

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024
AMENDED BUDGET TO INCLUDE SERIES 2023 DEBT SERVICE FUND BUDGET**

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2020	5
Bond Amortization Table - Series 2020 Bonds (2020 Project Area)	6 - 7
Debt Service Fund Budget - Series 2022	8
Bond Amortization Table - Series 2022 Bonds	9 - 10
Debt Service Fund Budget - Series 2023	11
Bond Amortization Table - Series 2023 Bonds	12 - 13
Assessment Summary	14

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

	Fiscal Year 2023				Adopted
	Adopted	Actual	Projected	Total	Adopted
	Budget	through	through	Actual &	Budget
	FY 2023	3/31/2023	9/30/2023	Projected	FY 2024
REVENUES					
Assessment levy: on-roll	\$ 131,363				\$ 152,413
Allowable discounts (4%)	(5,255)				(6,097)
Assessment levy: net	126,108	\$ 125,550	\$ 558	\$ 126,108	146,316
Assessment levy: off-roll	67,621	-	67,621	67,621	-
Interlocal agreement - amenity mgr	-	2,703	-	2,703	-
Interest and miscellaneous	-	1,170	-	1,170	-
Total revenues	193,729	129,423	68,179	197,602	146,316
EXPENDITURES					
Professional & administrative					
District management	48,000	24,000	24,000	48,000	48,000
Legal general counsel	25,000	904	24,096	25,000	25,000
Engineering	7,500	7,492	8	7,500	7,500
Audit	3,500	-	3,500	3,500	4,000
Arbitrage rebate calculation	1,500	-	1,500	1,500	2,250
Dissemination agent	2,000	1,000	1,000	2,000	3,000
Trustee	9,000	4,246	4,754	9,000	14,000
Telephone	200	100	100	200	200
Postage	500	21	479	500	500
Printing & binding	500	250	250	500	500
Legal advertising	2,500	300	2,200	2,500	2,500
Annual special district fee	175	175	-	175	175
Insurance: general liability	6,684	5,988	-	5,988	6,586
Insurance: property	30,628	15,883	-	15,883	25,413
Insurance: flood	2,000	1,715	-	1,715	2,230
Website	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Contingencies	500	75	425	500	500
Total professional & administrative	141,102	62,854	62,522	125,376	143,269

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

	Fiscal Year 2023				Adopted
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	Budget FY 2024
Field operations					
Garbage/solid waste control services					
Solid waste assessment	-	1,367	-	1,367	-
Total field operations	-	1,367	-	1,367	-
Other fees and charges					
Property appraiser & tax collector	2,627	3,008	-	3,008	3,048
Total other fees and charges	2,627	3,008	-	3,008	3,048
Total expenditures	143,729	67,229	62,522	129,751	146,317
Excess/(deficiency) of revenues over/(under) expenditures	50,000	62,194	5,657	67,851	(1)
Fund balance - beginning (unaudited)	-	19,851	82,045	19,851	87,702
Fund balance - ending (projected)					
Assigned					
3 months working capital	-	-	-	-	62,251
Unassigned	50,000	82,045	87,702	87,702	25,450
Fund balance - ending (projected)	<u>\$ 50,000</u>	<u>\$ 82,045</u>	<u>\$ 87,702</u>	<u>\$ 87,702</u>	<u>\$ 87,701</u>

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

EXPENDITURES

Professional & administrative

District management	\$ 48,000
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.	
Legal general counsel	25,000
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.	
Engineering	7,500
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.	
Audit	4,000
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.	
Arbitrage rebate calculation	2,250
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent fees	3,000
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.	
Trustee	14,000
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, checks, envelopes, copies, agenda packages, etc.	
Legal advertising	2,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

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

EXPENDITURES (continued)

Annual special district fee	175
Insurance: general liability	6,586
The District carries public officials and general liability insurance.	
Insurance: property	25,413
Insurance: flood	2,230
Website	705
ADA website compliance	210
Contingencies	500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Total expenditures	<u><u>\$146,317</u></u>

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

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

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	5,280,000.00		3,493,462.50	8,773,462.50	

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 323,417				\$ 429,955
Allowable discounts (4%)	(12,937)				(17,198)
Assessment levy: net	310,480	\$ 309,097	\$ 1,383	\$ 310,480	412,757
Special assessment: off-roll	100,146	-	100,146	100,146	-
Interest	-	4,518	-	4,518	-
Total revenues	410,626	313,615	101,529	415,144	412,757
EXPENDITURES					
Debt service					
Principal	85,000	-	85,000	85,000	90,000
Interest	193,512	34,461	159,051	193,512	314,383
Total debt service	278,512	34,461	244,051	278,512	404,383
Other fees & charges					
Costs of issuance	-	6,225	-	6,225	-
Tax collector	6,468	6,181	-	6,181	8,599
Total other fees & charges	6,468	12,406	-	12,406	10,749
Total expenditures	284,980	46,867	244,051	290,918	415,132
Excess/(deficiency) of revenues over/(under) expenditures	125,646	266,748	(142,522)	124,226	(2,375)
Fund balance:					
Beginning fund balance (unaudited)	236,539	236,539	503,287	236,539	360,765
Ending fund balance (projected)	\$ 362,185	\$ 503,287	\$ 360,765	\$ 360,765	358,390
Use of fund balance:					
Debt service reserve account balance (required)					(202,078)
Interest expense - November 1, 2024					(155,223)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 1,089

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	-
Total	5,810,000.00		6,007,582.70	11,817,582.70	

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2024**

	Fiscal Year 2023			Adopted Budget FY 2024	Change	Amended Budget FY 2024
	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected			
REVENUES						
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 237,385	\$ 237,385
Total revenues	-	-	-	-	237,385	237,385
EXPENDITURES						
Debt service						
Principal	-	-	-	-	45,000	45,000
Interest	-	-	-	-	121,088	121,088
Underwriter's discount	-	40,260	40,260	-	-	-
Cost of issuance	-	160,125	160,125	-	-	-
Total expenditures	-	200,385	200,385	-	166,088	166,088
Excess/(deficiency) of revenues over/(under) expenditures	-	(200,385)	(200,385)	-	71,297	71,297
OTHER FINANCING SOURCES/(USES)						
Bond proceeds	-	350,027	350,027	-	-	-
Original issue discount	-	(5,040)	(5,040)	-	-	-
Total other financing sources/(uses)	-	344,987	344,987	-	-	-
Net increase/(decrease) in fund balance	-	144,602	144,602	-	71,297	71,297
Fund balance:						
Beginning fund balance (unaudited)	-	-	-	-	144,602	144,602
Ending fund balance (projected)	\$ -	\$ 144,602	\$ 144,602	\$ -	\$ 215,899	215,899
Use of fund balance:						
Debt service reserve account balance (required)						(118,692)
Interest expense - November 1, 2024						(94,081)
Projected fund balance surplus/(deficit) as of September 30, 2024						\$ 3,126

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance	
11/01/23			25,909.60	25,909.60	3,355,000.00	CAPI
05/01/24	45,000.00	4.875%	95,178.13	140,178.13	3,310,000.00	
11/01/24			94,081.25	94,081.25	3,310,000.00	
05/01/25	50,000.00	4.875%	94,081.25	144,081.25	3,260,000.00	
11/01/25			92,862.50	92,862.50	3,260,000.00	
05/01/26	50,000.00	4.875%	92,862.50	142,862.50	3,210,000.00	
11/01/26			91,643.75	91,643.75	3,210,000.00	
05/01/27	55,000.00	4.875%	91,643.75	146,643.75	3,155,000.00	
11/01/27			90,303.13	90,303.13	3,155,000.00	
05/01/28	55,000.00	4.875%	90,303.13	145,303.13	3,100,000.00	
11/01/28			88,962.50	88,962.50	3,100,000.00	
05/01/29	60,000.00	4.875%	88,962.50	148,962.50	3,040,000.00	
11/01/29			87,500.00	87,500.00	3,040,000.00	
05/01/30	60,000.00	4.875%	87,500.00	147,500.00	2,980,000.00	
11/01/30			86,037.50	86,037.50	2,980,000.00	
05/01/31	65,000.00	5.625%	86,037.50	151,037.50	2,915,000.00	
11/01/31			84,209.38	84,209.38	2,915,000.00	
05/01/32	70,000.00	5.625%	84,209.38	154,209.38	2,845,000.00	
11/01/32			82,240.63	82,240.63	2,845,000.00	
05/01/33	75,000.00	5.625%	82,240.63	157,240.63	2,770,000.00	
11/01/33			80,131.25	80,131.25	2,770,000.00	
05/01/34	75,000.00	5.625%	80,131.25	155,131.25	2,695,000.00	
11/01/34			78,021.88	78,021.88	2,695,000.00	
05/01/35	80,000.00	5.625%	78,021.88	158,021.88	2,615,000.00	
11/01/35			75,771.88	75,771.88	2,615,000.00	
05/01/36	85,000.00	5.625%	75,771.88	160,771.88	2,530,000.00	
11/01/36			73,381.25	73,381.25	2,530,000.00	
05/01/37	90,000.00	5.625%	73,381.25	163,381.25	2,440,000.00	
11/01/37			70,850.00	70,850.00	2,440,000.00	
05/01/38	95,000.00	5.625%	70,850.00	165,850.00	2,345,000.00	
11/01/38			68,178.13	68,178.13	2,345,000.00	
05/01/39	100,000.00	5.625%	68,178.13	168,178.13	2,245,000.00	
11/01/39			65,365.63	65,365.63	2,245,000.00	
05/01/40	105,000.00	5.625%	65,365.63	170,365.63	2,140,000.00	
11/01/40			62,412.50	62,412.50	2,140,000.00	
05/01/41	115,000.00	5.625%	62,412.50	177,412.50	2,025,000.00	
11/01/41			59,178.13	59,178.13	2,025,000.00	
05/01/42	120,000.00	5.625%	59,178.13	179,178.13	1,905,000.00	
11/01/42			55,803.13	55,803.13	1,905,000.00	
05/01/43	125,000.00	5.625%	55,803.13	180,803.13	1,780,000.00	
11/01/43			52,287.50	52,287.50	1,780,000.00	
05/01/44	135,000.00	5.875%	52,287.50	187,287.50	1,645,000.00	
11/01/44			48,321.88	48,321.88	1,645,000.00	
05/01/45	145,000.00	5.875%	48,321.88	193,321.88	1,500,000.00	
11/01/45			44,062.50	44,062.50	1,500,000.00	
05/01/46	150,000.00	5.875%	44,062.50	194,062.50	1,350,000.00	
11/01/46			39,656.25	39,656.25	1,350,000.00	
05/01/47	160,000.00	5.875%	39,656.25	199,656.25	1,190,000.00	
11/01/47			34,956.25	34,956.25	1,190,000.00	

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
05/01/48	170,000.00	5.875%	34,956.25	204,956.25	1,020,000.00
11/01/48			29,962.50	29,962.50	1,020,000.00
05/01/49	180,000.00	5.875%	29,962.50	209,962.50	840,000.00
11/01/49			24,675.00	24,675.00	840,000.00
05/01/50	190,000.00	5.875%	24,675.00	214,675.00	650,000.00
11/01/50			19,093.75	19,093.75	650,000.00
05/01/51	205,000.00	5.875%	19,093.75	224,093.75	445,000.00
11/01/51			13,071.88	13,071.88	445,000.00
05/01/52	215,000.00	5.875%	13,071.88	228,071.88	230,000.00
11/01/52			6,756.25	6,756.25	230,000.00
05/01/53	230,000.00	5.875%	6,756.25	236,756.25	-
Total	3,355,000.00		3,720,644.09	7,075,644.09	

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

On-Roll Assessments (Phase 1)

Series 2020

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

On-Roll Assessments (Phase 2A, 3A and 3B)

Series 2022

Product/Parcel	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
TH	146	\$ 109.60	\$ 729.71	\$ 839.31	\$ 823.35
SF 40'	85	156.57	1,042.44	1,199.01	1,251.28
SF 50'	137	195.71	1,303.05	1,498.76	1,564.11
SF 60'	36	234.86	1,563.66	1,798.52	1,876.93
Total	404				

On-roll O&M and Off-Roll DS Assessments (Future Phases)

Series 2023

Product/Parcel	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
SF 40'	65	156.57	979.91	1,136.48	196.31
SF 50'	101	195.71	1,224.90	1,420.61	245.39
SF 60'	34	234.86	1,469.87	1,704.73	294.47
Total	200				