

### 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

### 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

### Certification

#### Chief Financial Officer

Name: Johanna Lee

Title: Treasurer

#### Chairman/Elected Official

Name: Candice Smith

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
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