200
12-26-20-0120-39B00-0210
12-26-20-0120-39B00-0220
12-26-20-0120-39B00-0230
12-26-20-0120-39B00-0240
12-26-20-0120-39B00-0250
12-26-20-0120-B12A0-0000
12-26-20-0120-B12B0-0000
12-26-20-0120-B12C0-0000
12-26-20-0120-B2B00-0000
12-26-20-0120-B2C00-0000
12-26-20-0120-B2D00-0000

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

THIS IS NOT A BILL – DO NOT PAY

August 30, 2022

VIA FIRST CLASS MAIL

MA QI
25302 SPRINGWOOD LAKE DR
KATY TX 77494

Parcel Number: 12-26-20-0110-00500-0030

Product Type: SF 40'

RE: Avalon Park West Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

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Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is contained within a thin black rectangular border.

Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2022/2023, and any portion of the District’s Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment(1)
TH	226	0.56	\$146.19
SF 40'	264	0.80	\$208.84
SF 50'	357	1.00	\$261.06
SF 60'	70	1.20	\$313.27

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$203,300.28** in gross revenue.

PARCEL ID	NAME
12-26-20-0110-01800-0020	ADEDOYIN FOLASHADE OLABISI & OLAIDE OLUMUYIWA
12-26-20-0110-00600-0050	AGBAY EDGARDO GARNIZO & MARIA LUISA BACANI
12-26-20-0110-00600-0020	AROR-MUNDADI ARUN-KUMAR-RAO & GOVINDA-RAO P
12-26-20-0110-20B00-0110	ARORA ANKIT & GUPTA RITU
12-26-20-0110-00600-0040	BEAULIEU CHRISTINA M & DUNCAN JOSEPH T
12-26-20-0110-00600-0010	BOONE CHARLES E JR & MARY AUDETTE
12-26-20-0110-20A00-0040	DAH ELVIS TEKANG & LYDIA ENOW NEWUSIE
12-26-20-0110-00700-0050	DAMES SOLOMON & PYE SEQUENIS MONIQUE
12-26-20-0110-20A00-0020	DRAYTON MARC DAVID & BRITTANY MORGAN
12-26-20-0110-00500-0060	DUGARTE GERARDO JOSE
12-26-20-0110-00700-0030	EVANGELISTA JOSE EDUARDO & KATIE ELIZABETH
12-26-20-0110-00600-0030	FANG XIAOHONG & CHEN RONG
12-26-20-0110-20A00-0030	GALICIA JOHN MARTIN & RIZA ABRENICA
12-26-20-0110-00600-0070	GARCIA LADY STEFANY
12-26-20-0110-01900-0170	GASTINEAU DILLON WOLF
12-26-20-0110-00600-0080	GOELZ NICHOLAS WAYNE & ROTH CHEYENNE N
12-26-20-0110-00500-0080	GUO DAHAI & ZHANG YIXIN
12-26-20-0110-01900-0230	HUANG LE & ZHANG TIAN
12-26-20-0110-20A00-0070	HUFF DOUGLAS DEAN & JENNIFER L
12-26-20-0110-20A00-0080	HUMMEL ANDREW DAVID
12-26-20-0110-02100-0050	JAYASEELAN RAJAJAYAN
12-26-20-0110-00500-0010	JEFFERSON KATERA SHERRAILE & JEFFERSON KAYLAN TERRAILE
12-26-20-0110-20A00-0010	KNORRE EDI KLAUS & ANA LUCIA ALVES
12-26-20-0110-00500-0030	MA QI
12-26-20-0110-01900-0150	NGUYEN MIKE
12-26-20-0110-20B00-0080	NGUYEN PHUONG VAN LUU & LUONG MAI-PHOUNG THI
12-26-20-0110-00700-0040	NOVOA ANDRES FELIPE
12-26-20-0110-02100-0040	OLSEN ROBIN S & CHRISTOPHER R
12-26-20-0110-00600-0060	ORTIZ ANGEL MANUEL NAZARIO & VANESSA PEREZ NAZARIO
12-26-20-0110-00700-0070	PARKS JOHN E & PATRICIA P & PAIGE-PARKS JOHN E
12-26-20-0110-01900-0160	PATEL CHANDRIKA DEEP & DEEP CHIMANBHAI
12-26-20-0110-20A00-0060	POLAVARAPU MADHURYA & BOPANA SRINIVAS
12-26-20-0110-20A00-0090	PROULX BRANDON MARTIN & KATHLEEN VICTORIA
12-26-20-0110-02100-0030	RACZ KRISZTIAN JOZSEF
12-26-20-0110-20A00-0050	RAMACHANDRAN FNU DILIP & NAMBIAR NEELIMA C
12-26-20-0110-00500-0050	SANCHEZ KENNY & ROSADO JOANNE MARIE MARRERO
12-26-20-0110-20B00-0040	SPITALERI KEITH DREW & JENY ROXANA
12-26-20-0110-00500-0100	TANG WEIMIN & CAI LIPING
12-26-20-0110-01900-0180	TANIOUS PAUL AYYAD & MARTINA ADEL
12-26-20-0110-00500-0120	THOMAS ANTHOINETTE DASHAWN
12-26-20-0110-00500-0040	TINEO VICTOR A
12-26-20-0110-00500-0020	VAN NINH TRINH & LE NGOC HUE
12-26-20-0110-01900-0200	WAXMAN SALLY J & ERNEST SEYMOUR

AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2022-13

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT 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.

WHEREAS, the Avalon Park West Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the

assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i.** Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2022/2023.
 - ii.** Debt service assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial,

deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **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.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 20th day of September, 2022.

ATTEST:

**AVALON PARK WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

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*

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

**Meetings will commence at 10:00 AM, or immediately following the adjournment of the Silverado CDD Meetings, scheduled to commence at 10:00 AM*

CALL-IN NUMBER: 1-888-354-0094**PARTICIPANT PASSCODE: 801 901 3513**