

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025
ADOPTED BUDGET**

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
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**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 152,413				\$ 297,255
Allowable discounts (4%)	(6,097)				(11,890)
Assessment levy: net	146,316	\$ 146,070	\$ 246	\$ 146,316	285,365
Interest and miscellaneous	-	3,602	-	3,602	-
Total revenues	146,316	149,672	246	149,918	285,365
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	-	-	2,153
District management	48,000	24,000	24,000	48,000	48,000
Legal general counsel	25,000	11,070	13,930	25,000	25,000
Engineering	7,500	4,033	3,467	7,500	7,500
Audit	4,000	-	4,000	4,000	4,000
Arbitrage rebate calculation	2,250	-	2,250	2,250	2,250
Dissemination agent	3,000	1,500	1,500	3,000	3,000
Trustee	14,000	8,277	5,723	14,000	14,000
Telephone	200	100	100	200	200
Postage	500	125	375	500	500
Printing & binding	500	250	250	500	500
Legal advertising	2,500	250	2,250	2,500	2,500
Annual special district fee	175	175	-	175	175
Insurance: general liability	6,586	6,197	-	6,197	7,000
Website	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Contingencies	500	789	-	789	500
EMMA software service	-	1,000	-	1,000	1,000
Total professional & administrative	115,626	58,471	58,055	116,526	119,193

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Field operations					
Field operations management	-	-	-	-	12,600
Electric utility services					
Utility services	-	-	-	-	5,200
Utility - recreation facilities	-	-	-	-	15,639
Garbage/solid waste control services					
Garbage - recreation facilities	-	-	-	-	2,880
Solid waste assessment	-	1,453	-	1,453	550
Water-sewer combination services					
Utility services	-	-	-	-	9,413
Stormwater control					
Stormwater assessment	-	-	-	-	550
Other physical environment					
Property insurance	25,413	20,296	5,117	25,413	25,413
Flood insurance	2,230	1,980	250	2,230	2,230
Entry & walls maintenance	-	-	-	-	650
Gate maintenance & repair	-	-	-	-	3,423
Telephone, fax, internet	-	-	-	-	1,680
Pool permits	-	-	-	-	200
Amenity supplies	-	-	-	-	1,500
Pest control	-	-	-	-	1,996
Clubhouse janitorial service	-	-	-	-	8,110
Pool service contract	-	-	-	-	37,176
Maintenance & repair	-	-	-	-	8,640
Pool/water park maintenance	-	-	-	-	3,200
Clubhouse - facility janitorial supplies	-	-	-	-	1,800
Office supplies	-	-	-	-	1,200
Contingency					
Miscellaneous contingency	-	-	-	-	4,000
Commercial assessment contingency	-	-	-	-	12,175
Total field operations	27,643	23,729	5,367	29,096	160,225
Other fees and charges					
Property taxes	-	493	-	493	-
Property appraiser & tax collector	3,048	2,919	129	3,048	5,945
Total other fees and charges	3,048	3,412	129	3,541	5,945
Total expenditures	146,317	85,612	63,551	149,163	285,363
Excess/(deficiency) of revenues over/(under) expenditures	(1)	64,060	(63,305)	755	2
Fund balance - beginning (unaudited)	87,702	124,056	188,116	124,056	124,811
Fund balance - ending (projected)					
Assigned					
3 months working capital	62,251	62,251	62,251	62,251	76,591
Unassigned	25,450	125,865	62,560	62,560	48,222
Fund balance - ending (projected)	\$ 87,701	\$ 188,116	\$ 124,811	\$ 124,811	\$ 124,813

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,153
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of 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	7,000
The District carries public officials and general liability insurance.	
Website	705
ADA website compliance	210
Contingencies	500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
EMMA software service	1,000
The Tax Collector's fee is 1.5% of assessments collected.	
Field operations	
Field operations management	12,600
Electric utility services	
Utility services	5,200
Utility - recreation facilities	15,639
Garbage/solid waste control services	
Garbage - recreation facilities	2,880
Solid waste assessment	550
Water-sewer combination services	
Utility services	9,413
Stormwater control	
Stormwater assessment	550
Other physical environment	
Property insurance	25,413
Flood insurance	2,230
Entry & walls maintenance	650
Gate maintenance & repair	3,423
Telephone, fax, internet	1,680
Pool permits	200
Amenity supplies	1,500
Pest control	1,996
Clubhouse janitorial service	8,110
Pool service contract	37,176
Maintenance & repair	8,640
Pool/water park maintenance	3,200
Clubhouse - facility janitorial supplies	1,800
Office supplies	1,200
Miscellaneous contingency	4,000
Commercial assessment contingency	12,175
Other fees and charges	
Property appraiser & tax collector	5,945
The tax collector's fee is 0.5%.	
Total expenditures	<u><u>\$285,363</u></u>

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 332,293				\$ 332,293
Allowable discounts (4%)	(13,292)				(13,292)
Assessment levy: net	319,001	\$ 318,530	\$ 471	\$ 319,001	319,001
Interest	-	6,532	-	6,532	-
Total revenues	319,001	325,062	471	325,533	319,001
EXPENDITURES					
Debt service					
Principal	110,000	-	110,000	110,000	115,000
Interest	198,913	99,456	99,457	198,913	196,163
Total debt service	308,913	99,456	209,457	308,913	311,163
Other fees & charges					
Property appraiser	175	-	175	175	175
Tax collector	6,646	6,365	281	6,646	6,646
Total other fees & charges	6,821	6,365	456	6,821	6,821
Total expenditures	315,734	105,821	209,913	315,734	317,984
Excess/(deficiency) of revenues over/(under) expenditures	3,267	219,241	(209,442)	9,799	1,017
Fund balance:					
Beginning fund balance (unaudited)	268,492	278,015	497,256	278,015	287,814
Ending fund balance (projected)	\$ 271,759	\$ 497,256	\$ 287,814	\$ 287,814	288,831
Use of fund balance:					
Debt service reserve account balance (required)					(156,178)
Interest expense - November 1, 2025					(96,644)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 36,009

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	5,170,000.00		3,294,550.00	8,464,550.00	

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 429,955				\$ 429,955
Allowable discounts (4%)	(17,198)				(17,198)
Assessment levy: net	412,757	\$ 412,170	\$ 587	\$ 412,757	412,757
Interest	-	5,990	-	5,990	-
Total revenues	412,757	418,160	587	418,747	412,757
EXPENDITURES					
Debt service					
Principal	90,000	-	90,000	90,000	95,000
Interest	314,383	157,191	157,192	314,383	310,445
Total debt service	404,383	157,191	247,192	404,383	405,445
Other fees & charges					
Property appraiser	2,150	-	2,150	2,150	2,150
Tax collector	8,599	8,236	-	8,236	8,599
Total other fees & charges	10,749	8,236	2,150	10,386	10,749
Total expenditures	415,132	165,427	249,342	414,769	416,194
Excess/(deficiency) of revenues over/(under) expenditures	(2,375)	252,733	(248,755)	3,978	(3,437)
Fund balance:					
Beginning fund balance (unaudited)	360,765	276,063	528,796	276,063	280,041
Ending fund balance (projected)	\$ 358,390	\$ 528,796	\$ 280,041	\$ 280,041	276,604
Use of fund balance:					
Debt service reserve account balance (required)					(101,039)
Interest expense - November 1, 2025					(153,144)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 22,421

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	5,720,000.00		5,693,200.20	11,413,200.20	

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Amended Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 252,536
Allowable discounts (4%)	-				(10,101)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	242,435
Assessment levy: off-roll	237,385	-	109,261	109,261	-
Lot closing	-	128,124	-	128,124	-
Interest	-	3,711	-	3,711	-
Total revenues	237,385	131,835	109,261	241,096	242,435
EXPENDITURES					
Debt service					
Principal	45,000	-	45,000	45,000	50,000
Interest	121,088	25,910	95,178	121,088	188,163
Total debt service	166,088	25,910	140,178	166,088	238,163
Other fees & charges					
Tax collector	-	-	-	-	5,051
Cost of issuance	-	5,925	-	5,925	-
Total other fees and charges	-	5,925	-	5,925	5,051
Total expenditures	166,088	31,835	140,178	172,013	243,214
Excess/(deficiency) of revenues over/(under) expenditures	71,297	100,000	(30,917)	69,083	(779)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(5,726)	-	(5,726)	-
Total other financing sources/(uses)	-	(5,726)	-	(5,726)	-
Net increase/(decrease) in fund balance	71,297	94,274	(30,917)	63,357	(779)
Fund balance:					
Beginning fund balance (unaudited)	144,602	156,027	250,301	156,027	219,384
Ending fund balance (projected)	<u>\$ 215,899</u>	<u>\$ 250,301</u>	<u>\$ 219,384</u>	<u>\$ 219,384</u>	<u>\$ 218,605</u>
Use of fund balance:					
Debt service reserve account balance (required)					(118,692)
Interest expense - November 1, 2025					(92,863)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 7,050</u>

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	3,310,000.00		3,599,556.36	6,909,556.36	

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments (Phase 1)

Series 2020

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
TH	80	\$ 204.44	\$ 729.74	\$ 934.18	\$ 839.34
SF 40'	114	292.06	1,042.49	1,334.55	1,199.06
SF 50'	119	365.07	1,303.11	1,668.18	1,498.82
Total	313				

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

Series 2022

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
TH	146	\$ 204.44	\$ 729.71	\$ 934.15	\$ 839.31
SF 40'	85	292.06	1,042.44	1,334.50	1,199.01
SF 50'	137	365.07	1,303.05	1,668.12	1,498.76
SF 60'	36	438.08	1,563.66	2,001.74	1,798.52
Total	404				

On-Roll Assessments (Phase 2B and 2C)

Series 2023

Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SF 40'	65	292.06	1,042.46	1,334.52	1,136.48
SF 50'	101	365.07	1,303.08	1,668.15	1,420.61
SF 60'	34	438.08	1,563.69	2,001.77	1,704.73
Total	200				

On-Roll Assessments (Phase 2B and 2C)

Product/Parcel	Acres	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Commercial	1.95	\$ 1,119.42	\$ -	\$ 1,119.42	n/a
Commercial	3.27	1,119.42	-	1,119.42	n/a
Commercial	3.87	1,119.42	-	1,119.42	n/a
Commercial	2.48	1,119.42	-	1,119.42	n/a
Total	11.57				