Unit Information

Unit Type: Special District

Year: 2021

Unit Name: Avalon Groves Community Development District

Unit Dependency: Independent

Unit Status: Active

Location Information

Name: Mrs. Johanna Lee

Title: Treasurer

Phone: (904) 355-1831

Address:

245 Riverside Avenue
Suite 300
Jacksonville, FL 32202

Contact Information

Name: Mrs. Johanna Lee

Title: Treasurer

Phone: (904) 355-1831

Email: skyelee@vestapropertyservices.com

Address:

245 Riverside Avenue
Suite 300
Jacksonville, FL 32202

Certification

Chief Financial Officer

Name: Johanna Lee

Title: Treasurer

Chairman/Elected Official

Name: Candice Smith

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?	☐	☐

AFR Details

Original AFR

AFR Status: Verified By DFS

AFR Received Date: 12/1/2022

Audit Received Date: 12/1/2022

Submission Type: Electronic

Long-Term Debt Information

Long-Term Debt: $21,624,569

Audit Information

Was an audit performed? Yes

Audit Performed Date: 10/24/2022

Auditor Name: DiBartolomeo, McBee, Hartley & Barnes, CPAs

Address:
2222 Colonial Road, Suite 200
Fort Pierce, FL 34950

Revenues Report for FYE 2021

Account Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
329500 - Other Fees & Special Assessments	652,654	0	1,041,103	0	0	0	0	0	0	0	0	1,693,757
361100 - Interest	0	0	140	169	0	0	0	0	0	0	0	309
366000 - Contributions and Donations from Private Sources	0	0	192,834	369,186	0	0	0	0	0	0	0	562,020
369900 - Other Miscellaneous Revenues	3,500	0	0	0	0	0	0	0	0	0	0	3,500
381000 - Inter-Fund Group Transfers In	0	0	0	119	0	0	0	0	0	0	0	119
384000 - Debt Proceeds	0	0	988,118	8,770,162	0	0	0	0	0	0	0	9,758,280
Grand Total	656,154	0	2,222,195	9,139,636	0	0	0	0	0	0	0	12,017,985

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
517.70 - Debt Service Payments - Debt Service	0	0	1,473,382	0	0	0	0	0	0	0	0	1,473,382
519.30 - Other General Government - Operating Expenses	320,649	0	0	0	0	0	0	0	0	0	0	320,649
539.30 - Other Physical Environment - Operating Expenses	324,359	0	0	0	0	0	0	0	0	0	0	324,359
581.90 - Interfund Transfers Out - Other Uses	0	0	119	0	0	0	0	0	0	0	0	119
584.60 - Capital Lease Acquisitions - Capital Outlay	0	0	0	8,417,926	0	0	0	0	0	0	0	8,417,926
Grand Total	645,008	0	1,473,501	8,417,926	0	0	0	0	0	0	0	10,536,435

Data Element Worksheet Report for FYE: 2021, Avalon Groves 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	3	33,660

Construction Projects

Millage Rates

Special Assessments

Total Category	Unit Type	Rate
O&M	Rate	862.68
Debt Service	Rate	0.00 - 1369.88

Bonds

Bond Type	Series	Earliest Maturity Date	Latest Maturity Date	Total Outstanding Amount
Non-Ad Valorem	2017	05/01/2048	5/1/2048	2,285,000
Non-Ad Valorem	2017A1	05/01/2048	5/1/2048	6,885,000
Non-Ad Valorem	2019	11/01/2049	11/1/2049	3,435,000
Non-Ad Valorem	2021	05/01/2051	5/1/2051	3,490,000
Non-Ad Valorem	2021	05/01/2051	5/1/2051	6,075,000