

### Unit Information

Unit Type: Special District                      Year: 2021  
 Unit Name: Avalon Park West Community      Unit Dependency: Independent  
 Development District  
 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

Yes    No

Have You Experienced a Financial Emergency in this year?

  

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

**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