

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2027  
PROPOSED BUDGET**

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
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**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 494,580				\$ 718,626
Allowable discounts (4%)	(19,783)				(28,745)
Assessment levy: net	474,797	\$ 461,294	\$ 13,503	\$ 474,797	689,881
Total revenues	474,797	461,294	13,503	474,797	689,881
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	8,612	-	8,612	8,612	8,612
District management	48,000	24,000	24,000	48,000	48,000
Legal general counsel	25,000	8,054	16,946	25,000	25,000
Engineering	7,500	2,851	7,149	10,000	7,500
Engineering other reporting	-	-	-	-	5,000
Audit	4,000	3,425	-	3,425	4,000
Arbitrage rebate calculation	2,250	1,000	1,250	2,250	2,250
Dissemination agent	3,000	1,500	1,500	3,000	3,000
Trustee	14,000	12,739	-	12,739	14,000
Telephone	200	100	100	200	200
Postage	500	45	455	500	500
Printing & binding	500	250	250	500	500
Legal advertising	2,500	1,052	1,448	2,500	2,500
Annual special district fee	175	175	-	175	175
Insurance: general liability	7,960	7,029	-	7,029	7,960
Website	705	705	-	705	705
ADA website compliance	210	145	-	145	145
Contingencies	1,500	1,509	1,106	2,615	1,500
Property taxes	-	492	-	492	-
EMMA software service	1,000	1,000	-	1,000	1,000
Total professional & administrative	127,612	66,071	62,816	128,887	132,547

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>Field operations</b>					
Field operations management	13,230	-	13,230	13,230	15,000
Electric utility services					
Utility services	15,344	-	14,613	14,613	15,732
Utility - recreation facilities	16,421	-	16,421	16,421	16,421
Garbage/solid waste control services					
Garbage - recreation facilities	3,024	-	3,024	3,024	3,380
Solid waste assessment	3,000	3,278	2,453	5,731	3,000
Stormwater control					
Stormwater assessment	567	-	567	567	567
Property insurance	25,000	19,620	-	19,620	20,000
Flood insurance	2,200	2,027	-	2,027	2,200
Entry & walls maintenance	683	-	683	683	683
Landscape maintenance	96,000	-	36,000	36,000	96,000
Irrigation repairs	-	-	-	-	10,000
Landscape replacement	-	-	-	-	10,000
Parks & recreation					
Playground repair	-	-	-	-	160,000
Gate maintenance & repair	3,594	-	3,594	3,594	3,594
Telephone, fax, internet	1,764	3,462	3,238	6,700	6,700
Pool permits	465	-	465	465	2,388
Amenity supplies	1,575	-	1,575	1,575	1,575
Pest control	2,096	414	1,682	2,096	2,096
Clubhouse janitorial service	8,516	10,899	8,200	19,099	16,400
Pool service contract	39,035	14,250	24,785	39,035	57,000
Maintenance & repair	9,072	18,633	5,000	23,633	15,000
Pool/water park maintenance	3,360	2,482	878	3,360	5,000
Pool monitor part time	15,000	-	11,250	11,250	15,000
Off duty officer	12,075	-	9,057	9,057	12,075
Clubhouse - facility janitorial supplies	1,890	406	1,484	1,890	1,890
Office supplies	1,260	-	1,260	1,260	1,260
Contingency					
Miscellaneous contingency	5,000	3,571	1,429	5,000	50,000
Total field operations	<u>280,171</u>	<u>79,042</u>	<u>160,888</u>	<u>239,930</u>	<u>542,961</u>
<b>Other fees and charges</b>					
Property appraiser & tax collector	9,892	9,369	523	9,892	14,373
Total other fees and charges	<u>9,892</u>	<u>9,369</u>	<u>523</u>	<u>9,892</u>	<u>14,373</u>
Total expenditures	<u>417,675</u>	<u>154,482</u>	<u>224,227</u>	<u>378,709</u>	<u>689,881</u>
Excess/(deficiency) of revenues over/(under) expenditures	57,122	306,812	(210,724)	96,088	-
Fund balance - beginning (unaudited)	60,358	165,330	472,142	165,330	261,418
Fund balance - ending (projected)					
Assigned					
3 months working capital	76,591	76,591	76,591	76,591	178,440
Unassigned	40,889	395,551	184,827	184,827	82,978
Fund balance - ending (projected)	<u>\$ 117,480</u>	<u>\$ 472,142</u>	<u>\$ 261,418</u>	<u>\$ 261,418</u>	<u>\$ 261,418</u>

**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
<b>Wrathell, Hunt and Associates, LLC</b> , 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
Engineering other reporting	5,000
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	145
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.	
<b>Field operations</b>	
Field operations management	15,000
Electric utility services	
Utility services	15,732
Utility - recreation facilities	16,421
Garbage/solid waste control services	
Garbage - recreation facilities	3,380
Solid waste assessment	3,000
Stormwater control	
Stormwater assessment	567
Property insurance	20,000
Flood insurance	2,200
Entry & walls maintenance	683
Landscape maintenance	96,000
Playground repair	160,000
Gate maintenance & repair	3,594
Telephone, fax, internet	6,700
Pool permits	2,388
Amenity supplies	1,575
Pest control	2,096
Clubhouse janitorial service	16,400
Pool service contract	57,000
Maintenance & repair	15,000
Pool/water park maintenance	5,000
Pool monitor part time	15,000
Off duty officer	12,075
Clubhouse - facility janitorial supplies	1,890
Office supplies	1,260
Miscellaneous contingency	50,000
<b>Other fees and charges</b>	
Property appraiser & tax collector	14,373
Total expenditures	<u><u>\$689,881</u></u>

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2020  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 332,293				\$ 332,293
Allowable discounts (4%)	(13,292)				(13,292)
Assessment levy: net	319,001	\$ 309,929	\$ 9,072	\$ 319,001	319,001
Interest	-	5,310	-	5,310	-
Total revenues	<u>319,001</u>	<u>315,239</u>	<u>9,072</u>	<u>324,311</u>	<u>319,001</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	120,000	-	120,000	120,000	125,000
Interest	193,288	96,644	96,644	193,288	189,388
Total debt service	<u>313,288</u>	<u>96,644</u>	<u>216,644</u>	<u>313,288</u>	<u>314,388</u>
<b>Other fees &amp; charges</b>					
Property appraiser	175	-	175	175	175
Tax collector	6,646	6,194	452	6,646	6,646
Total other fees & charges	<u>6,821</u>	<u>6,194</u>	<u>627</u>	<u>6,821</u>	<u>6,821</u>
Total expenditures	<u>320,109</u>	<u>102,838</u>	<u>217,271</u>	<u>320,109</u>	<u>321,209</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,108)	212,401	(208,199)	4,202	(2,208)
Fund balance:					
Beginning fund balance (unaudited)	306,011	318,081	530,482	318,081	322,283
Ending fund balance (projected)	<u>\$304,903</u>	<u>\$530,482</u>	<u>\$322,283</u>	<u>\$322,283</u>	<u>320,075</u>
Use of fund balance:					
Debt service reserve account balance (required)					(156,178)
Interest expense - November 1, 2027					(92,663)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 71,234</u>

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

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>5,055,000.00</b>		<b>3,098,387.50</b>	<b>8,153,387.50</b>	

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 429,955				\$ 429,955
Allowable discounts (4%)	(17,198)				(17,198)
Assessment levy: net	412,757	\$ 401,018	\$ 11,739	\$ 412,757	412,757
Interest	-	4,498	-	4,498	-
Total revenues	412,757	405,516	11,739	417,255	412,757
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	100,000	-	100,000	100,000	100,000
Interest	306,289	153,144	153,145	306,289	301,914
Total debt service	406,289	153,144	253,145	406,289	401,914
<b>Other fees &amp; charges</b>					
Property appraiser	2,150	-	2,150	2,150	2,150
Tax collector	8,599	8,014	585	8,599	8,599
Total other fees & charges	10,749	8,014	2,735	10,749	10,749
Total expenditures	417,038	161,158	255,880	417,038	412,663
Excess/(deficiency) of revenues over/(under) expenditures	(4,281)	244,358	(244,141)	217	94
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(60,623)	-	(60,623)	-
Total other financing sources/(uses)	-	(60,623)	-	(60,623)	-
Fund balance:					
Net increase/(decrease) in fund balance	(4,281)	183,735	(244,141)	(60,406)	94
Beginning fund balance (unaudited)	296,656	310,961	494,696	310,961	250,555
Ending fund balance (projected)	<u>\$292,375</u>	<u>\$494,696</u>	<u>\$250,555</u>	<u>\$250,555</u>	<u>250,649</u>
Use of fund balance:					
Debt service reserve account balance (required)					(40,416)
Interest expense - November 1, 2027					(148,769)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 61,464</u>

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

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>5,625,000.00</b>		<b>5,382,755.20</b>	<b>11,007,755.20</b>	

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2023  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$252,536				\$252,536
Allowable discounts (4%)	(10,101)				(10,101)
Net assessment levy - on-roll	242,435	\$235,542	\$6,893	\$242,435	242,435
Interest	-	2,453	-	2,453	-
Total revenues	242,435	237,995	6,893	244,888	242,435
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	50,000	-	50,000	50,000	55,000
Interest	185,725	92,863	92,862	185,725	180,606
Total debt service	235,725	92,863	142,862	235,725	235,606
<b>Other fees &amp; charges</b>					
Tax collector	5,051	4,707	344	5,051	5,051
Total other fees and charges	5,051	4,707	344	5,051	5,051
Total expenditures	240,776	97,570	143,206	240,776	240,657
Excess/(deficiency) of revenues over/(under) expenditures	1,659	140,425	(136,313)	4,112	1,778
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(35,780)	-	(35,780)	-
Total other financing sources/(uses)	-	(35,780)	-	(35,780)	-
Net increase/(decrease) in fund balance	1,659	104,645	(136,313)	(31,668)	1,778
Fund balance:					
Beginning fund balance (unaudited)	165,618	172,911	277,556	172,911	141,243
Ending fund balance (projected)	\$167,277	\$277,556	\$141,243	\$141,243	\$143,021
Use of fund balance:					
Debt service reserve account balance (required)					(23,738)
Interest expense - November 1, 2027					(90,303)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$28,980</u>

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

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>3,260,000.00</b>		<b>3,411,393.86</b>	<b>6,671,393.86</b>	

**AVALON PARK WEST  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

**On-Roll Assessments (Phase 1)**

**Series 2020**

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
TH	80	\$ 506.40	\$ 729.74	\$ 1,236.14	\$ 1,072.29
SF 40'	114	723.43	1,042.49	1,765.92	1,531.85
SF 50'	119	904.29	1,303.11	2,207.40	1,914.81
<b>Total</b>	<b>313</b>				

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

**Series 2022**

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
TH	146	\$ 506.40	\$ 729.71	\$ 1,236.11	\$ 1,072.26
SF 40'	85	723.43	1,042.44	1,765.87	1,531.80
SF 50'	137	904.29	1,303.05	2,207.34	1,914.75
SF 60'	36	1,085.14	1,563.66	2,648.80	2,297.70
<b>Total</b>	<b>404</b>				

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

**Series 2023**

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 40'	65	723.43	1,042.46	1,765.89	1,531.82
SF 50'	101	904.29	1,303.08	2,207.37	1,914.78
SF 60'	34	1,085.14	1,563.69	2,648.83	2,297.73
<b>Total</b>	<b>200</b>				

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

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
Commercial	1.95	\$ 1,244.84	-	\$ 1,244.84	\$ 1,574.16
Commercial	3.27	1,244.84	-	1,244.84	\$ 1,574.16