

### Unit Information

Unit Type: Special District      Year: 2021

Unit Name: Avalon Park West Community  
Development District      Unit Dependency: Independent

Unit Status: Active

### Location Information

Name: Mr. Craig Wrathell

Title: Treasurer

Phone: (561) 571-0010

Address:

2300 Glades Road  
Suite 410W  
Boca Raton, FL 33431

### Contact Information

Name: Mr. Jeffrey Pinder

Title: Asst Treasurer

Phone: (561) 571-0010

Email: pinderj@whhassoicates.com

Address:

2300 Glades Road  
Suite 410W  
Boca Raton, FL 33431

### AFR Details

#### Original AFR

AFR Status: Verified By DFS

AFR Received Date: 6/21/2022

Audit Received Date: 6/21/2022

Submission Type: Electronic

### Long-Term Debt Information

Long-Term Debt: \$5,399,643

### Audit Information

Was an audit performed? Yes

Audit Performed Date: 6/7/2022

Auditor Name: Berger, Toombs, Elam, Gaines &  
Frank CPA's

Address:

600 Citrus Avenue  
Suite 200  
Fort Pierce, FL 34950

### Certification

#### Chief Financial Officer

Name: Craig Wrathell

Title: Treasurer

#### Chairman/Elected Official

Name: Christian Cotter

Title: Chair

Have You Experienced a Financial Emergency in this year?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, Have You Compiled With Section 218.503(2), Florida Statutes?

<input type="checkbox"/>	<input type="checkbox"/>
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Revenues Report for FYE 2021

Account Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
337900 - Local Government Unit Grants - Other	50,000	0	0	0	0	0	0	0	0	0	0	50,000
361100 - Interest	0	0	17	117	0	0	0	0	0	0	0	134
366000 - Contributions and Donations from Private Sources	196,717	0	0	0	0	0	0	0	0	0	0	196,717
369900 - Other Miscellaneous Revenues	1,285	0	0	0	0	0	0	0	0	0	0	1,285
381000 - Inter-Fund Group Transfers In	0	0	329	0	0	0	0	0	0	0	0	329
384000 - Debt Proceeds	0	0	2,652,887	2,851,999	0	0	0	0	0	0	0	5,504,886
Grand Total	248,002	0	2,653,233	2,852,116	0	0	0	0	0	0	0	5,753,351

Expenditures Report for FYE 2021

Account/Object Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
513.30 - Financial and Administrative - Operating Expenses	83,074	0	0	0	0	0	0	0	0	0	0	83,074
517.70 - Debt Service Payments - Debt Service	0	0	2,444,901	0	0	0	0	0	0	0	0	2,444,901
538.30 - Flood Control/Stormwater Control - Operating Expenses	72,373	0	0	0	0	0	0	0	0	0	0	72,373
538.60 - Flood Control/Stormwater Control - Capital Outlay	0	0	0	2,852,116	0	0	0	0	0	0	0	2,852,116
579.30 - Other Culture/Recreation - Operating Expenses	69,837	0	0	0	0	0	0	0	0	0	0	69,837
581.90 - Interfund Transfers Out - Other Uses	0	0	0	329	0	0	0	0	0	0	0	329
Grand Total	225,284	0	2,444,901	2,852,445	0	0	0	0	0	0	0	5,522,630

Data Element Worksheet Report for FYE: 2021, Avalon Park West Community Development District

Affiliates Report for FYE 2021

Supplemental Information Report for FYE 2021

Compensation



Total Employees	Total Employee Compensation Earned or Awarded	Total Contractors	Total Contractor Compensation Earned or Awarded
0	0	1	63,899

Construction Projects

Project Name	Total Expenditure
Series 2020 Capital Project	2,852,116

Millage Rates

Special Assessments

Bonds

Bond Type	Series	Earliest Maturity Date	Latest Maturity Date	Total Outstanding Amount
Ad Valorem	Series 2020	09/30/2021	5/1/2051	5,495,000