

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
PROPOSED BUDGET**

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
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**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 297,255				\$ 492,003
Allowable discounts (4%)	(11,890)				(19,680)
Assessment levy: net	285,365	\$ 272,636	\$ 12,729	\$ 285,365	472,323
Interest and miscellaneous	-	1,025	-	1,025	-
Total revenues	285,365	273,661	12,729	286,390	472,323
EXPENDITURES					
Professional & administrative					
Supervisors	2,153	-	2,153	2,153	8,612
District management	48,000	20,000	28,000	48,000	48,000
Legal general counsel	25,000	4,109	20,891	25,000	25,000
Engineering	7,500	2,140	5,360	7,500	7,500
Audit	4,000	-	3,425	3,425	4,000
Arbitrage rebate calculation	2,250	-	2,250	2,250	2,250
Dissemination agent	3,000	1,250	1,750	3,000	3,000
Trustee	14,000	12,524	-	12,524	14,000
Telephone	200	83	117	200	200
Postage	500	57	443	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,500	1,101	1,399	2,500	2,500
Annual special district fee	175	175	-	175	175
Insurance: general liability	7,000	6,631	-	6,631	7,960
Website	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Contingencies	500	394	1,106	1,500	1,500
EMMA software service	1,000	1,000	-	1,000	1,000
Total professional & administrative	119,193	50,377	67,396	117,773	127,612

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Field operations					
Field operations management	12,600	-	12,600	12,600	13,230
Electric utility services					
Utility services	5,200	-	14,613	14,613	15,344
Utility - recreation facilities	15,639	-	15,639	15,639	16,421
Garbage/solid waste control services					
Garbage - recreation facilities	2,880	-	2,880	2,880	3,024
Solid waste assessment	550	3,003	2,453	5,456	3,000
Water-sewer combination services					
Utility services	9,413	-	-	-	-
Stormwater control					
Stormwater assessment	550	-	550	550	567
Other physical environment					
Property insurance	25,413	20,906	-	20,906	22,578
Flood insurance	2,230	-	2,230	2,230	2,200
Entry & walls maintenance	650	-	650	650	683
Landscape maintenance	-	-	72,000	72,000	96,000
Gate maintenance & repair	3,423	-	3,423	3,423	3,594
Telephone, fax, internet	1,680	-	1,680	1,680	1,764
Pool permits	200	-	200	200	465
Amenity supplies	1,500	-	1,500	1,500	1,575
Pest control	1,996	-	1,996	1,996	2,096
Clubhouse janitorial service	8,110	-	8,110	8,110	8,516
Pool service contract	37,176	-	37,176	37,176	39,035
Maintenance & repair	8,640	822	7,818	8,640	9,072
Pool/water park maintenance	3,200	-	3,200	3,200	3,360
Pool monitor part time	-	-	11,250	11,250	15,000
Off duty officer	-	-	9,057	9,057	12,075
Clubhouse - facility janitorial supplies	1,800	-	1,800	1,800	1,890
Office supplies	1,200	-	1,200	1,200	1,260
Contingency					
Miscellaneous contingency	4,000	-	4,000	4,000	5,000
Commercial assessment contingency	12,175	-	-	-	-
Total field operations	160,225	24,731	216,025	240,756	277,749
Other fees and charges					
Property appraiser & tax collector	5,945	5,940	5	5,945	9,840
Total other fees and charges	5,945	5,940	5	5,945	9,840
Total expenditures	285,363	81,048	283,426	364,474	415,201
Excess/(deficiency) of revenues over/(under) expenditures	2	192,613	(270,697)	(78,084)	57,122
Fund balance - beginning (unaudited)	139,469	138,442	331,055	138,442	60,358
Fund balance - ending (projected)					
Assigned					
3 months working capital	76,591	-	60,358	60,358	109,770
Unassigned	62,880	331,055	-	-	7,710
Fund balance - ending (projected)	\$ 139,471	\$ 331,055	\$ 60,358	\$ 60,358	\$ 117,480

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 8,612
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
Accounting and administrative supplies.	
Insurance: general liability	7,960
The District carries public officials and general liability insurance.	
Website	705
ADA website compliance	210
District website per bondholder request.	
Contingencies	1,500
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	13,230
Electric utility services	
Utility services	15,344
Utility - recreation facilities	16,421
Garbage/solid waste control services	
Garbage - recreation facilities	3,024
Solid waste assessment	3,000
Stormwater control	
Stormwater assessment	567
Property insurance	22,578
Flood insurance	2,200
Entry & walls maintenance	683
Landscape maintenance	96,000
Gate maintenance & repair	3,594
Telephone, fax, internet	1,764
Pool permits	465
Amenity supplies	1,575
Pest control	2,096
Clubhouse janitorial service	8,516
Pool service contract	39,035
Maintenance & repair	9,072
Pool/water park maintenance	3,360
Pool monitor part time	15,000
Off duty officer	12,075
Clubhouse - facility janitorial supplies	1,890
Office supplies	1,260
Miscellaneous contingency	5,000
Other fees and charges	
Property appraiser & tax collector	9,840
Total expenditures	<u><u>\$415,201</u></u>

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 332,293				\$ 332,293
Allowable discounts (4%)	(13,292)				(13,292)
Assessment levy: net	319,001	\$ 304,774	\$ 14,227	\$ 319,001	319,001
Interest	-	5,796	-	5,796	-
Total revenues	319,001	310,570	14,227	324,797	319,001
EXPENDITURES					
Debt service					
Principal	115,000	-	115,000	115,000	120,000
Interest	196,163	98,081	98,082	196,163	193,288
Total debt service	311,163	98,081	213,082	311,163	313,288
Other fees & charges					
Property appraiser	175	-	175	175	175
Tax collector	6,646	6,090	556	6,646	6,646
Total other fees & charges	6,821	6,090	731	6,821	6,821
Total expenditures	317,984	104,171	213,813	317,984	320,109
Excess/(deficiency) of revenues over/(under) expenditures	1,017	206,399	(199,586)	6,813	(1,108)
Fund balance:					
Beginning fund balance (unaudited)	306,011	299,198	505,597	299,198	306,011
Ending fund balance (projected)	\$ 307,028	\$ 505,597	\$ 306,011	\$ 306,011	304,903
Use of fund balance:					
Debt service reserve account balance (required)					(156,178)
Interest expense - November 1, 2026					(94,694)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 54,031

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	5,055,000.00		3,098,387.50	8,153,387.50	

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 429,955				\$ 429,955
Allowable discounts (4%)	(17,198)				(17,198)
Assessment levy: net	412,757	\$ 394,347	\$ 18,410	\$ 412,757	412,757
Interest	-	5,493	-	5,493	-
Total revenues	412,757	399,840	18,410	418,250	412,757
EXPENDITURES					
Debt service					
Principal	95,000	-	95,000	95,000	100,000
Interest	310,445	155,223	155,222	310,445	306,289
Total debt service	405,445	155,223	250,222	405,445	406,289
Other fees & charges					
Property appraiser	2,150	-	2,150	2,150	2,150
Tax collector	8,599	7,879	-	7,879	8,599
Total other fees & charges	10,749	7,879	2,150	10,029	10,749
Total expenditures	416,194	163,102	252,372	415,474	417,038
Excess/(deficiency) of revenues over/(under) expenditures	(3,437)	236,738	(233,962)	2,776	(4,281)
Fund balance:					
Beginning fund balance (unaudited)	278,979	293,880	530,618	293,880	296,656
Ending fund balance (projected)	\$ 275,542	\$ 530,618	\$ 296,656	\$ 296,656	292,375
Use of fund balance:					
Debt service reserve account balance (required)					(101,039)
Interest expense - November 1, 2026					(150,957)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 40,379

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	5,625,000.00		5,382,755.20	11,007,755.20	

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 252,536				\$ 252,536
Allowable discounts (4%)	(10,101)				(10,101)
Net assessment levy - on-roll	242,435	\$ 231,621	\$ 10,814	\$ 242,435	242,435
Interest	-	3,036	-	3,036	-
Total revenues	242,435	234,657	10,814	245,471	242,435
EXPENDITURES					
Debt service					
Principal	50,000	-	50,000	50,000	50,000
Interest	188,163	94,081	94,082	188,163	185,725
Total debt service	238,163	94,081	144,082	238,163	235,725
Other fees & charges					
Tax collector	5,051	4,628	423	5,051	5,051
Total other fees and charges	5,051	4,628	423	5,051	5,051
Total expenditures	243,214	98,709	144,505	243,214	240,776
Excess/(deficiency) of revenues over/(under) expenditures	(779)	135,948	(133,691)	2,257	1,659
Fund balance:					
Beginning fund balance (unaudited)	147,308	163,361	299,309	163,361	165,618
Ending fund balance (projected)	\$ 146,529	\$ 299,309	\$ 165,618	\$ 165,618	\$ 167,277
Use of fund balance:					
Debt service reserve account balance (required)					(59,346)
Interest expense - November 1, 2026					(91,644)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 16,287

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	3,260,000.00		3,411,393.86	6,671,393.86	

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments (Phase 1)

Series 2020

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
TH	80	\$ 340.70	\$ 729.74	\$ 1,070.44	\$ 839.34
SF 40'	114	486.71	1,042.49	1,529.20	1,199.06
SF 50'	119	608.39	1,303.11	1,911.50	1,498.82
Total	313				

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

Series 2022

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
TH	146	\$ 340.70	\$ 729.71	\$ 1,070.41	\$ 839.31
SF 40'	85	486.71	1,042.44	1,529.15	1,199.01
SF 50'	137	608.39	1,303.05	1,911.44	1,498.76
SF 60'	36	730.07	1,563.66	2,293.73	1,798.52
Total	404				

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

Series 2023

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	65	486.71	1,042.46	1,529.17	1,136.48
SF 50'	101	608.39	1,303.08	1,911.47	1,420.61
SF 60'	34	730.07	1,563.69	2,293.76	1,704.73
Total	200				

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

Product/Parcel	Acres	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Commercial	1.95	\$ 1,574.16	\$ -	\$ 1,574.16	\$ 1,119.42
Commercial	3.27	1,574.16	-	1,574.16	\$ 1,119.42
Commercial	3.87	1,574.16	-	1,574.16	\$ 1,119.42
Commercial	2.48	1,574.16	-	1,574.16	\$ 1,119.42
Total	11.57				