



DPFG Management & Consulting, LLC

***AVALON GROVES COMMUNITY DEVELOPMENT  
DISTRICT***

***Agenda Package***

***Regular Meeting***

***Date & Time:***

***Thursday***

***August 22, 2019***

***11:30 a.m.***

***Location:***

***17555 Sawgrass Bay Blvd***

***Clermont, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Avalon Groves Community Development District

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DPFG Management & Consulting, LLC

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[ ] 15310 Amberly Drive, Suite 175  
Tampa, Florida 33647  
(813) 374 -9105

August 16, 2019

Board of Supervisors  
**Avalon Groves Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, August 22, 2019** at **11:30 a.m.** at the **Amenity Center located at 17555 Sawgrass Bay Blvd, Clermont FL.**

*The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.*

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Patricia Comings-Thibault*  
Patricia Comings-Thibault  
District Manager

cc: Attorney  
Engineer  
District Records

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: **Thursday, August 22, 2019**  
Time: 11:30 AM  
Location: Avalon Groves Amenity Center  
17555 Sawgrass Bay Blvd.  
Clermont, FL 34714

Dial –in Number: 712-775-7031  
Guest Access Code: 109-516-380

*Agenda*

**I. Roll Call**

**II. Audience Comments** (Limited to three minutes on agenda items)

**III. Administrative Matters**

- A. Aquatic Systems Waterway Inspection Report Exhibit 1
- B. Approval of Minutes of July 25, 2019 Meeting Exhibit 2
- C. Acceptance of the Unaudited July, 2019 Financials Exhibit 3
- D. Presentation of the August Field Operations Report Exhibit 4

**IV. Business Items**

- A. Consideration of **Resolution 2019-07**, Adopting the Designated Meeting Dates, Times, & Location Exhibit 5
- B. **Fiscal Year 2019-2020 Budget Public Hearing**
  - Open the Public Hearing
  - Presentation of the FY 2019-2020 Budget Exhibit 6
  - Public Comments
  - Close the Public Hearing
- C. Consideration of **Resolution 2019-08**, Adopting the Fiscal Year 2019-2020 Budget Exhibit 7
  - FY 2020 Deficit Funding Agreement

**IV. Business Items (continued)**

**D. Fiscal Year 2019-2020 Assessment Public Hearing**

- Open the Public Hearing
- Public Comment
- Close the Public Comment

**E. Consideration of Resolution 2019-09, Adopting the Collection & Enforcement of Special Assessments for Fiscal Year 2019-2020**

Exhibit 8

**V. Audience Comments (New Business)**

**VI. Staff Reports**

- A. Manager
- B. District Counsel
- C. Amenity Manager

**VII. Supervisors Requests**

**VIII. Adjournment**



# EXHIBIT 1



# Avalon Grove CDD

## Waterway Inspection Report

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**Reason for Inspection:** Routine Scheduled

**Inspection Date:** 8/14/2019

**Prepared for:**

Patricia Comings-Thibault  
DPFG  
250 International Parkway, Suite 280  
Lake Mary, FL 32746

**Prepared by:**

Jessica Jones, Account Representative  
Aquatic Systems, Inc. Sanford Field Office  
Corporate Headquarters  
2100 N.W. 33<sup>rd</sup> Street, Pompano Beach, FL 33069  
1-800-432-4302

**Site: 8**



**Comments:** Normal growth observed

Pond is clear of submerged vegetation and algal growth. Normal amount of shoreline grasses around perimeter. Water level is low exposing the bank.

**Site: 10**



**Comments:** Normal growth observed

Pond is clear of submerged vegetation and algal growth. Normal amount of shoreline grasses around perimeter. Water level is low exposing the bank.



**Site: 13**



**Comments:** Site looks good

Pond is clear of submerged vegetation, algal growth, and shoreline grasses.

**Site: 14**



**Comments:** Site looks good

Pond is clear of submerged vegetation, algal growth, and shoreline grasses.



**Site: 3**



**Comments:** Site looks good

Pond is clear of submerged vegetation, algal growth, and shoreline grasses.

**Site: 4**



**Comments:** Site looks good

Pond is clear of submerged vegetation, algal growth, and shoreline grasses.



Site: 6



**Comments:** Site looks good

Pond is clear of submerged vegetation, algal growth, and shoreline grasses.

Site: 7



**Comments:** Site looks good

Pond is clear of submerged vegetation, algal growth, and shoreline grasses.



**Site: 15**



**Comments:** Site looks good  
Pond is clear of submerged vegetation, algal growth, and shoreline grasses.

**Site: 12**



**Comments:** Site looks good  
Pond is clear of submerged vegetation and shoreline grasses. Algal growth is exhibiting chlorosis from recent treatment.



**Site: 11**



**Comments:** Normal growth observed

Pond is clear of submerged vegetation and algal growth. Normal amount of shoreline grasses around perimeter. Water level is low exposing the bank.

**Site: 9**



**Comments:** Site looks good

Pond is clear of submerged vegetation, algal growth, and shoreline grasses.



**Site: 5**



**Comments:** Requires attention

Pond is clear of submerged vegetation. Normal amount of shoreline grasses around perimeter. Water level is low exposing the bank. Algal growth is present in east cove of pond.

**Site: 2**



**Comments:** Site looks good

Pond is clear of submerged vegetation, algal growth, and shoreline grasses.

Site: 1



**Comments:** Normal growth observed

Pond is clear of submerged vegetation and algal growth. Normal amount of shoreline grasses around perimeter. Water level is low exposing the bank.

Site:

**Comments:**

**Management Summary**

Ponds appear to be well maintained. Ponds mentioned above should be treated accordingly.

**Recommendations/Action Items**

Continue with routine monthly maintenance. Treat areas of concern noted above.





# EXHIBIT 2

1 **MINUTES OF MEETING**  
2 **AVALON GROVES**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community  
6 Development District was held on Thursday, July 25, 2019 at 11:30 a.m. at 17555 Sawgrass Bay  
7 Boulevard, Clermont, Florida 34714.

8  
9 **FIRST ORDER OF BUSINESS – Roll Call**

10 Ms. Comings-Thibault called the meeting to order and conducted roll call.

11 Present and constituting a quorum were:

12 Greg Meath	Board Supervisor, Vice Chairman
13 Candice Smith	Board Supervisor, Assistant Secretary
14 Brad Walker	Board Supervisor, Assistant Secretary

15 Also present were:

16 Patricia Comings-Thibault	District Manager, DPFM Management & Consulting LLC
17 Gary Miller ( <i>via phone</i> )	District Engineer
18 Jere Earlywine	Hopping Green & Sams
19 Jennifer LaRocco	Gray-Robinson

20  
21 *The following is a summary of the discussions and actions taken at the July 25, 2019 Avalon Groves CDD*  
22 *Board of Supervisors Regular Meeting.*

23  
24 **SECOND ORDER OF BUSINESS – Audience Comments**

25 There being none, the next item followed.

26 **THIRD ORDER OF BUSINESS – Administrative Matters**

27 A. Exhibit 1: Aquatic Systems Waterway Inspection Report

28 The Board determined that a new Aquatic Systems contract for the community's aqueducts and  
29 new ponds would be necessary.

30 B. Exhibit 2: Approval of Minutes of June 27, 2019 Meeting

31 On a MOTION by Mr. Walker, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
32 approved the Minutes of the Board of Supervisors Regular Meeting held on June 27, 2019 for the Avalon  
33 Groves Community Development District.

34 C. Exhibit 3: Acceptance of the Unaudited June 2019 Financials

35 On a MOTION by Mr. Meath, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board accepted  
36 the Unaudited June 2019 Financials for the Avalon Groves Community Development District.

37 D. Exhibit 4: Presentation of the July Field Operations Report

38 **FOURTH ORDER OF BUSINESS – Business Items**

- 39 A. Exhibit 5: Consideration for Adoption Resolution 2019-06, Establishing & Confirming the  
40 Maximum Assessment Lien Securing the Series 2019 Bonds  
41 ➤ Engineer's Supplemental Report – dated July 19, 2019  
42 ➤ Special Assessment Methodology Report – dated July 9, 2019

43 On a MOTION by Mr. Walker, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adopted  
44 Resolution 2019-06, Establishing & Confirming the Maximum Assessment Lien Securing the Series 2019  
45 Bonds for the Avalon Groves Community Development District.

- 46 B. Exhibit 6: Consideration of True Up Agreement Between Avalon Groves CDD & Forestar Real  
47 Estate Group – *In Substantial Form*

48 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved  
49 the True Up Agreement Between Avalon Groves CDD & Forestar Real Estate Group in substantial form  
50 for the Avalon Groves Community Development District.

- 51 C. Exhibit 7: Consideration of 2019 Acquisition Agreement (Phase 1-4 Sub-Assessment Area One)  
52 between Avalon Groves CDD & Forestar Real Estate Group – *In Substantial Form*

53 On a MOTION by Mr. Meath, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board  
54 approved the 2019 Acquisition Agreement (Phase 1-4 Sub-Assessment Area One) between Avalon  
55 Groves CDD & Forestar Real Estate Group in substantial form for the Avalon Groves Community  
56 Development District.

- 57 D. Exhibit 8: Consideration of Letter Agreement for Acquisitions of Palms at Serenoa Stormwater  
58 Improvements between Avalon Groves CDD & Forestar Real Estate Group – *In Substantial Form*

59 On a MOTION by Mr. Meath, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board  
60 approved the Letter Agreement for Acquisitions of Palms at Serenoa Stormwater Improvements between  
61 Avalon Groves CDD & Forestar Real Estate Group in substantial form in an amount not to exceed  
62 \$2,391,000.00 for the Avalon Groves Community Development District.

- 63 E. Exhibit 9: Consideration of Special Warranty Deed between Avalon Groves CDD & Forestar  
64 Real Estate Group – *In Substantial Form*

65 On a MOTION by Mr. Meath, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved  
66 the Special Warranty Deed between Avalon Groves CDD & Forestar Real Estate Group in substantial  
67 form for an amount not to exceed \$1,720,000.00 for the Avalon Groves Community Development  
68 District.

- 69 F. Exhibit 10: Consideration of Aquatic Systems Contract Renewal

70 The Board requested a master maintenance map & a map with the location of the community's  
71 ponds.

72 On a MOTION by Mr. Walker, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
73 approved the Aquatic Systems Contract Renewal for the Avalon Groves Community Development  
74 District.

75 **FIFTH ORDER OF BUSINESS – Audience Comments (New Business)**

76 There being none, the next item followed.

77 **SIXTH ORDER OF BUSINESS – Staff Reports**

78 A. Manager

79 There being none, the next item followed.

80 B. District Counsel

81 There being none, the next item followed.

82 C. Amenity Manager

83 There being none, the next item followed.

84 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

85 There being none, the next item followed.

86 **EIGHTH ORDER OF BUSINESS – Adjournment**

87 Ms. Comings-Thibault asked for final questions, comments, or corrections before adjourning the  
88 meeting. There being none, Ms. Smith made a motion to adjourn the meeting.

89 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adjourned  
90 the meeting for the Avalon Groves Community Development District.

91 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
92 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
93 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

94

95 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
96 **meeting held on \_\_\_\_\_.**

97

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

98

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

99

100 **Title:**  **Secretary**  **Assistant Secretary**

**Title:**  **Chairman**  **Vice Chairman**



# EXHIBIT 3

# Avalon Groves Community Development District

Summary Financial Statements  
(Unaudited)

Period Ending  
July 31, 2019

**Avalon Groves Community Development District**  
**Balance Sheet**  
**Unaudited**  
**July 31, 2019**

	<b>GENERAL FUND</b>	<b>2017 (AA1)</b>	<b>2017A-1 (AA2)</b>	<b>2017A-2 (AA2)</b>	<b>2019</b>	<b>CIP (AA1)</b>	<b>CIP A-1 (AA2)</b>	<b>CIP A-2 (AA2)</b>	<b>CIP 2019</b>	<b>TOTAL</b>
<b>ASSETS:</b>										
CASH	\$ 102,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20	\$ -	\$ -	\$ 102,544
INVESTMENTS:										
REVENUE FUND	-	1,118	101,047	10,121	-	-	-	-	-	112,286
CAP INTEREST	-	39	14	3	36,433	-	-	-	-	36,489
DS RESERVE	-	173,458	527,302	266,033	105,297	-	-	-	-	1,072,090
COST OF ISSUANCE	-	2	-	-	24,150	-	-	-	-	24,152
PREPAYMENT ACCOUNT	-	-	30,100	907,965	-	-	-	-	-	938,065
SINK FUND ACCT (AA2)	-	-	6	-	-	-	-	-	-	6
ACQ. & CONST. 2017 (AA1)	-	-	-	-	-	30,140	-	-	-	30,140
ACQ. & CONST. 2017A-1 (AA2)	-	-	-	-	-	-	4,441	-	-	4,441
ACQ. & CONST. 2017A-2 (AA2)	-	-	-	-	-	-	-	105,753	-	105,753
ACQ. & CONST. 2019	-	-	-	-	-	-	-	-	3,101,980	3,101,980
PREPAID ITEMS	-	-	-	-	-	-	-	-	-	-
ACCOUNTS RECEIVABLE	-	-	-	-	-	8,592	-	-	-	8,592
OFF ROLL - RECEIVABLE ASSMT.	-	-	-	-	-	-	-	-	-	-
DEPOSITS	27,482	-	-	-	-	-	-	-	-	27,482
<b>TOTAL ASSETS</b>	<b>\$ 130,006</b>	<b>\$ 174,617</b>	<b>\$ 658,469</b>	<b>\$ 1,184,122</b>	<b>\$ 165,880</b>	<b>\$ 38,732</b>	<b>\$ 4,461</b>	<b>\$ 105,753</b>	<b>\$ 3,101,980</b>	<b>\$ 5,564,020</b>
<b>LIABILITIES:</b>										
ACCOUNTS PAYABLE	\$ 5,468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,468
DUE TO DEBT SERVICE	-	-	-	-	-	-	-	-	-	-
DUE TO CONSTRUCTION	8,592	-	-	-	-	-	-	-	-	8,592
OFF ROLL - DEFERRED REVENUE	-	-	-	-	-	-	-	-	-	-
RETAINAGE PAYABLE	-	-	-	-	-	-	-	-	-	-
<b>FUND BALANCE:</b>										
NONSPENDABLE:										
PREPAID AND DEPOSITS	27,482	-	-	-	-	-	-	-	-	27,482
ASSIGNED:										
OPERATING RESERVES	-	-	-	-	-	-	-	-	-	-
RESERVES - ROADWAYS	-	-	-	-	-	-	-	-	-	-
UNASSIGNED:	88,464	174,617	658,469	1,184,122	165,880	38,732	4,461	105,753	3,101,980	5,522,478
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 130,006</b>	<b>\$ 174,617</b>	<b>\$ 658,469</b>	<b>\$ 1,184,122</b>	<b>\$ 165,880</b>	<b>\$ 38,732</b>	<b>\$ 4,461</b>	<b>\$ 105,753</b>	<b>\$ 3,101,980</b>	<b>\$ 5,564,020</b>

**Avalon Groves Community Development District**  
**Statement of Revenue, Expenditures And Change In Fund Balance**  
**For The Period Ending July 31, 2019**

	FY2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
SPECIAL ASSESSMENTS (LANDOWNER OFF-ROLL)	\$ 320,435	320,435	\$ 327,609	\$ 7,174
MISC. REVENUE	-	-	7	7
<b>TOTAL REVENUES</b>	<b>320,435</b>	<b>320,435</b>	<b>327,616</b>	<b>7,181</b>
<b>EXPENDITURES</b>				
<b>GENERAL ADMINISTRATIVE</b>				
DISTRICT MANAGEMENT SERVICES	32,000	32,000	32,000	-
DISTRICT ACCOUNTING SERVICES	-	-	-	-
BANK FEES	150	125	-	125
AUDITING	2,500	2,083	2,750	(667)
REGULATORY & PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	4,000	3,333	390	2,943
ENGINEERING SERVICES	12,000	10,000	6,508	3,492
LEGAL SERVICES	25,000	20,833	17,768	3,065
TECHNOLOGY & WEBSITE ADMIN.	960	960	2,461	(1,501)
MISCELLANEOUS (appraisal, etc.)	500	417	50	367
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>77,285</b>	<b>69,927</b>	<b>62,102</b>	<b>7,825</b>
<b>INSURANCE</b>				
INSURANCE	5,830	5,000	5,000	-
<b>TOTAL INSURANCE</b>	<b>5,830</b>	<b>5,000</b>	<b>5,000</b>	<b>-</b>
<b>DEBT SERVICE ADMIN.</b>				
DISCLOSURE REPORT	5,000	5,000	5,000	-
ARBITRAGE REBATE	1,500	650	650	-
TRUSTEE FEES	7,500	7,500	10,500	(3,000)
<b>TOTAL DEBT ADMINISTRATION</b>	<b>14,000</b>	<b>13,150</b>	<b>16,150</b>	<b>(3,000)</b>
<b>UTILITIES</b>				
UTILITIES-ELECTRICITY	2,500	2,083	436	1,647
STREETLIGHTS	68,400	57,000	-	57,000
UTILITY CONTINGENCY	5,000	4,167	79	4,088
<b>TOTAL UTILITIES</b>	<b>75,900</b>	<b>63,250</b>	<b>515</b>	<b>62,735</b>
<b>PHYSICAL ENVIRONMENT</b>				
LAKE & POND MAINTENANCE	6,420	6,420	9,770	(3,350)
LANDSCAPE MAINTENANCE	106,000	88,333	88,168	165
LANDSCAPE - MISC.	5,000	4,167	-	4,167
WETLAND MITIGATION & MAINTENANCE	14,000	14,000	25,200	(11,200)
FIELD MANAGEMENT	6,000	5,000	-	5,000
FIELD CONTINGENCY	5,000	5,000	14,634	(9,634)
HARDSCAPE REPAIRS & MAINT.	5,000	4,167	-	4,167
BUILDOUT CONTINGENCY	-	-	-	-
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>147,420</b>	<b>127,087</b>	<b>137,772</b>	<b>(10,685)</b>
<b>TOTAL EXPENDITURES</b>	<b>320,435</b>	<b>278,413</b>	<b>221,539</b>	<b>56,874</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>42,022</b>	<b>106,077</b>	<b>64,055</b>
FUND BALANCE - BEGINNING	-	-	9,868	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 42,022</b>	<b>\$ 115,945</b>	<b>\$ 64,055</b>

**Avalon Groves Community Development District**  
**SERIES 2017A-1 (AA1)**  
**For The Period Starting October 1, 2017 Ending July 31, 2019**

	<u>FY2019 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON/OFF ROLL INTEREST	\$ 185,153	111,092	\$ 81,940	\$ (29,152)
LESS: DISCOUNT ASSESSMENTS (4%)	-	-	3,686	3,686
	<u>(7,715)</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>TOTAL REVENUE</b>	<b><u>177,438</u></b>	<b><u>111,092</u></b>	<b><u>85,626</u></b>	<b><u>(25,466)</u></b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	7,715	-	-	-
INTEREST EXPENSE			-	
MAY 1, 2019	67,856	67,856	67,856	-
NOVEMBER 1, 2019	66,981	66,981	67,856	(875)
PRINCIPAL RETIREMENT				
MAY 1, 2019	35,000	35,000	35,000	-
<b>TOTAL EXPENDITURES</b>	<b><u>177,552</u></b>	<b><u>169,837</u></b>	<b><u>170,712</u></b>	<b><u>(875)</u></b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	(114)	(58,745)	(85,086)	(24,591)
TRANSFER IN				
TRANSFER OUT			(1,419)	
FUND BALANCE - BEGINNING		-	261,124	261,124
<b>FUND BALANCE - ENDING</b>	<b><u>\$ (114.00)</u></b>	<b><u>\$ (58,745)</u></b>	<b><u>\$ 174,619</u></b>	<b><u>\$ 236,533</u></b>

**Avalon Groves Community Development District**  
**SERIES 2017A-1 (AA2)**  
**For The Period Starting October 1, 2017 Ending July 31, 2019**

	<u>FY2019 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON/OFF ROLL INTEREST	\$ 559,241	391,469	\$ 354,118	\$ (37,351)
LESS: DISCOUNT ASSESSMENTS (4%)	-	-	12,469	12,469
	<u>(23,302)</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>TOTAL REVENUE</b>	<b><u>535,939</u></b>	<b><u>391,469</u></b>	<b><u>366,587</u></b>	<b><u>(24,882)</u></b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	23,302	-	-	-
INTEREST EXPENSE			-	-
MAY 1, 2019	212,684	212,684	212,684	-
NOVEMBER 1, 2019	210,131	210,131	212,684	(2,553)
PRINCIPAL RETIREMENT				
MAY 1, 2019	95,000	95,000	95,000	-
<b>TOTAL EXPENDITURES</b>	<b><u>541,117</u></b>	<b><u>517,815</u></b>	<b><u>520,368</u></b>	<b><u>(2,553)</u></b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<b>(5,178)</b>	<b>(126,346)</b>	<b>(153,781)</b>	<b>(22,329)</b>
TRANSFER IN				
TRANSFER OUT			(4,314)	
FUND BALANCE - BEGINNING		-	816,567	816,567
<b>FUND BALANCE - ENDING</b>	<b><u>\$ (5,178.00)</u></b>	<b><u>\$ (126,346)</u></b>	<b><u>\$ 658,472</u></b>	<b><u>\$ 794,238</u></b>

**Avalon Groves Community Development District**  
**SERIES 2017A-2 (AA2)**  
**For The Period Starting October 1, 2017 Ending July 31, 2019**

	<u>FY2019 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON/OFF ROLL INTEREST	\$ 241,958	241,958	\$ 2,337,480	\$ 2,095,522
LESS: DISCOUNT ASSESSMENTS (4%)	-	-	20,316	20,316
	(10,082)	-	-	-
<b>TOTAL REVENUE</b>	<b><u>231,876</u></b>	<b><u>241,958</u></b>	<b><u>2,357,796</u></b>	<b><u>2,115,838</u></b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	10,082	-	-	-
INTEREST EXPENSE			-	
MAY 1, 2019	111,300	111,300	-	111,300
NOVEMBER 1, 2019	111,300	111,300	1,368,725	(1,257,425)
PRINCIPAL PREPAYMENT				
MAY 1, 2019	-	-	1,405,000	(1,405,000)
<b>TOTAL EXPENDITURES</b>	<b><u>232,682</u></b>	<b><u>222,600</u></b>	<b><u>2,773,725</u></b>	<b><u>(2,551,125)</u></b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	(806)	19,358	(415,929)	4,666,963
TRANSFER IN				
TRANSFER OUT			(4,992)	
FUND BALANCE - BEGINNING		-	1,605,042	1,605,042
<b>FUND BALANCE - ENDING</b>	<b><u>\$ (806.00)</u></b>	<b><u>\$ 19,358</u></b>	<b><u>\$ 1,184,121</u></b>	<b><u>\$ 6,272,005</u></b>

**Avalon Groves Community Development District**  
**SERIES 2019**

**For The Period Starting October 1, 2017 Ending July 31, 2019**

	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>		
BOND PROCEEDS	\$ 316,880	\$ 316,880
INTEREST	-	-
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
<b>TOTAL REVENUE</b>	<u><b>316,880</b></u>	<u><b>316,880</b></u>
<b>EXPENDITURES</b>		
LEGAL EXPENSES	81,000	(81,000)
UNDERWRITER FEES	40,000	(40,000)
CONSULTING FEES	25,000	(25,000)
TRUSTEE FEES	5,000	(5,000)
<b>TOTAL EXPENDITURES</b>	<u><b>151,000</b></u>	<u><b>(151,000)</b></u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	165,880	165,880
TRANSFER IN		
TRANSFER OUT	-	-
FUND BALANCE - BEGINNING	-	-
<b>FUND BALANCE - ENDING</b>	<u><b>\$ 165,880</b></u>	<u><b>\$ 165,880</b></u>



**Avalon Groves Community Development District**  
**Construction In Progress (AA1)**  
**Statement of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Ending July 31, 2019**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUES</b>	
BOND PROCEEDS	\$ -
NET PROCEEDS	8,592
INTEREST	2,173
<b>TOTAL REVENUES</b>	<u><b>10,765</b></u>
 <b>EXPENDITURES</b>	
REQUISITIONS	42,036
TRUSTEE FEES	-
<b>TOTAL EXPENSE</b>	<u><b>42,036</b></u>
 <b>TOTAL EXPENDITURES</b>	<u><b>42,036</b></u>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 <b>(31,271)</b>
TRANSFER IN	1,419
TRANSFER OUT	-
FUND BALANCE - BEGINNING	68,584
 <b>FUND BALANCE - ENDING</b>	 <u><u><b>\$ 38,732</b></u></u>

**Avalon Groves Community Development District**  
**Construction In Progress A-1 (AA2)**  
**Statement of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Ending July 31, 2019**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUES</b>	
BOND PROCEEDS	\$ -
INTEREST	68
<b>TOTAL REVENUES</b>	<u>68</u>
 <b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	-
TRUSTEE FEES	-
<b>TOTAL EXPENSE</b>	<u>-</u>
 <b>TOTAL EXPENDITURES</b>	<u>-</u>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 68
TRANSFER IN	4,314
TRANSFER OUT	-
FUND BALANCE - BEGINNING	79
 <b>FUND BALANCE - ENDING</b>	 <u>\$ 4,461</u>

**Avalon Groves Community Development District**  
**Construction In Progress A-2 (AA2)**  
**Statement of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Ending July 31, 2019**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUES</b>	
DEVELOPER FUNDING	-
INSURANCE CLAIM	\$ -
INTEREST	4,388
<b>TOTAL REVENUES</b>	<u><b>4,388</b></u>
 <b>EXPENDITURES</b>	
REQUISITIONS	79,340
TRUSTEE FEES	-
<b>TOTAL EXPENSE</b>	<u><b>79,340</b></u>
 <b>TOTAL EXPENDITURES</b>	<u><b>79,340</b></u>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 <b>(74,952)</b>
TRANSFER IN	4,992
TRANSFER OUT	-
FUND BALANCE - BEGINNING	175,714
 <b>FUND BALANCE - ENDING</b>	 <u><u><b>\$ 105,754</b></u></u>

**Avalon Groves Community Development District**  
**Construction In Progress 2019**  
**Statement of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Ending July 31, 2019**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUES</b>	
BOND PROCEEDS	3,101,980
INTEREST	-
<b>TOTAL REVENUES</b>	<u>3,101,980</u>
 <b>EXPENDITURES</b>	
REQUISITIONS	-
TRUSTEE FEES	-
<b>TOTAL EXPENSE</b>	<u>-</u>
 <b>TOTAL EXPENDITURES</b>	<u>-</u>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 3,101,980
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	-
 <b>FUND BALANCE - ENDING</b>	 <u>\$ 3,101,980</u>

**Avalon Groves Community Development District  
Bank Reconciliation  
July 31, 2019**

	<u>BU</u>
Balance Per Bank Statement	\$ 130,543.83
Less: Outstanding AP Checks	(28,020.00)
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$ 102,523.83</u></u></b>
Beginning Bank Balance Per Books	\$ 21,910.59
Deposits & Interest	107,726.54
Cash Disbursements	(27,113.30)
<b><i>Balance Per Books</i></b>	<b><u><u>\$ 102,523.83</u></u></b>

**Avalon Groves CDD**  
**Check Register**  
**Operating Account**  
**FY 2019**

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
<b>9/30/2018</b>		<b>EOY</b>	<b>Balance</b>	<b>8,684.20</b>	<b>3,714.00</b>	<b>34,378.06</b>
10/01/2018	1151	BIO-TECH CONSULTING, INC.	Wetland Maint - Collector Road - September	-	2,800.00	36,876.81
10/01/2018	1152	DPFG MANAGEMENT AND CONSULTING, LLC	Continuing disclosure service		5,000.00	31,876.81
10/02/2018	1153	Heidt Design	Engineering Services		8,280.00	23,596.81
10/09/2018	1143	LLS Tax Solutions Inc.	Arbitrage Calc. DS 2017 - A1		650.00	22,946.81
10/09/2018	1144	Venturesin.com, Inc.	Web Site Hosting - October		80.00	22,866.81
10/09/2018	1145	Humane Animal Removal Team	Hog Trapping		4,410.00	18,456.81
10/10/2018		VK Avalon Groves	Deposit	11,785.70		30,242.51
10/10/2018		NVR Settlement Services	VOID: Deposit	0.00		30,242.51
10/19/2018		VK Avalon Groves	Deposit	4,533.20		34,775.71
10/22/2018	1147	Hopping Green & Sams	Legal services		1,884.87	32,890.84
10/22/2018	1148	Humane Animal Removal Team	Sererno - Hog/Coyote Trapping		850.00	32,040.84
10/22/2018	1149	Orlando Sentine	Legal Ad		275.00	31,765.84
10/22/2018	1150	Yellowstone Landscape	Mowing Bahia Serona Blvd, Ponds, Behind Homes		3,000.00	28,765.84
10/23/2018	1177	Egis Insurance Risk Advisors	Annual Renewal 2019		5,000.00	23,765.84
10/26/2018	1155	Hopping Green & Sams	Legal Services		1,543.75	22,222.09
10/29/2018	1178	Daily Commercial	Legal Ad		389.60	21,832.49
10/30/2018	1154	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY2019		175.00	21,657.49
<b>10/31/2018</b>		<b>EOM</b>	<b>Balance</b>	<b>16,318.90</b>	<b>34,338.22</b>	<b>21,657.49</b>
11/13/2018	ACH111318	Sumter Electric Cooperative	16920 Sawgrass Bay Blvd		150.73	21,506.76
11/17/2018		VK Avalon Groves	Deposit	647.60		22,154.36
11/17/2018		VK Avalon Groves	Deposit	1,295.20		23,449.56
11/19/2018		VK Avalon Groves	Deposit	13,581.70		37,031.26
11/21/2018	1156	Randy Suggs Landscaping	Landscape Maint - October		5,870.00	31,161.26
11/21/2018	1157	Venturesin.com, Inc.	Web Site Hosting - November		80.00	31,081.26
11/21/2018	1158	Randy Suggs Landscaping	Landscape Maint - September		5,870.00	25,211.26
11/23/2018	1159	Aquatic Systems, Inc.	Lake & Wetland Svc - November		900.00	24,311.26
<b>11/30/2018</b>		<b>EOM</b>	<b>Balance</b>	<b>15,524.50</b>	<b>12,870.73</b>	<b>24,311.26</b>
12/03/2018	1161	Heidt Design	Engineering Services - July		2,012.50	22,298.76
12/03/2018	1162	Hopping Green & Sams	Legal Svcs - October		1,082.04	21,216.72
12/03/2018	1163	Yellowstone Landscape	Cable Co Pipe irrigation repairs		1,100.00	20,116.72
12/05/2018		VK Avalon Groves	Deposit	1,295.20		21,411.92
12/05/2018		Lake County Tax Collector	Deposit	14,295.69		35,707.61
12/20/2018		Lake County Tax Collector	Deposit	43,824.36		79,531.97
12/21/2018		VK Avalon Groves	Deposit	647.60		80,179.57
12/23/2018	1164	Aquatic Systems, Inc.	Lake & Wetland - Oct/Nov		1,800.00	78,379.57
12/23/2018	1165	Sumter Electric Cooperative	16920 Sawgrass Bay Blvd		70.26	78,309.31
12/23/2018	1166	Yellowstone Landscape	Mowing Bahia Serona Blvc		3,000.00	75,309.31
12/28/2018	1167	Sumter Electric Cooperative	17325 Sawgrass Bay Blvd - Deposit		198.00	75,111.31
12/31/2018	1168	Hopping Green & Sams	Legal Svcs - November		3,703.10	71,408.21
<b>12/31/2018</b>		<b>EOM</b>	<b>Balance</b>	<b>60,062.85</b>	<b>12,965.90</b>	<b>71,408.21</b>
01/07/2019	1169	Aquatic Systems, Inc.	Lake & Wetland Svc - January		900.00	70,508.21
01/07/2019	1170	BIO-TECH CONSULTING, INC.	Wetland Maint - Collector Road - Oct		2,800.00	67,708.21
01/07/2019	1171	Venturesin.com, Inc.	Website Hosting - Dec/Jan		160.00	67,548.21
01/08/2019		Lake County Tax Collector	Deposit	18,481.09		86,029.30
01/21/2019	1172	Hopping Green & Sams	Legal Svcs - December		1,823.40	84,205.90
01/21/2019	1173	Sumter Electric Cooperative	12/13-1/14 - 16920 Sawgrass Bay Blvd		33.28	84,172.62
01/21/2019	1174	Yellowstone Landscape	Monthly Landscaping-Bahia Serona Blvd, Ponds		8,645.00	75,527.62
01/22/2019	1175	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Sept 27, Nov 6, Nov 27		12,000.00	63,527.62
01/23/2019		VK Avalon Groves	Deposit	647.60		64,175.22
01/23/2019		VK Avalon Groves	Deposit	3,885.60		68,060.82
01/23/2019		VK Avalon Groves	Deposit	3,941.91		72,002.73
01/28/2019	1176	Yellowstone Landscape	Irrigation Repairs - nozzles & adapters		228.86	71,773.87
01/29/2019	1179	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Board Mtg 1/24/19		4,000.00	67,773.87
01/30/2019		Lake County Tax Collector	Deposit	64,892.65		132,666.52
<b>1/31/2019</b>		<b>EOM</b>	<b>Balance</b>	<b>91,848.85</b>	<b>30,590.54</b>	<b>132,666.52</b>
02/01/2019		VK Avalon Groves	Deposit	1,295.20		133,961.72
02/05/2019	1180	Aquatic Systems, Inc.	Lake & Wetland Svc - February		900.00	133,061.72
02/05/2019	1181	Venturesin.com, Inc.	Web Site Hosting - February		80.00	132,981.72
02/06/2019		VK Avalon Groves	Deposit	1,295.20		134,276.92
02/06/2019		VK Avalon Groves	Deposit	1,295.20		135,572.12
02/07/2019		VK Avalon Groves	Deposit	1,295.20		136,867.32
02/11/2019		VK Avalon Groves	Deposit	647.60		137,514.92
02/19/2019	1182	BIO-TECH CONSULTING, INC.	Wetland Maint - Collector Road		7,800.00	129,714.92
02/19/2019		VK Avalon Groves	Deposit	647.60		130,362.52
02/21/2019		Bank United	Deposit	4.54		130,367.06
02/25/2019	1184	Hopping Green & Sams	Legal Svcs - January		1,730.90	128,636.16
02/25/2019	1185	Sumter Electric Cooperative	1/14-2/13 - 16920 Sawgrass Bay Blvd		31.28	128,604.88
<b>2/28/2019</b>		<b>EOM</b>	<b>Balance</b>	<b>6,480.54</b>	<b>10,542.18</b>	<b>128,604.88</b>
03/04/2019	1186	Lake County Tax Collector	Deposit		13,733.79	114,871.09
03/04/2019	1187	Yellowstone Landscape	Monthly Landscaping - February		8,645.00	106,226.09
03/04/2019		VK Avalon Groves	Deposit	1,295.20		107,521.29
03/04/2019		Lake County Tax Collector	Deposit	1,818.48		109,339.77
03/11/2019	1188	Aquatic Systems, Inc.	Lake & Wetland Svc - March		900.00	108,439.77
03/11/2019	1189	BIO-TECH CONSULTING, INC.	Wetland Maint - Collector Road		3,000.00	105,439.77
03/11/2019	1190	Venturesin.com, Inc.	Web Site Hosting - March		80.00	105,359.77
03/15/2019		VK Avalon Groves	Deposit	647.60		106,007.37
03/15/2019		VK Avalon Groves	Deposit	647.60		106,654.97
03/15/2019		Forestar Real Estate Group	Deposit	114,875.20		221,530.17
03/15/2019	1191	Regions Bank.	Series 2017 A-1 (AA2) - Account# 3380008871 (		35,868.00	185,662.17

**Avalon Groves CDD**  
**Check Register**  
**Operating Account**  
**FY 2019**

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
03/18/2019	1192	Sumter Electric Cooperative	1/7-3/11 - 325 Sawgrass Bay Blvd		647.84	185,014.33
03/18/2019	1193	Yellowstone Landscape	Monthly Landscaping - March		8,645.00	176,369.33
03/25/2019	1194	Sumter Electric Cooperative	2/13-3/15 - 16920 Sawgrass Bay Blvd		31.39	176,337.94
03/28/2019		VK Avalon Groves	Deposit	647.60		176,985.54
<b>3/31/2019</b>	<b>EOM</b>		<b>Balance</b>	<b>119,931.68</b>	<b>71,551.02</b>	<b>176,985.54</b>
04/01/2019	1195	BIO-TECH CONSULTING, INC.	Wetland Maint - Collector Road		5,800.00	171,185.54
04/01/2019	1196	Randy Suggs Landscaping	Landscape Maint. - Nov/Dec		11,740.00	159,445.54
04/02/2019	9000	Venturesin.com, Inc.	Web Site Hosting - April		80.00	159,365.54
04/04/2019		VK Avalon Groves	Deposit	3,238.00		162,603.54
04/04/2019		Lake County Tax Collector	Deposit	3,711.96		166,315.50
04/08/2019	1197	Avalon Groves CDD	Due to debt service		90,844.79	75,470.71
04/09/2019	1198	Aquatic Systems, Inc.	Lake & Wetland Svc - April		900.00	74,570.71
04/09/2019	1199	Hopping Green & Sams	Legal Svcs - February		254.00	74,316.71
04/09/2019	1200	Regions Bank.	Trustee Fee Series 2017A-2		3,500.00	70,816.71
04/09/2019	1201	Yellowstone Landscape	Monthly Landscaping - April		226.90	70,589.81
04/09/2019	1202	Regions Bank.	Trustee Fees - 2017		3,500.00	67,089.81
04/09/2019	1203	Regions Bank.	Trustee Fees - 2017A-1		3,500.00	63,589.81
04/15/2019	1204	Heidt Design	Engineering Services - March		1,300.00	62,289.81
04/15/2019	1205	Sumter Electric Cooperative	3/11-4/9 -17 325 Sawgrass Bay Blvd		310.54	61,979.27
04/16/2019		VK Avalon Groves	Deposit	647.60		62,626.87
04/22/2019	1206	Yellowstone Landscape	Monthly Landscaping - April		8,645.00	53,981.87
04/24/2019	1207	Lake County Tax Collector	Commissions		2,940.48	51,041.39
04/24/2019	1208	Recovered Energy Technologies	Balance Sheet account Deposit		25,000.00	26,041.39
04/25/2019		Lake County Tax Collector	Deposit	7,605.33		33,646.72
04/25/2019		VK Avalon Groves	Deposit	647.60		34,294.32
04/27/2019	1209	Sumter Electric Cooperative	3/15-4/16 - 16920 Sawgrass Bay Blvd		30.92	34,263.40
04/27/2019	1210	Yellowstone Landscape	Irrigation Repairs - heads & nozzles		357.08	33,906.32
<b>4/30/2019</b>	<b>EOM</b>		<b>Balance</b>	<b>15,850.49</b>	<b>158,929.71</b>	<b>33,906.32</b>
05/06/2019	9003	Venturesin.com, Inc.	Web Site Hosting - May		80.00	33,826.32
05/06/2019	1211	Aquatic Systems, Inc.	Lake & Wetland Svc - May		900.00	32,926.32
05/06/2019	1212	Hopping Green & Sams	Legal Svcs - March		3,520.40	29,405.92
05/07/2019		Lake County Tax Collector	Deposit	2.20		29,408.12
05/13/2019	1213	Dibartolomeo, McBee, Hartley & Barnes, PA	Audit FY 2018		2,750.00	26,658.12
05/13/2019	1214	Sumter Electric Cooperative	4/9-5/9 - 17325 Sawgrass Bay Blvd		295.81	26,362.31
05/13/2019	1215	Yellowstone Landscape	Monthly Landscaping - May		8,645.00	17,717.31
05/16/2019	1216	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA2)		4,699.25	13,018.06
05/16/2019	1217	David Jordan Lake County Tax Collector	Tax Distributions 3/1-3/31/19		152.11	12,865.95
05/20/2019	1218	LLS Tax Solutions Inc.	Special Assessment Bonds 2017		650.00	12,215.95
05/20/2019	1219	Sumter Electric Cooperative	4/16-5/15 - 16920 Sawgrass Bay Blvd		28.06	12,187.89
05/21/2019		VK Avalon Groves	Deposit	647.60		12,835.49
05/21/2019		VK Avalon Groves	Deposit	647.60		13,483.09
05/21/2019		VK Avalon Groves	Deposit	1,295.20		14,778.29
05/22/2019	1220	LAKE COUNTY PROPERTY APPRAISER	Non Ad Valorem Collections		50.00	14,728.29
05/28/2019		Serenoa Village	Deposit	28,494.40		43,222.69
05/28/2019		VK Avalon Groves	Deposit	1,295.20		44,517.89
05/29/2019		Lake County Tax Collector	Deposit	9,905.80		54,423.69
<b>5/31/2019</b>	<b>EOM</b>		<b>Balance</b>	<b>42,288.00</b>	<b>21,770.63</b>	<b>54,423.69</b>
06/06/2019	9001	Aquatic Systems, Inc.	Lake & Wetland Svc - June		900.00	53,523.69
06/06/2019	9002	Hopping Green & Sams	Legal Svcs - April		1,123.60	52,400.09
06/06/2019		Avalon Groves CDD	Deposit	4,699.25		57,099.34
06/06/2019	1221	Avalon Groves CDD	Check sent in error (check sent to US bank not Regents)		4,699.25	52,400.09
06/07/2019		VK Avalon Groves	Deposit	1,295.20		53,695.29
06/11/2019	1222	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA2)		6,120.70	47,574.59
06/11/2019	1223	David Jordan Lake County Tax Collector	Commissions 4/1-4/30/19		198.12	47,376.47
06/14/2019	9004	Heidt Design	Engineering Services - May		2,600.00	44,776.47
06/14/2019	9005	Venturesin.com, Inc.	Web Site Hosting - June		80.00	44,696.47
06/20/2019	9006	Aquatic Systems, Inc.	Lake & Wetland Svc - Addon June		385.00	44,311.47
06/20/2019		Lake County Tax Collector	Deposit	5,792.89		50,104.36
06/26/2019	ACH062619	Sumter Electric Cooperative	5/9-9/7 - 17325 Sawgrass Bay Blvd		383.77	49,720.59
06/27/2019	9007	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Board Mtg Feb/Mar/Apr/May		16,000.00	33,720.59
06/27/2019	9008	LAKE COUNTY PROPERTY APPRAISER	Non Ad Valorem Collections		50.00	33,670.59
06/27/2019	9009	Yellowstone Landscape	Monthly Landscaping - June		11,760.00	21,910.59
<b>6/30/2019</b>	<b>EOM</b>		<b>Balance</b>	<b>11,787.34</b>	<b>44,300.44</b>	<b>21,910.59</b>
07/02/2019		VK Avalon Groves	Lot Closings	4,533.20		26,443.79
07/02/2019		VK Avalon Groves	Lot Closings	647.60		27,091.39
07/02/2019		VK Avalon Groves	Lot Closings	3,238.00		30,329.39
07/02/2019		VK Avalon Groves	Lot Closings	94,260.24		124,589.63
07/02/2019		VK Avalon Groves	Lot Closings	647.60		125,237.23
07/02/2019		VK Avalon Groves	Lot Closings	647.60		125,884.83
07/02/2019		Lake County Tax Collector	Tax Distributions 6/1-6/30/19	3,752.30		129,637.13
07/03/2019	ACH070319	Sumter Electric Cooperative	5/15-6/14 - 16920 Sawgrass Bay Blvd		29.18	129,607.95
07/08/2019	9010	Aquatic Systems, Inc.	Lake & Wetland Svc - July		1,285.00	128,322.95
07/08/2019	9011	Heidt Design	Engineering Services - June		1,950.00	126,372.95
07/08/2019	9012	Hopping Green & Sams	Legal Svcs - May		1,029.00	125,343.95
07/08/2019	9013	Innersync	ADA Website Compliance		1,620.00	123,723.95
07/08/2019	1226	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA2)		5,897.86	117,826.09
07/08/2019	1227	David Jordan Lake County Tax Collector	Commissions		190.91	117,635.18
07/11/2019	9014	Venturesin.com, Inc.	Web Site Hosting - July		80.00	117,555.18
07/25/2019	9015	Yellowstone Landscape	Monthly Landscaping - July		11,760.04	105,795.14
07/25/2019	9016	BIO-TECH CONSULTING, INC.	Quarterly Maintenance - Wetland Mitigation Areas		3,000.00	102,795.14

**Avalon Groves CDD**  
**Check Register**  
**Operating Account**  
**FY 2019**

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
07/26/2019	ACH072619	Sumter Electric Cooperative	677-7/10 - 17325 Sawgrass Bay Blvd		192.67	102,602.47
07/30/2019	9018	Utilities, Inc. of Florida	Tot Lot - June		39.32	102,563.15
07/30/2019	9019	Utilities, Inc. of Florida	Island - June		39.32	102,523.83
<b>7/31/2019</b>	<b>EOM</b>		<b>Balance</b>	<b>107,726.54</b>	<b>27,113.30</b>	<b>102,523.83</b>



# EXHIBIT 4



# Avalon CDD

## Monthly Report

8/01/2019

**Prepared by:**

Anderson Davis, Field Technician

Email: [Anderson.davis@dpfg.com](mailto:Anderson.davis@dpfg.com)

Development Planning & Financing Group INC. – Tampa, FL office  
15310 Amberly Drive Suite 175 Tampa, FL 33647



DPFG Field Services, Inc.

Site #1

## THE BRIDGE



Image 1

- **Image 1:** This photo shows the turf on the main BLVD. The turf is in great condition.



Image 2

- **Image 2:** This photo shows the sidewalks on the main BLVD. They are in great condition.





DPFG Field Services, Inc.

Site #2

## PONDS



Image 1

- Image 1: This photo shows dead trees and poor sod conditions around pond 5.



Image 2

- Image 2: This Photo shows pond 14. There are medium algae blooms and the turf needs to be mowed better.



DPFG Field Services, Inc.

Site #3

Image 1

## SIGNS AND MONUMENTS



➤ Image 1: This photo shows one of the directional signs. All signs are in good shape.



Image 2

➤ Image 2: This photo shows one of two monuments. These monuments and surrounding landscape look good.





Image 1



Image 2

## LANDSCAPING

➤ Image 1: This Photo shows another pond/ common area on the main BLVD that is in great condition.

➤ Image 2: This photo shows the gated entry to David Weekly and Ashton homes. The entry is in great condition.



## Summary

Overall the development is being well maintained. There are a few ponds that the landscape company needs to pay more attention to mowing. Pond 5 has a dead tree and very poor sod conditions.

The other common areas and walking paths are in great condition. The irrigation around the ponds needs to be inspected. I would recommend installing new sod around the ponds that have missing sections.

## SUMMARY



# EXHIBIT 5

**RESOLUTION 2019-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Avalon Groves Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lake County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2019/2020 attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2019/2020 annual public meeting schedule to Lake County, Florida.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF AUGUST, 2019.**

**ATTEST:**

**AVALON GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chair/ Vice Chair  
Print Name: \_\_\_\_\_

NOTICE OF MEETINGS  
FISCAL YEAR 2020  
AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2020 regular meetings of the Board of Supervisors of the Avalon Groves Community Development District are scheduled to be held on the 4<sup>th</sup> Thursday of every month at 11:30 a.m. at the Cagan Crossing Community Library located at 16729 Cagan Oaks, Clermont, Florida 34714. The meeting dates are as follows (exceptions noted below):

October 24, 2019  
November 28, 2019 THANKSGIVING DAY  
December 26, 2019 DAY AFTER CHRISTMAS  
January 23, 2020  
February 27, 2020  
March 26, 2020  
April 23, 2020  
May 28, 2020  
June 25, 2020  
July 23, 2020  
August 27, 2020  
September 24, 2020

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Development Planning and Financing Group [DPFG], 250 International Parkway, Suite 280, Lake Mary FL 32756 at (321) 263-0132, Ext. 4209 one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact DPFG at (321) 263-0132 Ext. 4209. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

DPFG, District Management

# EXHIBIT 6

STATEMENT 1  
 AVALON GROVES  
 GENERAL FUND  
 FY 2020 PROPOSED BUDGET

	FY 2017 ACTUAL	2018 ACTUAL	2019 ADOPTED	2019 3/31/2019	2020 PROPOSED	VARIANCE 2019-2020
<b>REVENUE:</b>						
SPECIAL ASSESEMENTS (LANDOWNER OFF-ROLL)	\$ -	\$ 134,854	\$ 320,435	\$ 174,289	\$ 515,807	\$ 195,372
DEVELOPER FUNDING	149,087	39,046	-	-	-	-
TEMPORARY DEPOSIT ACCOUNT						
<b>TOTAL REVENUE:</b>	<b>149,087</b>	<b>173,900</b>	<b>320,435</b>	<b>174,289</b>	<b>515,807</b>	<b>195,372</b>
<b>EXPENDITURES:</b>						
<b>GENERAL ADMINISTRATIVE:</b>						
DISTRICT MANAGEMENT SERVICES	44,000	20,000	32,000	16,000	32,000	-
BANK FEES	28	-	150	-	150	-
AUDITING	-	2,500	2,500	-	2,750	250
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	6,037	2,660	4,000	390	4,000	-
ENGINEERING SERVICES	4,975	10,000	12,000	1,300	12,000	-
LEGAL SERVICES	79,902	35,409	25,000	10,138	25,000	-
TECHNOLOGY & WEBSITE ADMIN.	960	980	960	500	2,265	1,305
MISCELLANEOUS (appraisal, mailing, etc.)	5,600	3,590	500	-	500	-
<b>TOTAL GENERAL ADMIN.</b>	<b>141,677</b>	<b>75,314</b>	<b>77,285</b>	<b>28,503</b>	<b>78,840</b>	<b>1,555</b>
<b>INSURANCE:</b>						
INSURANCE	2,410	5,300	5,830	5,000	5,500	(330)
<b>TOTAL INSURANCE</b>	<b>2,410</b>	<b>5,300</b>	<b>5,830</b>	<b>5,000</b>	<b>5,500</b>	<b>(330)</b>
<b>DEBT SERVICE ADMIN. :</b>						
DISCLOSURE REPORT	5,000	5,000	5,000	5,000	5,000	-
ARBITRAGE REBATE	-	650	1,500	-	1,500	-
TRUSTEE FEES	-	10,500	7,500	10,500	10,500	3,000
<b>TOTAL DEBT SERVICE ADMIN.</b>	<b>5,000</b>	<b>16,150</b>	<b>14,000</b>	<b>15,500</b>	<b>17,000</b>	<b>3,000</b>
<b>UTILITIES:</b>						
UTILITIES-ELECTRICITY	-	-	2,500	317	2,500	-
STREETLIGHTS	-	-	68,400	-	150,000	81,600
UTILITY CONTINGENCY	-	-	5,000	-	15,000	10,000
<b>TOTAL UTILITIES:</b>	<b>-</b>	<b>-</b>	<b>75,900</b>	<b>317</b>	<b>167,500</b>	<b>91,600</b>
<b>PHYSICAL ENVIRONMENT:</b>						
LAKE & POND MAINTENANCE	-	5,350	6,420	5,400	25,600	19,180
LANDSCAPE MAINTENANCE (Phase 1A and 1B and Ponds)	-	28,985	106,000	47,001	169,567	63,567
LANDSCAPE - REPLINISHMENT	-	-	5,000	-	15,000	10,000
WETLAND MITIGATION & MONITORING	-	8,400	14,000	13,600	20,800	6,800
FIELD MANAGEMENT	-	4,410	6,000	850	6,000	-
FIELD CONTINGENCY	-	3,000	5,000	13,738	5,000	-
HARDSCAPE REPAIRS & MAINT.	-	-	5,000	-	5,000	-
BUILDOUT CONTINGENCY	-	-	-	-	-	-
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>-</b>	<b>50,145</b>	<b>147,420</b>	<b>80,589</b>	<b>246,967</b>	<b>99,547</b>
<b>TOTAL EXPENDITURES:</b>	<b>149,087</b>	<b>146,909</b>	<b>320,435</b>	<b>129,909</b>	<b>515,807</b>	<b>195,372</b>
<b>EXCESS OVER (UNDER) REVENUES:</b>	<b>-</b>	<b>26,991</b>	<b>-</b>	<b>44,380</b>	<b>-</b>	<b>-</b>

**STATEMENT 2  
AVALON GROVES  
FY 2020 PROPOSED BUDGET  
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

**1. ERU Assignment and Calculation**

Phase	Planned Lots	ERU / Lots	Total ERU
AA 1	577	1.00	577
AA 2	479	1.00	479
<b>Total</b>	<b>1056</b>		<b>1056</b>

**1a. ERU Allocation Driver based on Development Status of Lots**

	Platted	Un-Platted	Total Lots
Assessment Area One	196	384	580
Assessment Area Two	377	102	479
<b>Total Lots</b>	<b>573</b>	<b>486</b>	<b>1059</b>
Assigned ERU	1.00	1.00	
<b>Total Assigned ERU</b>	<b>573.00</b>	<b>486</b>	<b>1059</b>
% Allocation per share of ERU	54.11%	45.89%	

**2. O&M Assessment Requirement ("AR") - IF all assessments are ON Roll**

Expenditures	Platted Lots	Un-Platted Lots	Grand Total /(1)	Share of Total	Benefit to Un-Platted /(2)
GENERAL ADMINISTRATIVE	42,658	36,182	78,840	15.28%	Yes
INSURANCE	2,976	2,524	5,500	1.07%	Yes
DEBT ADMINISTRATION	17,000	-	17,000	3.30%	No
UTILITIES	167,500	-	167,500	32.47%	No
PHYSICAL ENVIRONMENT	246,967	-	246,967	47.88%	No
<b>Subtotal (Net) /[a]</b>	<b>477,101</b>	<b>38,706</b>	<b>515,807</b>	100.0%	
Early Payment Discount	20,744	1,683	22,426		
County Charges	20,744	1,683	22,426		
<b>Total (Gross)</b>	<b>518,588</b>	<b>42,071</b>	<b>560,660</b>	[b]	
Share of Total Expenditures	92.50%	7.50%	100.00%		
Total ERU	573.0	486.0	1,056.0	[c]	
Total AR / ERU - GROSS	\$ 905.05	\$ 86.57	\$ 530.93	[b] / [c]	
Total AR / ERU - NET	\$ 832.64	\$ 79.65	\$ 488.46	[a] / [c]	

**2a. Allocation of O&M Assessment: FY 2019**

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	573	1.00	\$ 833	\$ 905	\$ 518,594
Un-Platted	486	1.00	\$ 80	\$ 87	\$ 42,073
<b>Total</b>	<b>1059</b>				<b>\$ 560,667</b>

**3. Allocation of O&M Assessment: FY 2018**

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	416	1.00	\$ 620	\$ 674	\$ 280,480
Un-Platted	643	1.00	\$ 66	\$ 72	\$ 46,129
<b>Total</b>	<b>1059</b>				<b>\$ 326,609</b>

**4. Change from Prior Fiscal Year**

Status	Change in Gross Assmt / Lot	% Change Gross Assmt / Lot
Platted	\$ 231	37.21%
Un-Platted	\$ 15	22.47%
<b>Total</b>		

STATEMENT 3  
AVALON GROVES CDD  
FY 2019 PROPOSED CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL CONTRACT \$	COMMENTS (SCOPE OF SERVICE)
DISTRICT MANAGEMENT SERVICES	DPFG	\$32,000	Estimated at \$4,000 per meeting, estimated at 8 meetings
DISTRICT ACCOUNTING SERVICES	DPFG	\$0	
BANK FEES	Bank United	\$150	
AUDITING SERVICES	DMHB	\$2,750	Audit fees per engagement letter are as follows, \$2,500 for FY 2017, \$2,600 for FY 2018 and \$2,750 for FY 2019
REGULATORY AND PERMIT FEES	State of Florida	\$175	
LEGAL ADVERTISEMENTS	Daily Commercial	\$4,000	Increase in budget in anticipation of a bond issuance
ENGINEERING SERVICES	Heidt Design	\$12,000	Estimated, considers engineering services required for new bond issuance.
LEGAL SERVICES	Hopping Green & Sams	\$25,000	Amounts increased in anticipation of bond issuance
TECHNOLOGY & WEBSITE ADMINISTRATION	Campus Suite	\$2,265	ADA compliant website to be furnished by Campus Suite . Amount includes monthly scans of the website , the website platform itself as well as the remediation of 750 documents
MISCELLANEOUS		\$500	Estimated as needed
INSURANCE	EGIS	\$5,500	Professional Liability is \$2,475. General liability estimated at \$3,025. Will need to add property schedule as completed.
DISCLOSURE REPORT	DPFG	\$5,000	
ARBITRAGE REBATE		\$1,500	Increase in budget in anticipation of a bond issuance
TRUSTEE FEES		\$10,500	Increase in budget in anticipation of a bond issuance
UTILITIES		\$2,500	Estimated for lift stations, etc.
STREETLIGHTS		\$150,000	Streetlights are estimated at \$12,500 per month
UTILITY CONTINGENCY		\$15,000	Estimated for increase in service levels
LAKE & POND MAINTENANCE	Lake & Werland Management	\$25,600	Lake management service including algae, border grass, and invasive plant control. Also includes the addition of 6 ponds in FY 2020 at an estimated cost of \$400 monthly. Active adult is estimated at 10 new ponds .
LANDSCAPE MAINTENANCE	Yellowstone	\$169,567	Amounts for Serno Blvd., Ponds Phase 1A, Village entrances 1 and 2 approximate \$118,812 annually. Avalon Groves Ponds , Parks & Budffers Phase 1B - estimated to be \$40,755 annually. An additional \$10,000 added for active adult
LANDSCAPE REPLINISHMENT		\$15,000	Miscellaneous
WETLAND MITIGATION & MONITORING	BioTech Consulting	\$20,800	Quarterly Maintenance - \$3,000 per event, Bi-annual monitoring - \$2,400 per event. Annual Monitoring event - \$2,000 per annual report
FIELD MANAGEMENT	DPFG	\$6,000	Field Services to walk the campus for landscape maintenance review and various infrastructure improvements that need to be addressed.
FIELD CONTINGENCY		\$5,000	Estimated
HARDSCAPE REPAIRS & MAINTENANCE		\$5,000	Estimated
BUILDOUT CONTINGENCY		\$0	
Total		<b>\$515,807</b>	

**STATEMENT 4  
AVALON GROVES CDD  
FY 2020 PROPOSED BUDGET  
\$2,415,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017 (ASSESSMENT AREA ONE)**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 185,153
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(7,715)
<b>TOTAL REVENUE</b>	<b>177,439</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	7,715
INTEREST EXPENSE	
05/01/20	66,981
11/01/20	66,106
PRINCIPAL RETIREMENT	
05/01/20	35,000
<b>TOTAL EXPENDITURES</b>	<b>175,802</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,640</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,640</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (AA One)**

Lot Width	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
50	580	1.00	580.00	100.00%	170,338	294
<b>Total</b>	<b>580</b>		<b>580.00</b>	<b>100.00%</b>	<b>170,338</b>	

MADS Assmt. per ERU - net	294
MADS Assmt. per ERU - gross	319
Total revenue - gross	185,153



**STATEMENT 5  
AVALON GROVES CDD  
\$2,415,000 SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE)  
Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
4/6/2017						2,415,000
11/1/2017		5.000%	77,280.73	77,280.73	77,280.73	2,415,000
5/1/2018		5.000%	67,856.25	67,856.25		2,415,000
11/1/2018		5.000%	67,856.25	67,856.25	135,712.50	2,415,000
5/1/2019	35,000	5.000%	67,856.25	102,856.25		2,380,000
11/1/2019		5.000%	66,981.25	66,981.25	169,837.50	2,380,000
5/1/2020	35,000	5.000%	66,981.25	101,981.25		2,345,000
11/1/2020		5.000%	66,106.25	66,106.25	168,087.50	2,345,000
5/1/2021	35,000	5.000%	66,106.25	101,106.25		2,310,000
11/1/2021		5.000%	65,231.25	65,231.25	166,337.50	2,310,000
5/1/2022	40,000	5.000%	65,231.25	105,231.25		2,270,000
11/1/2022		5.000%	64,231.25	64,231.25	169,462.50	2,270,000
5/1/2023	40,000	5.000%	64,231.25	104,231.25		2,230,000
11/1/2023		5.000%	63,231.25	63,231.25	167,462.50	2,230,000
5/1/2024	45,000	5.000%	63,231.25	108,231.25		2,185,000
11/1/2024		5.000%	62,106.25	62,106.25	170,337.50	2,185,000
5/1/2025	45,000	5.000%	62,106.25	107,106.25		2,140,000
11/1/2025		5.000%	60,981.25	60,981.25	168,087.50	2,140,000
5/1/2026	45,000	5.000%	60,981.25	105,981.25		2,095,000
11/1/2026		5.000%	59,856.25	59,856.25	165,837.50	2,095,000
5/1/2027	50,000	5.000%	59,856.25	109,856.25		2,045,000
11/1/2027		5.000%	58,606.25	58,606.25	168,462.50	2,045,000
5/1/2028	50,000	5.000%	58,606.25	108,606.25		1,995,000
11/1/2028		5.000%	57,356.25	57,356.25	165,962.50	1,995,000
5/1/2029	55,000	5.750%	57,356.25	112,356.25		1,940,000
11/1/2029		5.750%	55,775.00	55,775.00	168,131.25	1,940,000
5/1/2030	60,000	5.750%	55,775.00	115,775.00		1,880,000
11/1/2030		5.750%	54,050.00	54,050.00	169,825.00	1,880,000
5/1/2031	60,000	5.750%	54,050.00	114,050.00		1,820,000
11/1/2031		5.750%	52,325.00	52,325.00	166,375.00	1,820,000
5/1/2032	65,000	5.750%	52,325.00	117,325.00		1,755,000
11/1/2032		5.750%	50,456.25	50,456.25	167,781.25	1,755,000
5/1/2033	70,000	5.750%	50,456.25	120,456.25		1,685,000
11/1/2033		5.750%	48,443.75	48,443.75	168,900.00	1,685,000
5/1/2034	75,000	5.750%	48,443.75	123,443.75		1,610,000
11/1/2034		5.750%	46,287.50	46,287.50	169,731.25	1,610,000
5/1/2035	80,000	5.750%	46,287.50	126,287.50		1,530,000
11/1/2035		5.750%	43,987.50	43,987.50	170,275.00	1,530,000
5/1/2036	80,000	5.750%	43,987.50	123,987.50		1,450,000
11/1/2036		5.750%	41,687.50	41,687.50	165,675.00	1,450,000
5/1/2037	85,000	5.750%	41,687.50	126,687.50		1,365,000
11/1/2037		5.750%	39,243.75	39,243.75	165,931.25	1,365,000
5/1/2038	90,000	5.750%	39,243.75	129,243.75		1,275,000
11/1/2038		5.750%	36,656.25	36,656.25	165,900.00	1,275,000
5/1/2039	95,000	5.750%	36,656.25	131,656.25		1,180,000
11/1/2039		5.750%	33,925.00	33,925.00	165,581.25	1,180,000

**AVALON GROVES CDD**  
**\$2,415,000 SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE)**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
5/1/2040	105,000	5.750%	33,925.00	138,925.00		1,075,000
11/1/2040		5.750%	30,906.25	30,906.25	169,831.25	1,075,000
5/1/2041	110,000	5.750%	30,906.25	140,906.25		965,000
11/1/2041		5.750%	27,743.75	27,743.75	168,650.00	965,000
5/1/2042	115,000	5.750%	27,743.75	142,743.75		850,000
11/1/2042		5.750%	24,437.50	24,437.50	167,181.25	850,000
5/1/2043	120,000	5.750%	24,437.50	144,437.50		730,000
11/1/2043		5.750%	20,987.50	20,987.50	165,425.00	730,000
5/1/2044	130,000	5.750%	20,987.50	150,987.50		600,000
11/1/2044		5.750%	17,250.00	17,250.00	168,237.50	600,000
5/1/2045	135,000	5.750%	17,250.00	152,250.00		465,000
11/1/2045		5.750%	13,368.75	13,368.75	165,618.75	465,000
5/1/2046	145,000	5.750%	13,368.75	158,368.75		320,000
11/1/2046		5.750%	9,200.00	9,200.00	167,568.75	320,000
5/1/2047	155,000	5.750%	9,200.00	164,200.00		165,000
11/1/2047		5.750%	4,743.75	4,743.75	168,943.75	165,000
5/1/2048	165,000	5.750%	4,743.75	169,743.75		-
<b>Total</b>	<b>\$2,415,000.00</b>		<b>2,833,174.48</b>	<b>5,248,174.48</b>	<b>5,078,430.73</b>	

Max annual ds: \$170,337.50

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 6  
AVALON GROVES CDD  
FY 2020 PROPOSED BUDGET  
\$3,500,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019 (ASSESSMENT AREA ONE)**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 228,907
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(9,156)
<b>TOTAL REVENUE</b>	<b>219,751</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	9,156
INTEREST EXPENSE	
05/01/20	72,065
11/01/20	72,065
PRINCIPAL RETIREMENT	
11/01/20	65,000
<b>TOTAL EXPENDITURES</b>	<b>218,286</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,460</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,460</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (Phase 1 and 2 of AA One)**

Lot Product Types	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
25'-50'	301	1.00	301.00	100.00%	210,594	700
<b>Total</b>	<b>301</b>		<b>301.00</b>	<b>100.00%</b>	<b>210,594</b>	

MADS Assmt. per ERU - net	700
MADS Assmt. per ERU - gross	760
Total revenue - gross	228,907

**STATEMENT 7**  
**AVALON GROVES CDD**  
**\$3,500,000 SPECIAL ASSESSMENT BONDS, SERIES 2019 (Phases 1 and 2 of ASSESSMENT AREA ONE)**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
7/30/2019						3,500,000
11/1/2019		3.350%	36,433	36,433	36,432.86	3,500,000
5/1/2020		3.350%	72,065	72,065		3,500,000
11/1/2020	65,000	3.350%	72,065	137,065	209,130.00	3,435,000
5/1/2021		3.350%	70,976	70,976		3,435,000
11/1/2021	65,000	3.350%	70,976	135,976	206,952.50	3,370,000
5/1/2022		3.350%	69,888	69,888		3,370,000
11/1/2022	70,000	3.350%	69,888	139,888	209,775.00	3,300,000
5/1/2023		3.350%	68,715	68,715		3,300,000
11/1/2023	70,000	3.350%	68,715	138,715	207,430.00	3,230,000
5/1/2024		3.350%	67,543	67,543		3,230,000
11/1/2024	75,000	3.350%	67,543	142,543	210,085.00	3,155,000
5/1/2025		3.700%	66,286	66,286		3,155,000
11/1/2025	75,000	3.700%	66,286	141,286	207,572.50	3,080,000
5/1/2026		3.700%	64,899	64,899		3,080,000
11/1/2026	80,000	3.700%	64,899	144,899	209,797.50	3,000,000
5/1/2027		3.700%	63,419	63,419		3,000,000
11/1/2027	80,000	3.700%	63,419	143,419	206,837.50	2,920,000
5/1/2028		3.700%	61,939	61,939		2,920,000
11/1/2028	85,000	3.700%	61,939	146,939	208,877.50	2,835,000
5/1/2029		3.700%	60,366	60,366		2,835,000
11/1/2029	85,000	3.700%	60,366	145,366	205,732.50	2,750,000
5/1/2030		4.125%	58,794	58,794		2,750,000
11/1/2030	90,000	4.125%	58,794	148,794	207,587.50	2,660,000
5/1/2031		4.125%	56,938	56,938		2,660,000
11/1/2031	95,000	4.125%	56,938	151,938	208,875.00	2,565,000
5/1/2032		4.125%	54,978	54,978		2,565,000
11/1/2032	100,000	4.125%	54,978	154,978	209,956.25	2,465,000
5/1/2033		4.125%	52,916	52,916		2,465,000
11/1/2033	100,000	4.125%	52,916	152,916	205,831.25	2,365,000
5/1/2034		4.125%	50,853	50,853		2,365,000
11/1/2034	105,000	4.125%	50,853	155,853	206,706.25	2,260,000
5/1/2035		4.125%	48,688	48,688		2,260,000
11/1/2035	110,000	4.125%	48,687	158,688	207,375.00	2,150,000
5/1/2036		4.125%	46,419	46,419		2,150,000
11/1/2036	115,000	4.125%	46,419	161,419	207,837.50	2,035,000
5/1/2037		4.125%	44,047	44,047		2,035,000
11/1/2037	120,000	4.125%	44,047	164,047	208,093.75	1,915,000
5/1/2038		4.125%	41,572	41,572		1,915,000
11/1/2038	125,000	4.125%	41,572	166,572	208,143.75	1,790,000
5/1/2039		4.125%	38,994	38,994		1,790,000
11/1/2039	130,000	4.125%	38,994	168,994	207,987.50	1,660,000
5/1/2040		4.375%	36,313	36,313		1,660,000
11/1/2040	135,000	4.375%	36,313	171,313	207,625.00	1,525,000
5/1/2041		4.375%	33,359	33,359		1,525,000
11/1/2041	140,000	4.375%	33,359	173,359	206,718.75	1,385,000
5/1/2042		4.375%	30,297	30,297		1,385,000

**AVALON GROVES CDD**  
**\$3,500,000 SPECIAL ASSESSMENT BONDS, SERIES 2019 (Phases 1 and 2 of ASSESSMENT AREA ONE)**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
11/1/2042	150,000	4.375%	30,297	180,297	210,593.75	1,235,000
5/1/2043		4.375%	27,016	27,016		1,235,000
11/1/2043	155,000	4.375%	27,016	182,016	209,031.25	1,080,000
5/1/2044		4.375%	23,625	23,625		1,080,000
11/1/2044	160,000	4.375%	23,625	183,625	207,250.00	920,000
5/1/2045		4.375%	20,125	20,125		920,000
11/1/2045	170,000	4.375%	20,125	190,125	210,250.00	750,000
5/1/2046		4.375%	16,406	16,406		750,000
11/1/2046	175,000	4.375%	16,406	191,406	207,812.50	575,000
5/1/2047		4.375%	12,578	12,578		575,000
11/1/2047	185,000	4.375%	12,578	197,578	210,156.25	390,000
5/1/2048		4.375%	8,531	8,531		390,000
11/1/2048	190,000	4.375%	8,531	198,531	207,062.50	200,000
5/1/2049		4.375%	4,375	4,375		200,000
11/1/2049	200,000	4.375%	4,375	204,375	208,750.00	-
<b>Total</b>	<b>\$3,500,000</b>		<b>2,782,267</b>	<b>6,282,267</b>	<b>6,282,267</b>	

Max annual ds: \$210,593.75

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 8  
AVALON GROVES CDD  
FY 2020 PROPOSED BUDGET  
SERIES 2017A-1 ASSESSMENT AREA TWO**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 559,241
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(23,302)
<b>TOTAL REVENUE</b>	<b>535,939</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	23,302
INTEREST EXPENSE	
05/01/20	210,131
11/01/20	207,444
PRINCIPAL RETIREMENT	
05/01/20	100,000
<b>TOTAL EXPENDITURES</b>	<b>540,877</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(4,940)</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ (4,940)</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (2017A-1)**

Lot Width	Units	ERU	Total ERU	Annual Assmt	Annual Assmt/Unit	Gross Assmt./Unit
40	83	0.90	74.70	81,276	949	1,031
50	294	1.00	294.00	316,682	1,054	1,146
60	102	1.20	122.40	119,857	1,265	1,375
<b>Total</b>	<b>479</b>		<b>491.10</b>	<b>517,816</b>		

MADS per ERU           1,054.40  
gross assmt per ERU   1,146.09

**STATEMENT 9**  
**AVALON GROVES CDD**  
**\$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
4/6/2017						7,215,000
11/1/2017		5.375%	242,224	242,224	242,224	7,215,000
5/1/2018		5.375%	212,684	212,684		7,215,000
11/1/2018		5.375%	212,684	212,684	425,369	7,215,000
5/1/2019	95,000	5.375%	212,684	307,684		7,120,000
11/1/2019		5.375%	210,131	210,131	517,816	7,120,000
5/1/2020	100,000	5.375%	210,131	310,131		7,020,000
11/1/2020		5.375%	207,444	207,444	517,575	7,020,000
5/1/2021	105,000	5.375%	207,444	312,444		6,915,000
11/1/2021		5.375%	204,622	204,622	517,066	6,915,000
5/1/2022	110,000	5.375%	204,622	314,622		6,805,000
11/1/2022		5.375%	201,666	201,666	516,288	6,805,000
5/1/2023	115,000	5.375%	201,666	316,666		6,690,000
11/1/2023		5.375%	198,575	198,575	515,241	6,690,000
5/1/2024	120,000	5.375%	198,575	318,575		6,570,000
11/1/2024		5.375%	195,350	195,350	513,925	6,570,000
5/1/2025	130,000	5.375%	195,350	325,350		6,440,000
11/1/2025		5.375%	191,856	191,856	517,206	6,440,000
5/1/2026	135,000	5.375%	191,856	326,856		6,305,000
11/1/2026		5.375%	188,228	188,228	515,084	6,305,000
5/1/2027	145,000	5.375%	188,228	333,228		6,160,000
11/1/2027		5.375%	184,331	184,331	517,559	6,160,000
5/1/2028	150,000	5.375%	184,331	334,331		6,010,000
11/1/2028		5.375%	180,300	180,300	514,631	6,010,000
5/1/2029	160,000	6.000%	180,300	340,300		5,850,000
11/1/2029		6.000%	175,500	175,500	515,800	5,850,000
5/1/2030	170,000	6.000%	175,500	345,500		5,680,000
11/1/2030		6.000%	170,400	170,400	515,900	5,680,000
5/1/2031	180,000	6.000%	170,400	350,400		5,500,000
11/1/2031		6.000%	165,000	165,000	515,400	5,500,000
5/1/2032	190,000	6.000%	165,000	355,000		5,310,000
11/1/2032		6.000%	159,300	159,300	514,300	5,310,000
5/1/2033	205,000	6.000%	159,300	364,300		5,105,000
11/1/2033		6.000%	153,150	153,150	517,450	5,105,000
5/1/2034	215,000	6.000%	153,150	368,150		4,890,000
11/1/2034		6.000%	146,700	146,700	514,850	4,890,000
5/1/2035	230,000	6.000%	146,700	376,700		4,660,000
11/1/2035		6.000%	139,800	139,800	516,500	4,660,000
5/1/2036	245,000	6.000%	139,800	384,800		4,415,000
11/1/2036		6.000%	132,450	132,450	517,250	4,415,000
5/1/2037	260,000	6.000%	132,450	392,450		4,155,000
11/1/2037		6.000%	124,650	124,650	517,100	4,155,000
5/1/2038	275,000	6.000%	124,650	399,650		3,880,000
11/1/2038		6.000%	116,400	116,400	516,050	3,880,000
5/1/2039	290,000	6.000%	116,400	406,400		3,590,000
11/1/2039		6.000%	107,700	107,700	514,100	3,590,000
5/1/2040	310,000	6.000%	107,700	417,700		3,280,000
11/1/2040		6.000%	98,400	98,400	516,100	3,280,000
5/1/2041	330,000	6.000%	98,400	428,400		2,950,000
11/1/2041		6.000%	88,500	88,500	516,900	2,950,000

**AVALON GROVES CDD**  
**\$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
5/1/2042	350,000	6.000%	88,500	438,500		2,600,000
11/1/2042		6.000%	78,000	78,000	516,500	2,600,000
5/1/2043	370,000	6.000%	78,000	448,000		2,230,000
11/1/2043		6.000%	66,900	66,900	514,900	2,230,000
5/1/2044	395,000	6.000%	66,900	461,900		1,835,000
11/1/2044		6.000%	55,050	55,050	516,950	1,835,000
5/1/2045	420,000	6.000%	55,050	475,050		1,415,000
11/1/2045		6.000%	42,450	42,450	517,500	1,415,000
5/1/2046	445,000	6.000%	42,450	487,450		970,000
11/1/2046		6.000%	29,100	29,100	516,550	970,000
5/1/2047	470,000	6.000%	29,100	499,100		500,000
11/1/2047		6.000%	15,000	15,000	514,100	500,000
5/1/2048	500,000	6.000%	15,000	515,000		-
<b>Total</b>	<b>\$7,215,000.00</b>		<b>8,934,183</b>	<b>16,149,183</b>	<b>15,634,183</b>	

Max annual ds: \$517,815.63

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.



# EXHIBIT 7

## RESOLUTION 2019-08

### THE ANNUAL APPROPRIATION RESOLUTION OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2019, submitted to the Board of Supervisors (“**Board**”) of the Avalon Groves Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Avalon Groves Community Development District for the Fiscal Year Ending September 30, 2020.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$1,533,961 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$560,660</u>
DEBT SERVICE (SERIES 2017)	<u>\$185,153</u>
DEBT SERVICE (SERIES 2017A-1)	<u>\$559,241</u>
DEBT SERVICE (SERIES 2019)	<u>\$228,907</u>
TOTAL ALL FUNDS	<u>\$1,533,961</u>

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among

other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF AUGUST, 2019.**

ATTEST:

**AVALON GROVES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATEMENT 1  
AVALON GROVES  
GENERAL FUND  
FY 2020 PROPOSED BUDGET

	FY 2017 ACTUAL	2018 ACTUAL	2019 ADOPTED	2019 3/31/2019	2020 PROPOSED	VARIANCE 2019-2020
<b>REVENUE:</b>						
SPECIAL ASSESEMENTS (LANDOWNER OFF-ROLL)	\$ -	\$ 134,854	\$ 320,435	\$ 174,289	\$ 515,807	\$ 195,372
DEVELOPER FUNDING	149,087	39,046	-	-	-	-
TEMPORARY DEPOSIT ACCOUNT						
<b>TOTAL REVENUE:</b>	<b>149,087</b>	<b>173,900</b>	<b>320,435</b>	<b>174,289</b>	<b>515,807</b>	<b>195,372</b>
<b>EXPENDITURES:</b>						
<b>GENERAL ADMINISTRATIVE:</b>						
DISTRICT MANAGEMENT SERVICES	44,000	20,000	32,000	16,000	32,000	-
BANK FEES	28	-	150	-	150	-
AUDITING	-	2,500	2,500	-	2,750	250
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	6,037	2,660	4,000	390	4,000	-
ENGINEERING SERVICES	4,975	10,000	12,000	1,300	12,000	-
LEGAL SERVICES	79,902	35,409	25,000	10,138	25,000	-
TECHNOLOGY & WEBSITE ADMIN.	960	980	960	500	2,265	1,305
MISCELLANEOUS (appraisal, mailing, etc.)	5,600	3,590	500	-	500	-
<b>TOTAL GENERAL ADMIN.</b>	<b>141,677</b>	<b>75,314</b>	<b>77,285</b>	<b>28,503</b>	<b>78,840</b>	<b>1,555</b>
<b>INSURANCE:</b>						
INSURANCE	2,410	5,300	5,830	5,000	5,500	(330)
<b>TOTAL INSURANCE</b>	<b>2,410</b>	<b>5,300</b>	<b>5,830</b>	<b>5,000</b>	<b>5,500</b>	<b>(330)</b>
<b>DEBT SERVICE ADMIN. :</b>						
DISCLOSURE REPORT	5,000	5,000	5,000	5,000	5,000	-
ARBITRAGE REBATE	-	650	1,500	-	1,500	-
TRUSTEE FEES	-	10,500	7,500	10,500	10,500	3,000
<b>TOTAL DEBT SERVICE ADMIN.</b>	<b>5,000</b>	<b>16,150</b>	<b>14,000</b>	<b>15,500</b>	<b>17,000</b>	<b>3,000</b>
<b>UTILITIES:</b>						
UTILITIES-ELECTRICITY	-	-	2,500	317	2,500	-
STREETLIGHTS	-	-	68,400	-	150,000	81,600
UTILITY CONTINGENCY	-	-	5,000	-	15,000	10,000
<b>TOTAL UTILITIES:</b>	<b>-</b>	<b>-</b>	<b>75,900</b>	<b>317</b>	<b>167,500</b>	<b>91,600</b>
<b>PHYSICAL ENVIRONMENT:</b>						
LAKE & POND MAINTENANCE	-	5,350	6,420	5,400	25,600	19,180
LANDSCAPE MAINTENANCE (Phase 1A and 1B and Ponds)	-	28,985	106,000	47,001	169,567	63,567
LANDSCAPE - REPLINISHMENT	-	-	5,000	-	15,000	10,000
WETLAND MITIGATION & MONITORING	-	8,400	14,000	13,600	20,800	6,800
FIELD MANAGEMENT	-	4,410	6,000	850	6,000	-
FIELD CONTINGENCY	-	3,000	5,000	13,738	5,000	-
HARDSCAPE REPAIRS & MAINT.	-	-	5,000	-	5,000	-
BUILDOUT CONTINGENCY	-	-	-	-	-	-
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>-</b>	<b>50,145</b>	<b>147,420</b>	<b>80,589</b>	<b>246,967</b>	<b>99,547</b>
<b>TOTAL EXPENDITURES:</b>	<b>149,087</b>	<b>146,909</b>	<b>320,435</b>	<b>129,909</b>	<b>515,807</b>	<b>195,372</b>
<b>EXCESS OVER (UNDER) REVENUES:</b>	<b>-</b>	<b>26,991</b>	<b>-</b>	<b>44,380</b>	<b>-</b>	<b>-</b>

**STATEMENT 2  
AVALON GROVES  
FY 2020 PROPOSED BUDGET  
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

**1. ERU Assignment and Calculation**

Phase	Planned Lots	ERU / Lots	Total ERU
AA 1	577	1.00	577
AA 2	479	1.00	479
<b>Total</b>	<b>1056</b>		<b>1056</b>

**1a. ERU Allocation Driver based on Development Status of Lots**

	Platted	Un-Platted	Total Lots
Assessment Area One	196	384	580
Assessment Area Two	377	102	479
<b>Total Lots</b>	<b>573</b>	<b>486</b>	<b>1059</b>
Assigned ERU	1.00	1.00	
<b>Total Assigned ERU</b>	<b>573.00</b>	<b>486</b>	<b>1059</b>
% Allocation per share of ERU	54.11%	45.89%	

**2. O&M Assessment Requirement ("AR") - IF all assessments are ON Roll**

Expenditures	Platted Lots	Un-Platted Lots	Grand Total /(1)	Share of Total	Benefit to Un-Platted /(2)
GENERAL ADMINISTRATIVE	42,658	36,182	78,840	15.28%	Yes
INSURANCE	2,976	2,524	5,500	1.07%	Yes
DEBT ADMINISTRATION	17,000	-	17,000	3.30%	No
UTILITIES	167,500	-	167,500	32.47%	No
PHYSICAL ENVIRONMENT	246,967	-	246,967	47.88%	No
<b>Subtotal (Net) /[a]</b>	<b>477,101</b>	<b>38,706</b>	<b>515,807</b>	100.0%	
Early Payment Discount	20,744	1,683	22,426		
County Charges	20,744	1,683	22,426		
<b>Total (Gross)</b>	<b>518,588</b>	<b>42,071</b>	<b>560,660</b>		[b]
Share of Total Expenditures	92.50%	7.50%	100.00%		
Total ERU	573.0	486.0	1,056.0		[c]
Total AR / ERU - GROSS	\$ 905.05	\$ 86.57	\$ 530.93		[b] / [c]
Total AR / ERU - NET	\$ 832.64	\$ 79.65	\$ 488.46		[a] / [c]

**2a. Allocation of O&M Assessment: FY 2019**

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	573	1.00	\$ 833	\$ 905	\$ 518,594
Un-Platted	486	1.00	\$ 80	\$ 87	\$ 42,073
<b>Total</b>	<b>1059</b>				<b>\$ 560,667</b>

**3. Allocation of O&M Assessment: FY 2018**

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	416	1.00	\$ 620	\$ 674	\$ 280,480
Un-Platted	643	1.00	\$ 66	\$ 72	\$ 46,129
<b>Total</b>	<b>1059</b>				<b>\$ 326,609</b>

**4. Change from Prior Fiscal Year**

Status	Change in Gross Assmt / Lot	% Change Gross Assmt / Lot
Platted	\$ 231	37.21%
Un-Platted	\$ 15	22.47%
<b>Total</b>		

**STATEMENT 3  
AVALON GROVES CDD  
FY 2019 PROPOSED CONTRACT SUMMARY**

<b>FINANCIAL STATEMENT CATEGORY</b>	<b>SERVICE PROVIDER (VENDOR)</b>	<b>ANNUAL CONTRACT \$</b>	<b>COMMENTS (SCOPE OF SERVICE)</b>
DISTRICT MANAGEMENT SERVICES	DPFG	\$32,000	Estimated at \$4,000 per meeting, estimated at 8 meetings
DISTRICT ACCOUNTING SERVICES	DPFG	\$0	
BANK FEES	Bank United	\$150	
AUDITING SERVICES	DMHB	\$2,750	Audit fees per engagement letter are as follows, \$2,500 for FY 2017, \$2,600 for FY 2018 and \$2,750 for FY 2019
REGULATORY AND PERMIT FEES	State of Florida	\$175	
LEGAL ADVERTISEMENTS	Daily Commercial	\$4,000	Increase in budget in anticipation of a bond issuance
ENGINEERING SERVICES	Heidt Design	\$12,000	Estimated, considers engineering services required for new bond issuance.
LEGAL SERVICES	Hopping Green & Sams	\$25,000	Amounts increased in anticipation of bond issuance
TECHNOLOGY & WEBSITE ADMINISTRATION	Campus Suite	\$2,265	ADA compliant website to be furnished by Campus Suite . Amount includes monthly scans of the website , the website platform itself as well as the remediation of 750 documents
MISCELLANEOUS		\$500	Estimated as needed
INSURANCE	EGIS	\$5,500	Professional Liability is \$2,475. General liability estimated at \$3,025. Will need to add property schedule as completed.
DISCLOSURE REPORT	DPFG	\$5,000	
ARBITRAGE REBATE		\$1,500	Increase in budget in anticipation of a bond issuance
TRUSTEE FEES		\$10,500	Increase in budget in anticipation of a bond issuance
UTILITIES		\$2,500	Estimated for lift stations, etc.
STREETLIGHTS		\$150,000	Streetlights are estimated at \$12,500 per month
UTILITY CONTINGENCY		\$15,000	Estimated for increase in service levels
LAKE & POND MAINTENANCE	Lake & Werland Management	\$25,600	Lake management service including algae, border grass, and invasive plant control. Also includes the addition of 6 ponds in FY 2020 at an estimated cost of \$400 monthly. Active adult is estimated at 10 new ponds .
LANDSCAPE MAINTENANCE	Yellowstone	\$169,567	Amounts for Serno Blvd., Ponds Phase 1A, Village entrances 1 and 2 approximate \$118,812 annually. Avalon Groves Ponds , Parks & Budffers Phase 1B - estimated to be \$40,755 annually. An additional \$10,000 added for active adult
LANDSCAPE REPLINISHMENT		\$15,000	Miscellaneous
WETLAND MITIGATION & MONITORING	BioTech Consulting	\$20,800	Quarterly Maintenance - \$3,000 per event, Bi-annual monitoring - \$2,400 per event. Annual Monitoring event - \$2,000 per annual report
FIELD MANAGEMENT	DPFG	\$6,000	Field Services to walk the campus for landscape maintenance review and various infrastructure improvements that need to be addressed.
FIELD CONTINGENCY		\$5,000	Estimated
HARDSCAPE REPAIRS & MAINTENANCE		\$5,000	Estimated
BUILDOUT CONTINGENCY		\$0	
<b>Total</b>		<b>\$515,807</b>	

**STATEMENT 4  
AVALON GROVES CDD  
FY 2020 PROPOSED BUDGET  
\$2,415,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017 (ASSESSMENT AREA ONE)**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 185,153
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(7,715)
<b>TOTAL REVENUE</b>	<b>177,439</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	7,715
INTEREST EXPENSE	
05/01/20	66,981
11/01/20	66,106
PRINCIPAL RETIREMENT	
05/01/20	35,000
<b>TOTAL EXPENDITURES</b>	<b>175,802</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,640</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,640</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (AA One)**

Lot Width	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
50	580	1.00	580.00	100.00%	170,338	294
<b>Total</b>	<b>580</b>		<b>580.00</b>	<b>100.00%</b>	<b>170,338</b>	

MADS Assmt. per ERU - net	294
MADS Assmt. per ERU - gross	319
Total revenue - gross	185,153



**STATEMENT 5  
AVALON GROVES CDD  
\$2,415,000 SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE)  
Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
4/6/2017						2,415,000
11/1/2017		5.000%	77,280.73	77,280.73	77,280.73	2,415,000
5/1/2018		5.000%	67,856.25	67,856.25		2,415,000
11/1/2018		5.000%	67,856.25	67,856.25	135,712.50	2,415,000
5/1/2019	35,000	5.000%	67,856.25	102,856.25		2,380,000
11/1/2019		5.000%	66,981.25	66,981.25	169,837.50	2,380,000
5/1/2020	35,000	5.000%	66,981.25	101,981.25		2,345,000
11/1/2020		5.000%	66,106.25	66,106.25	168,087.50	2,345,000
5/1/2021	35,000	5.000%	66,106.25	101,106.25		2,310,000
11/1/2021		5.000%	65,231.25	65,231.25	166,337.50	2,310,000
5/1/2022	40,000	5.000%	65,231.25	105,231.25		2,270,000
11/1/2022		5.000%	64,231.25	64,231.25	169,462.50	2,270,000
5/1/2023	40,000	5.000%	64,231.25	104,231.25		2,230,000
11/1/2023		5.000%	63,231.25	63,231.25	167,462.50	2,230,000
5/1/2024	45,000	5.000%	63,231.25	108,231.25		2,185,000
11/1/2024		5.000%	62,106.25	62,106.25	170,337.50	2,185,000
5/1/2025	45,000	5.000%	62,106.25	107,106.25		2,140,000
11/1/2025		5.000%	60,981.25	60,981.25	168,087.50	2,140,000
5/1/2026	45,000	5.000%	60,981.25	105,981.25		2,095,000
11/1/2026		5.000%	59,856.25	59,856.25	165,837.50	2,095,000
5/1/2027	50,000	5.000%	59,856.25	109,856.25		2,045,000
11/1/2027		5.000%	58,606.25	58,606.25	168,462.50	2,045,000
5/1/2028	50,000	5.000%	58,606.25	108,606.25		1,995,000
11/1/2028		5.000%	57,356.25	57,356.25	165,962.50	1,995,000
5/1/2029	55,000	5.750%	57,356.25	112,356.25		1,940,000
11/1/2029		5.750%	55,775.00	55,775.00	168,131.25	1,940,000
5/1/2030	60,000	5.750%	55,775.00	115,775.00		1,880,000
11/1/2030		5.750%	54,050.00	54,050.00	169,825.00	1,880,000
5/1/2031	60,000	5.750%	54,050.00	114,050.00		1,820,000
11/1/2031		5.750%	52,325.00	52,325.00	166,375.00	1,820,000
5/1/2032	65,000	5.750%	52,325.00	117,325.00		1,755,000
11/1/2032		5.750%	50,456.25	50,456.25	167,781.25	1,755,000
5/1/2033	70,000	5.750%	50,456.25	120,456.25		1,685,000
11/1/2033		5.750%	48,443.75	48,443.75	168,900.00	1,685,000
5/1/2034	75,000	5.750%	48,443.75	123,443.75		1,610,000
11/1/2034		5.750%	46,287.50	46,287.50	169,731.25	1,610,000
5/1/2035	80,000	5.750%	46,287.50	126,287.50		1,530,000
11/1/2035		5.750%	43,987.50	43,987.50	170,275.00	1,530,000
5/1/2036	80,000	5.750%	43,987.50	123,987.50		1,450,000
11/1/2036		5.750%	41,687.50	41,687.50	165,675.00	1,450,000
5/1/2037	85,000	5.750%	41,687.50	126,687.50		1,365,000
11/1/2037		5.750%	39,243.75	39,243.75	165,931.25	1,365,000
5/1/2038	90,000	5.750%	39,243.75	129,243.75		1,275,000
11/1/2038		5.750%	36,656.25	36,656.25	165,900.00	1,275,000
5/1/2039	95,000	5.750%	36,656.25	131,656.25		1,180,000
11/1/2039		5.750%	33,925.00	33,925.00	165,581.25	1,180,000

**AVALON GROVES CDD**  
**\$2,415,000 SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE)**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
5/1/2040	105,000	5.750%	33,925.00	138,925.00		1,075,000
11/1/2040		5.750%	30,906.25	30,906.25	169,831.25	1,075,000
5/1/2041	110,000	5.750%	30,906.25	140,906.25		965,000
11/1/2041		5.750%	27,743.75	27,743.75	168,650.00	965,000
5/1/2042	115,000	5.750%	27,743.75	142,743.75		850,000
11/1/2042		5.750%	24,437.50	24,437.50	167,181.25	850,000
5/1/2043	120,000	5.750%	24,437.50	144,437.50		730,000
11/1/2043		5.750%	20,987.50	20,987.50	165,425.00	730,000
5/1/2044	130,000	5.750%	20,987.50	150,987.50		600,000
11/1/2044		5.750%	17,250.00	17,250.00	168,237.50	600,000
5/1/2045	135,000	5.750%	17,250.00	152,250.00		465,000
11/1/2045		5.750%	13,368.75	13,368.75	165,618.75	465,000
5/1/2046	145,000	5.750%	13,368.75	158,368.75		320,000
11/1/2046		5.750%	9,200.00	9,200.00	167,568.75	320,000
5/1/2047	155,000	5.750%	9,200.00	164,200.00		165,000
11/1/2047		5.750%	4,743.75	4,743.75	168,943.75	165,000
5/1/2048	165,000	5.750%	4,743.75	169,743.75		-
<b>Total</b>	<b>\$2,415,000.00</b>		<b>2,833,174.48</b>	<b>5,248,174.48</b>	<b>5,078,430.73</b>	

Max annual ds: \$170,337.50

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 6  
AVALON GROVES CDD  
FY 2020 PROPOSED BUDGET  
\$3,500,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019 (ASSESSMENT AREA ONE)**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 228,907
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(9,156)
<b>TOTAL REVENUE</b>	<b>219,751</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	9,156
INTEREST EXPENSE	
05/01/20	72,065
11/01/20	72,065
PRINCIPAL RETIREMENT	
11/01/20	65,000
<b>TOTAL EXPENDITURES</b>	<b>218,286</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,460</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,460</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (Phase 1 and 2 of AA One)**

Lot Product Types	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
25'-50'	301	1.00	301.00	100.00%	210,594	700
<b>Total</b>	<b>301</b>		<b>301.00</b>	<b>100.00%</b>	<b>210,594</b>	

MADS Assmt. per ERU - net	700
MADS Assmt. per ERU - gross	760
Total revenue - gross	228,907

**STATEMENT 7**  
**AVALON GROVES CDD**  
**\$3,500,000 SPECIAL ASSESSMENT BONDS, SERIES 2019 (Phases 1 and 2 of ASSESSMENT AREA ONE)**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
7/30/2019						3,500,000
11/1/2019		3.350%	36,433	36,433	36,432.86	3,500,000
5/1/2020		3.350%	72,065	72,065		3,500,000
11/1/2020	65,000	3.350%	72,065	137,065	209,130.00	3,435,000
5/1/2021		3.350%	70,976	70,976		3,435,000
11/1/2021	65,000	3.350%	70,976	135,976	206,952.50	3,370,000
5/1/2022		3.350%	69,888	69,888		3,370,000
11/1/2022	70,000	3.350%	69,888	139,888	209,775.00	3,300,000
5/1/2023		3.350%	68,715	68,715		3,300,000
11/1/2023	70,000	3.350%	68,715	138,715	207,430.00	3,230,000
5/1/2024		3.350%	67,543	67,543		3,230,000
11/1/2024	75,000	3.350%	67,543	142,543	210,085.00	3,155,000
5/1/2025		3.700%	66,286	66,286		3,155,000
11/1/2025	75,000	3.700%	66,286	141,286	207,572.50	3,080,000
5/1/2026		3.700%	64,899	64,899		3,080,000
11/1/2026	80,000	3.700%	64,899	144,899	209,797.50	3,000,000
5/1/2027		3.700%	63,419	63,419		3,000,000
11/1/2027	80,000	3.700%	63,419	143,419	206,837.50	2,920,000
5/1/2028		3.700%	61,939	61,939		2,920,000
11/1/2028	85,000	3.700%	61,939	146,939	208,877.50	2,835,000
5/1/2029		3.700%	60,366	60,366		2,835,000
11/1/2029	85,000	3.700%	60,366	145,366	205,732.50	2,750,000
5/1/2030		4.125%	58,794	58,794		2,750,000
11/1/2030	90,000	4.125%	58,794	148,794	207,587.50	2,660,000
5/1/2031		4.125%	56,938	56,938		2,660,000
11/1/2031	95,000	4.125%	56,938	151,938	208,875.00	2,565,000
5/1/2032		4.125%	54,978	54,978		2,565,000
11/1/2032	100,000	4.125%	54,978	154,978	209,956.25	2,465,000
5/1/2033		4.125%	52,916	52,916		2,465,000
11/1/2033	100,000	4.125%	52,916	152,916	205,831.25	2,365,000
5/1/2034		4.125%	50,853	50,853		2,365,000
11/1/2034	105,000	4.125%	50,853	155,853	206,706.25	2,260,000
5/1/2035		4.125%	48,688	48,688		2,260,000
11/1/2035	110,000	4.125%	48,687	158,688	207,375.00	2,150,000
5/1/2036		4.125%	46,419	46,419		2,150,000
11/1/2036	115,000	4.125%	46,419	161,419	207,837.50	2,035,000
5/1/2037		4.125%	44,047	44,047		2,035,000
11/1/2037	120,000	4.125%	44,047	164,047	208,093.75	1,915,000
5/1/2038		4.125%	41,572	41,572		1,915,000
11/1/2038	125,000	4.125%	41,572	166,572	208,143.75	1,790,000
5/1/2039		4.125%	38,994	38,994		1,790,000
11/1/2039	130,000	4.125%	38,994	168,994	207,987.50	1,660,000
5/1/2040		4.375%	36,313	36,313		1,660,000
11/1/2040	135,000	4.375%	36,313	171,313	207,625.00	1,525,000
5/1/2041		4.375%	33,359	33,359		1,525,000
11/1/2041	140,000	4.375%	33,359	173,359	206,718.75	1,385,000
5/1/2042		4.375%	30,297	30,297		1,385,000

**AVALON GROVES CDD**  
**\$3,500,000 SPECIAL ASSESSMENT BONDS, SERIES 2019 (Phases 1 and 2 of ASSESSMENT AREA ONE)**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
11/1/2042	150,000	4.375%	30,297	180,297	210,593.75	1,235,000
5/1/2043		4.375%	27,016	27,016		1,235,000
11/1/2043	155,000	4.375%	27,016	182,016	209,031.25	1,080,000
5/1/2044		4.375%	23,625	23,625		1,080,000
11/1/2044	160,000	4.375%	23,625	183,625	207,250.00	920,000
5/1/2045		4.375%	20,125	20,125		920,000
11/1/2045	170,000	4.375%	20,125	190,125	210,250.00	750,000
5/1/2046		4.375%	16,406	16,406		750,000
11/1/2046	175,000	4.375%	16,406	191,406	207,812.50	575,000
5/1/2047		4.375%	12,578	12,578		575,000
11/1/2047	185,000	4.375%	12,578	197,578	210,156.25	390,000
5/1/2048		4.375%	8,531	8,531		390,000
11/1/2048	190,000	4.375%	8,531	198,531	207,062.50	200,000
5/1/2049		4.375%	4,375	4,375		200,000
11/1/2049	200,000	4.375%	4,375	204,375	208,750.00	-
<b>Total</b>	<b>\$3,500,000</b>		<b>2,782,267</b>	<b>6,282,267</b>	<b>6,282,267</b>	

Max annual ds: \$210,593.75

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 8  
AVALON GROVES CDD  
FY 2020 PROPOSED BUDGET  
SERIES 2017A-1 ASSESSMENT AREA TWO**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 559,241
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(23,302)
<b>TOTAL REVENUE</b>	<b>535,939</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	23,302
INTEREST EXPENSE	
05/01/20	210,131
11/01/20	207,444
PRINCIPAL RETIREMENT	
05/01/20	100,000
<b>TOTAL EXPENDITURES</b>	<b>540,877</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(4,940)</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ (4,940)</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (2017A-1)**

Lot Width	Units	ERU	Total ERU	Annual Assmt	Annual Assmt/Unit	Gross Assmt./Unit
40	83	0.90	74.70	81,276	949	1,031
50	294	1.00	294.00	316,682	1,054	1,146
60	102	1.20	122.40	119,857	1,265	1,375
<b>Total</b>	<b>479</b>		<b>491.10</b>	<b>517,816</b>		

MADS per ERU                    1,054.40  
gross assmt per ERU            1,146.09

**STATEMENT 9**  
**AVALON GROVES CDD**  
**\$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
4/6/2017						7,215,000
11/1/2017		5.375%	242,224	242,224	242,224	7,215,000
5/1/2018		5.375%	212,684	212,684		7,215,000
11/1/2018		5.375%	212,684	212,684	425,369	7,215,000
5/1/2019	95,000	5.375%	212,684	307,684		7,120,000
11/1/2019		5.375%	210,131	210,131	517,816	7,120,000
5/1/2020	100,000	5.375%	210,131	310,131		7,020,000
11/1/2020		5.375%	207,444	207,444	517,575	7,020,000
5/1/2021	105,000	5.375%	207,444	312,444		6,915,000
11/1/2021		5.375%	204,622	204,622	517,066	6,915,000
5/1/2022	110,000	5.375%	204,622	314,622		6,805,000
11/1/2022		5.375%	201,666	201,666	516,288	6,805,000
5/1/2023	115,000	5.375%	201,666	316,666		6,690,000
11/1/2023		5.375%	198,575	198,575	515,241	6,690,000
5/1/2024	120,000	5.375%	198,575	318,575		6,570,000
11/1/2024		5.375%	195,350	195,350	513,925	6,570,000
5/1/2025	130,000	5.375%	195,350	325,350		6,440,000
11/1/2025		5.375%	191,856	191,856	517,206	6,440,000
5/1/2026	135,000	5.375%	191,856	326,856		6,305,000
11/1/2026		5.375%	188,228	188,228	515,084	6,305,000
5/1/2027	145,000	5.375%	188,228	333,228		6,160,000
11/1/2027		5.375%	184,331	184,331	517,559	6,160,000
5/1/2028	150,000	5.375%	184,331	334,331		6,010,000
11/1/2028		5.375%	180,300	180,300	514,631	6,010,000
5/1/2029	160,000	6.000%	180,300	340,300		5,850,000
11/1/2029		6.000%	175,500	175,500	515,800	5,850,000
5/1/2030	170,000	6.000%	175,500	345,500		5,680,000
11/1/2030		6.000%	170,400	170,400	515,900	5,680,000
5/1/2031	180,000	6.000%	170,400	350,400		5,500,000
11/1/2031		6.000%	165,000	165,000	515,400	5,500,000
5/1/2032	190,000	6.000%	165,000	355,000		5,310,000
11/1/2032		6.000%	159,300	159,300	514,300	5,310,000
5/1/2033	205,000	6.000%	159,300	364,300		5,105,000
11/1/2033		6.000%	153,150	153,150	517,450	5,105,000
5/1/2034	215,000	6.000%	153,150	368,150		4,890,000
11/1/2034		6.000%	146,700	146,700	514,850	4,890,000
5/1/2035	230,000	6.000%	146,700	376,700		4,660,000
11/1/2035		6.000%	139,800	139,800	516,500	4,660,000
5/1/2036	245,000	6.000%	139,800	384,800		4,415,000
11/1/2036		6.000%	132,450	132,450	517,250	4,415,000
5/1/2037	260,000	6.000%	132,450	392,450		4,155,000
11/1/2037		6.000%	124,650	124,650	517,100	4,155,000
5/1/2038	275,000	6.000%	124,650	399,650		3,880,000
11/1/2038		6.000%	116,400	116,400	516,050	3,880,000
5/1/2039	290,000	6.000%	116,400	406,400		3,590,000
11/1/2039		6.000%	107,700	107,700	514,100	3,590,000
5/1/2040	310,000	6.000%	107,700	417,700		3,280,000
11/1/2040		6.000%	98,400	98,400	516,100	3,280,000
5/1/2041	330,000	6.000%	98,400	428,400		2,950,000
11/1/2041		6.000%	88,500	88,500	516,900	2,950,000

**AVALON GROVES CDD**  
**\$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
5/1/2042	350,000	6.000%	88,500	438,500		2,600,000
11/1/2042		6.000%	78,000	78,000	516,500	2,600,000
5/1/2043	370,000	6.000%	78,000	448,000		2,230,000
11/1/2043		6.000%	66,900	66,900	514,900	2,230,000
5/1/2044	395,000	6.000%	66,900	461,900		1,835,000
11/1/2044		6.000%	55,050	55,050	516,950	1,835,000
5/1/2045	420,000	6.000%	55,050	475,050		1,415,000
11/1/2045		6.000%	42,450	42,450	517,500	1,415,000
5/1/2046	445,000	6.000%	42,450	487,450		970,000
11/1/2046		6.000%	29,100	29,100	516,550	970,000
5/1/2047	470,000	6.000%	29,100	499,100		500,000
11/1/2047		6.000%	15,000	15,000	514,100	500,000
5/1/2048	500,000	6.000%	15,000	515,000		-
<b>Total</b>	<b>\$7,215,000.00</b>		<b>8,934,183</b>	<b>16,149,183</b>	<b>15,634,183</b>	

Max annual ds: \$517,815.63

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.



## FY 2020 DEFICIT FUNDING AGREEMENT

**THIS FY 2020 DEFICIT FUNDING AGREEMENT** (“**Agreement**”) is made and entered into to be effective the 1<sup>st</sup> day of October, 2019, by and between:

**Avalon Groves Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Lake County, Florida (“**District**”), and

**VK Avalon Groves, LLC**, a Delaware limited liability company, the primary developer of lands within the boundary of the District, and whose address is 701 South Olive Ave., Suite 104, West Palm Beach, Florida 33401 (“**Developer**”).

### RECITALS

**WHEREAS**, the District was established by ordinance of the Board of County Commissioners of Lake County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District has adopted the District's operations and maintenance budget (“**O&M Budget**”) for the fiscal year ending September 30, 2020 (“**FY 2020**”) and has levied special assessments (“**O&M Assessments**”) to fund a portion of the O&M Budget; and

**WHEREAS**, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, and in consideration for the District not levying additional O&M Assessments, the Developer has agreed to pay the O&M Assessments levied on its properties, and additionally to fund any portion (“**O&M Deficit**”) of the O&M Budget needed by the District above and beyond the amount of the O&M Assessments actually levied;

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **FUNDING OBLIGATION.** The Developer agrees to make available to the District any monies necessary to fund any O&M Deficit for FY 2020, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget. The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The

Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District. The District shall have no obligation to reimburse the Developer for any monies paid under this Agreement.

3. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

7. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. **APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Lake County, Florida.

10. **ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

**AVALON GROVES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**VK AVALON GROVES, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A:** O&M Budget with Assessment Schedule

STATEMENT 1  
AVALON GROVES  
GENERAL FUND  
FY 2020 PROPOSED BUDGET

	FY 2017 ACTUAL	2018 ACTUAL	2019 ADOPTED	2019 3/31/2019	2020 PROPOSED	VARIANCE 2019-2020
<b>REVENUE:</b>						
SPECIAL ASSESEMENTS (LANDOWNER OFF-ROLL)	\$ -	\$ 134,854	\$ 320,435	\$ 174,289	\$ 515,807	\$ 195,372
DEVELOPER FUNDING	149,087	39,046	-	-	-	-
TEMPORARY DEPOSIT ACCOUNT						
<b>TOTAL REVENUE:</b>	<b>149,087</b>	<b>173,900</b>	<b>320,435</b>	<b>174,289</b>	<b>515,807</b>	<b>195,372</b>
<b>EXPENDITURES:</b>						
<b>GENERAL ADMINISTRATIVE:</b>						
DISTRICT MANAGEMENT SERVICES	44,000	20,000	32,000	16,000	32,000	-
BANK FEES	28	-	150	-	150	-
AUDITING	-	2,500	2,500	-	2,750	250
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	6,037	2,660	4,000	390	4,000	-
ENGINEERING SERVICES	4,975	10,000	12,000	1,300	12,000	-
LEGAL SERVICES	79,902	35,409	25,000	10,138	25,000	-
TECHNOLOGY & WEBSITE ADMIN.	960	980	960	500	2,265	1,305
MISCELLANEOUS (appraisal, mailing, etc.)	5,600	3,590	500	-	500	-
<b>TOTAL GENERAL ADMIN.</b>	<b>141,677</b>	<b>75,314</b>	<b>77,285</b>	<b>28,503</b>	<b>78,840</b>	<b>1,555</b>
<b>INSURANCE:</b>						
INSURANCE	2,410	5,300	5,830	5,000	5,500	(330)
<b>TOTAL INSURANCE</b>	<b>2,410</b>	<b>5,300</b>	<b>5,830</b>	<b>5,000</b>	<b>5,500</b>	<b>(330)</b>
<b>DEBT SERVICE ADMIN. :</b>						
DISCLOSURE REPORT	5,000	5,000	5,000	5,000	5,000	-
ARBITRAGE REBATE	-	650	1,500	-	1,500	-
TRUSTEE FEES	-	10,500	7,500	10,500	10,500	3,000
<b>TOTAL DEBT SERVICE ADMIN.</b>	<b>5,000</b>	<b>16,150</b>	<b>14,000</b>	<b>15,500</b>	<b>17,000</b>	<b>3,000</b>
<b>UTILITIES:</b>						
UTILITIES-ELECTRICITY	-	-	2,500	317	2,500	-
STREETLIGHTS	-	-	68,400	-	150,000	81,600
UTILITY CONTINGENCY	-	-	5,000	-	15,000	10,000
<b>TOTAL UTILITIES:</b>	<b>-</b>	<b>-</b>	<b>75,900</b>	<b>317</b>	<b>167,500</b>	<b>91,600</b>
<b>PHYSICAL ENVIRONMENT:</b>						
LAKE & POND MAINTENANCE	-	5,350	6,420	5,400	25,600	19,180
LANDSCAPE MAINTENANCE (Phase 1A and 1B and Ponds)	-	28,985	106,000	47,001	169,567	63,567
LANDSCAPE - REPLINSHMENT	-	-	5,000	-	15,000	10,000
WETLAND MITIGATION & MONITORING	-	8,400	14,000	13,600	20,800	6,800
FIELD MANAGEMENT	-	4,410	6,000	850	6,000	-
FIELD CONTINGENCY	-	3,000	5,000	13,738	5,000	-
HARDSCAPE REPAIRS & MAINT.	-	-	5,000	-	5,000	-
BUILDOUT CONTINGENCY	-	-	-	-	-	-
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>-</b>	<b>50,145</b>	<b>147,420</b>	<b>80,589</b>	<b>246,967</b>	<b>99,547</b>
<b>TOTAL EXPENDITURES:</b>	<b>149,087</b>	<b>146,909</b>	<b>320,435</b>	<b>129,909</b>	<b>515,807</b>	<b>195,372</b>
<b>EXCESS OVER (UNDER) REVENUES:</b>	<b>-</b>	<b>26,991</b>	<b>-</b>	<b>44,380</b>	<b>-</b>	<b>-</b>

**STATEMENT 2  
AVALON GROVES  
FY 2020 PROPOSED BUDGET  
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

**1. ERU Assignment and Calculation**

Phase	Planned Lots	ERU / Lots	Total ERU
AA 1	577	1.00	577
AA 2	479	1.00	479
<b>Total</b>	<b>1056</b>		<b>1056</b>

**1a. ERU Allocation Driver based on Development Status of Lots**

	Platted	Un-Platted	Total Lots
Assessment Area One	196	384	580
Assessment Area Two	377	102	479
<b>Total Lots</b>	<b>573</b>	<b>486</b>	<b>1059</b>
Assigned ERU	1.00	1.00	
<b>Total Assigned ERU</b>	<b>573.00</b>	<b>486</b>	<b>1059</b>
% Allocation per share of ERU	54.11%	45.89%	

**2. O&M Assessment Requirement ("AR") - IF all assessments are ON Roll**

Expenditures	Platted Lots	Un-Platted Lots	Grand Total /(1)	Share of Total	Benefit to Un-Platted /(2)
GENERAL ADMINISTRATIVE	42,658	36,182	78,840	15.28%	Yes
INSURANCE	2,976	2,524	5,500	1.07%	Yes
DEBT ADMINISTRATION	17,000	-	17,000	3.30%	No
UTILITIES	167,500	-	167,500	32.47%	No
PHYSICAL ENVIRONMENT	246,967	-	246,967	47.88%	No
<b>Subtotal (Net) /[a]</b>	<b>477,101</b>	<b>38,706</b>	<b>515,807</b>	100.0%	
Early Payment Discount	20,744	1,683	22,426		
County Charges	20,744	1,683	22,426		
<b>Total (Gross)</b>	<b>518,588</b>	<b>42,071</b>	<b>560,660</b>		[b]
Share of Total Expenditures	92.50%	7.50%	100.00%		
Total ERU	573.0	486.0	1,056.0		[c]
Total AR / ERU - GROSS	\$ 905.05	\$ 86.57	\$ 530.93		[b] / [c]
Total AR / ERU - NET	\$ 832.64	\$ 79.65	\$ 488.46		[a] / [c]

**2a. Allocation of O&M Assessment: FY 2019**

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	573	1.00	\$ 833	\$ 905	\$ 518,594
Un-Platted	486	1.00	\$ 80	\$ 87	\$ 42,073
<b>Total</b>	<b>1059</b>				<b>\$ 560,667</b>

**3. Allocation of O&M Assessment: FY 2018**

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	416	1.00	\$ 620	\$ 674	\$ 280,480
Un-Platted	643	1.00	\$ 66	\$ 72	\$ 46,129
<b>Total</b>	<b>1059</b>				<b>\$ 326,609</b>

**4. Change from Prior Fiscal Year**

Status	Change in Gross Assmt / Lot	% Change Gross Assmt / Lot
Platted	\$ 231	37.21%
Un-Platted	\$ 15	22.47%
<b>Total</b>		

STATEMENT 3  
AVALON GROVES CDD  
FY 2019 PROPOSED CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL CONTRACT \$	COMMENTS (SCOPE OF SERVICE)
DISTRICT MANAGEMENT SERVICES	DPFG	\$32,000	Estimated at \$4,000 per meeting, estimated at 8 meetings
DISTRICT ACCOUNTING SERVICES	DPFG	\$0	
BANK FEES	Bank United	\$150	
AUDITING SERVICES	DMHB	\$2,750	Audit fees per engagement letter are as follows, \$2,500 for FY 2017, \$2,600 for FY 2018 and \$2,750 for FY 2019
REGULATORY AND PERMIT FEES	State of Florida	\$175	
LEGAL ADVERTISEMENTS	Daily Commercial	\$4,000	Increase in budget in anticipation of a bond issuance
ENGINEERING SERVICES	Heidt Design	\$12,000	Estimated, considers engineering services required for new bond issuance.
LEGAL SERVICES	Hopping Green & Sams	\$25,000	Amounts increased in anticipation of bond issuance
TECHNOLOGY & WEBSITE ADMINISTRATION	Campus Suite	\$2,265	ADA compliant website to be furnished by Campus Suite . Amount includes monthly scans of the website , the website platform itself as well as the remediation of 750 documents
MISCELLANEOUS		\$500	Estimated as needed
INSURANCE	EGIS	\$5,500	Professional Liability is \$2,475. General liability estimated at \$3,025. Will need to add property schedule as completed.
DISCLOSURE REPORT	DPFG	\$5,000	
ARBITRAGE REBATE		\$1,500	Increase in budget in anticipation of a bond issuance
TRUSTEE FEES		\$10,500	Increase in budget in anticipation of a bond issuance
UTILITIES		\$2,500	Estimated for lift stations, etc.
STREETLIGHTS		\$150,000	Streetlights are estimated at \$12,500 per month
UTILITY CONTINGENCY		\$15,000	Estimated for increase in service levels
LAKE & POND MAINTENANCE	Lake & Werland Management	\$25,600	Lake management service including algae, border grass, and invasive plant control. Also includes the addition of 6 ponds in FY 2020 at an estimated cost of \$400 monthly. Active adult is estimated at 10 new ponds .
LANDSCAPE MAINTENANCE	Yellowstone	\$169,567	Amounts for Serno Blvd., Ponds Phase 1A, Village entrances 1 and 2 approximate \$118,812 annually. Avalon Groves Ponds , Parks & Budffers Phase 1B - estimated to be \$40,755 annually. An additional \$10,000 added for active adult
LANDSCAPE REPLINISHMENT		\$15,000	Miscellaneous
WETLAND MITIGATION & MONITORING	BioTech Consulting	\$20,800	Quarterly Maintenance - \$3,000 per event, Bi-annual monitoring - \$2,400 per event. Annual Monitoring event - \$2,000 per annual report
FIELD MANAGEMENT	DPFG	\$6,000	Field Services to walk the campus for landscape maintenance review and various infrastructure improvements that need to be addressed.
FIELD CONTINGENCY		\$5,000	Estimated
HARDSCAPE REPAIRS & MAINTENANCE		\$5,000	Estimated
BUILDOUT CONTINGENCY		\$0	
Total		<b>\$515,807</b>	

**STATEMENT 4  
AVALON GROVES CDD  
FY 2020 PROPOSED BUDGET  
\$2,415,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017 (ASSESSMENT AREA ONE)**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 185,153
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(7,715)
<b>TOTAL REVENUE</b>	<b>177,439</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	7,715
INTEREST EXPENSE	
05/01/20	66,981
11/01/20	66,106
PRINCIPAL RETIREMENT	
05/01/20	35,000
<b>TOTAL EXPENDITURES</b>	<b>175,802</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,640</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,640</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (AA One)**

Lot Width	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
50	580	1.00	580.00	100.00%	170,338	294
<b>Total</b>	<b>580</b>		<b>580.00</b>	<b>100.00%</b>	<b>170,338</b>	

MADS Assmt. per ERU - net	294
MADS Assmt. per ERU - gross	319
Total revenue - gross	185,153

**STATEMENT 5  
AVALON GROVES CDD  
\$2,415,000 SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE)  
Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
4/6/2017						2,415,000
11/1/2017		5.000%	77,280.73	77,280.73	77,280.73	2,415,000
5/1/2018		5.000%	67,856.25	67,856.25		2,415,000
11/1/2018		5.000%	67,856.25	67,856.25	135,712.50	2,415,000
5/1/2019	35,000	5.000%	67,856.25	102,856.25		2,380,000
11/1/2019		5.000%	66,981.25	66,981.25	169,837.50	2,380,000
5/1/2020	35,000	5.000%	66,981.25	101,981.25		2,345,000
11/1/2020		5.000%	66,106.25	66,106.25	168,087.50	2,345,000
5/1/2021	35,000	5.000%	66,106.25	101,106.25		2,310,000
11/1/2021		5.000%	65,231.25	65,231.25	166,337.50	2,310,000
5/1/2022	40,000	5.000%	65,231.25	105,231.25		2,270,000
11/1/2022		5.000%	64,231.25	64,231.25	169,462.50	2,270,000
5/1/2023	40,000	5.000%	64,231.25	104,231.25		2,230,000
11/1/2023		5.000%	63,231.25	63,231.25	167,462.50	2,230,000
5/1/2024	45,000	5.000%	63,231.25	108,231.25		2,185,000
11/1/2024		5.000%	62,106.25	62,106.25	170,337.50	2,185,000
5/1/2025	45,000	5.000%	62,106.25	107,106.25		2,140,000
11/1/2025		5.000%	60,981.25	60,981.25	168,087.50	2,140,000
5/1/2026	45,000	5.000%	60,981.25	105,981.25		2,095,000
11/1/2026		5.000%	59,856.25	59,856.25	165,837.50	2,095,000
5/1/2027	50,000	5.000%	59,856.25	109,856.25		2,045,000
11/1/2027		5.000%	58,606.25	58,606.25	168,462.50	2,045,000
5/1/2028	50,000	5.000%	58,606.25	108,606.25		1,995,000
11/1/2028		5.000%	57,356.25	57,356.25	165,962.50	1,995,000
5/1/2029	55,000	5.750%	57,356.25	112,356.25		1,940,000
11/1/2029		5.750%	55,775.00	55,775.00	168,131.25	1,940,000
5/1/2030	60,000	5.750%	55,775.00	115,775.00		1,880,000
11/1/2030		5.750%	54,050.00	54,050.00	169,825.00	1,880,000
5/1/2031	60,000	5.750%	54,050.00	114,050.00		1,820,000
11/1/2031		5.750%	52,325.00	52,325.00	166,375.00	1,820,000
5/1/2032	65,000	5.750%	52,325.00	117,325.00		1,755,000
11/1/2032		5.750%	50,456.25	50,456.25	167,781.25	1,755,000
5/1/2033	70,000	5.750%	50,456.25	120,456.25		1,685,000
11/1/2033		5.750%	48,443.75	48,443.75	168,900.00	1,685,000
5/1/2034	75,000	5.750%	48,443.75	123,443.75		1,610,000
11/1/2034		5.750%	46,287.50	46,287.50	169,731.25	1,610,000
5/1/2035	80,000	5.750%	46,287.50	126,287.50		1,530,000
11/1/2035		5.750%	43,987.50	43,987.50	170,275.00	1,530,000
5/1/2036	80,000	5.750%	43,987.50	123,987.50		1,450,000
11/1/2036		5.750%	41,687.50	41,687.50	165,675.00	1,450,000
5/1/2037	85,000	5.750%	41,687.50	126,687.50		1,365,000
11/1/2037		5.750%	39,243.75	39,243.75	165,931.25	1,365,000
5/1/2038	90,000	5.750%	39,243.75	129,243.75		1,275,000
11/1/2038		5.750%	36,656.25	36,656.25	165,900.00	1,275,000
5/1/2039	95,000	5.750%	36,656.25	131,656.25		1,180,000
11/1/2039		5.750%	33,925.00	33,925.00	165,581.25	1,180,000



**AVALON GROVES CDD**  
**\$2,415,000 SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE)**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
5/1/2040	105,000	5.750%	33,925.00	138,925.00		1,075,000
11/1/2040		5.750%	30,906.25	30,906.25	169,831.25	1,075,000
5/1/2041	110,000	5.750%	30,906.25	140,906.25		965,000
11/1/2041		5.750%	27,743.75	27,743.75	168,650.00	965,000
5/1/2042	115,000	5.750%	27,743.75	142,743.75		850,000
11/1/2042		5.750%	24,437.50	24,437.50	167,181.25	850,000
5/1/2043	120,000	5.750%	24,437.50	144,437.50		730,000
11/1/2043		5.750%	20,987.50	20,987.50	165,425.00	730,000
5/1/2044	130,000	5.750%	20,987.50	150,987.50		600,000
11/1/2044		5.750%	17,250.00	17,250.00	168,237.50	600,000
5/1/2045	135,000	5.750%	17,250.00	152,250.00		465,000
11/1/2045		5.750%	13,368.75	13,368.75	165,618.75	465,000
5/1/2046	145,000	5.750%	13,368.75	158,368.75		320,000
11/1/2046		5.750%	9,200.00	9,200.00	167,568.75	320,000
5/1/2047	155,000	5.750%	9,200.00	164,200.00		165,000
11/1/2047		5.750%	4,743.75	4,743.75	168,943.75	165,000
5/1/2048	165,000	5.750%	4,743.75	169,743.75		-
<b>Total</b>	<b>\$2,415,000.00</b>		<b>2,833,174.48</b>	<b>5,248,174.48</b>	<b>5,078,430.73</b>	

Max annual ds: \$170,337.50

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 6  
AVALON GROVES CDD  
FY 2020 PROPOSED BUDGET  
\$3,500,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019 (ASSESSMENT AREA ONE)**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 228,907
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(9,156)
<b>TOTAL REVENUE</b>	<b>219,751</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	9,156
INTEREST EXPENSE	
05/01/20	72,065
11/01/20	72,065
PRINCIPAL RETIREMENT	
11/01/20	65,000
<b>TOTAL EXPENDITURES</b>	<b>218,286</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,460</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,460</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (Phase 1 and 2 of AA One)**

Lot Product Types	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
25'-50'	301	1.00	301.00	100.00%	210,594	700
<b>Total</b>	<b>301</b>		<b>301.00</b>	<b>100.00%</b>	<b>210,594</b>	

MADS Assmt. per ERU - net	700
MADS Assmt. per ERU - gross	760
Total revenue - gross	228,907

**STATEMENT 7**  
**AVALON GROVES CDD**  
**\$3,500,000 SPECIAL ASSESSMENT BONDS, SERIES 2019 (Phases 1 and 2 of ASSESSMENT AREA ONE)**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
7/30/2019						3,500,000
11/1/2019		3.350%	36,433	36,433	36,432.86	3,500,000
5/1/2020		3.350%	72,065	72,065		3,500,000
11/1/2020	65,000	3.350%	72,065	137,065	209,130.00	3,435,000
5/1/2021		3.350%	70,976	70,976		3,435,000
11/1/2021	65,000	3.350%	70,976	135,976	206,952.50	3,370,000
5/1/2022		3.350%	69,888	69,888		3,370,000
11/1/2022	70,000	3.350%	69,888	139,888	209,775.00	3,300,000
5/1/2023		3.350%	68,715	68,715		3,300,000
11/1/2023	70,000	3.350%	68,715	138,715	207,430.00	3,230,000
5/1/2024		3.350%	67,543	67,543		3,230,000
11/1/2024	75,000	3.350%	67,543	142,543	210,085.00	3,155,000
5/1/2025		3.700%	66,286	66,286		3,155,000
11/1/2025	75,000	3.700%	66,286	141,286	207,572.50	3,080,000
5/1/2026		3.700%	64,899	64,899		3,080,000
11/1/2026	80,000	3.700%	64,899	144,899	209,797.50	3,000,000
5/1/2027		3.700%	63,419	63,419		3,000,000
11/1/2027	80,000	3.700%	63,419	143,419	206,837.50	2,920,000
5/1/2028		3.700%	61,939	61,939		2,920,000
11/1/2028	85,000	3.700%	61,939	146,939	208,877.50	2,835,000
5/1/2029		3.700%	60,366	60,366		2,835,000
11/1/2029	85,000	3.700%	60,366	145,366	205,732.50	2,750,000
5/1/2030		4.125%	58,794	58,794		2,750,000
11/1/2030	90,000	4.125%	58,794	148,794	207,587.50	2,660,000
5/1/2031		4.125%	56,938	56,938		2,660,000
11/1/2031	95,000	4.125%	56,938	151,938	208,875.00	2,565,000
5/1/2032		4.125%	54,978	54,978		2,565,000
11/1/2032	100,000	4.125%	54,978	154,978	209,956.25	2,465,000
5/1/2033		4.125%	52,916	52,916		2,465,000
11/1/2033	100,000	4.125%	52,916	152,916	205,831.25	2,365,000
5/1/2034		4.125%	50,853	50,853		2,365,000
11/1/2034	105,000	4.125%	50,853	155,853	206,706.25	2,260,000
5/1/2035		4.125%	48,688	48,688		2,260,000
11/1/2035	110,000	4.125%	48,687	158,688	207,375.00	2,150,000
5/1/2036		4.125%	46,419	46,419		2,150,000
11/1/2036	115,000	4.125%	46,419	161,419	207,837.50	2,035,000
5/1/2037		4.125%	44,047	44,047		2,035,000
11/1/2037	120,000	4.125%	44,047	164,047	208,093.75	1,915,000
5/1/2038		4.125%	41,572	41,572		1,915,000
11/1/2038	125,000	4.125%	41,572	166,572	208,143.75	1,790,000
5/1/2039		4.125%	38,994	38,994		1,790,000
11/1/2039	130,000	4.125%	38,994	168,994	207,987.50	1,660,000
5/1/2040		4.375%	36,313	36,313		1,660,000
11/1/2040	135,000	4.375%	36,313	171,313	207,625.00	1,525,000
5/1/2041		4.375%	33,359	33,359		1,525,000
11/1/2041	140,000	4.375%	33,359	173,359	206,718.75	1,385,000
5/1/2042		4.375%	30,297	30,297		1,385,000

**AVALON GROVES CDD**  
**\$3,500,000 SPECIAL ASSESSMENT BONDS, SERIES 2019 (Phases 1 and 2 of ASSESSMENT AREA ONE)**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
11/1/2042	150,000	4.375%	30,297	180,297	210,593.75	1,235,000
5/1/2043		4.375%	27,016	27,016		1,235,000
11/1/2043	155,000	4.375%	27,016	182,016	209,031.25	1,080,000
5/1/2044		4.375%	23,625	23,625		1,080,000
11/1/2044	160,000	4.375%	23,625	183,625	207,250.00	920,000
5/1/2045		4.375%	20,125	20,125		920,000
11/1/2045	170,000	4.375%	20,125	190,125	210,250.00	750,000
5/1/2046		4.375%	16,406	16,406		750,000
11/1/2046	175,000	4.375%	16,406	191,406	207,812.50	575,000
5/1/2047		4.375%	12,578	12,578		575,000
11/1/2047	185,000	4.375%	12,578	197,578	210,156.25	390,000
5/1/2048		4.375%	8,531	8,531		390,000
11/1/2048	190,000	4.375%	8,531	198,531	207,062.50	200,000
5/1/2049		4.375%	4,375	4,375		200,000
11/1/2049	200,000	4.375%	4,375	204,375	208,750.00	-
<b>Total</b>	<b>\$3,500,000</b>		<b>2,782,267</b>	<b>6,282,267</b>	<b>6,282,267</b>	

Max annual ds: \$210,593.75

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 8  
AVALON GROVES CDD  
FY 2020 PROPOSED BUDGET  
SERIES 2017A-1 ASSESSMENT AREA TWO**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 559,241
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(23,302)
<b>TOTAL REVENUE</b>	<b>535,939</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	23,302
INTEREST EXPENSE	
05/01/20	210,131
11/01/20	207,444
PRINCIPAL RETIREMENT	
05/01/20	100,000
<b>TOTAL EXPENDITURES</b>	<b>540,877</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(4,940)</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ (4,940)</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (2017A-1)**

Lot Width	Units	ERU	Total ERU	Annual Assmt	Annual Assmt/Unit	Gross Assmt./Unit
40	83	0.90	74.70	81,276	949	1,031
50	294	1.00	294.00	316,682	1,054	1,146
60	102	1.20	122.40	119,857	1,265	1,375
<b>Total</b>	<b>479</b>		<b>491.10</b>	<b>517,816</b>		

MADS per ERU                    1,054.40  
gross assmt per ERU        1,146.09

**STATEMENT 9**  
**AVALON GROVES CDD**  
**\$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
4/6/2017						7,215,000
11/1/2017		5.375%	242,224	242,224	242,224	7,215,000
5/1/2018		5.375%	212,684	212,684		7,215,000
11/1/2018		5.375%	212,684	212,684	425,369	7,215,000
5/1/2019	95,000	5.375%	212,684	307,684		7,120,000
11/1/2019		5.375%	210,131	210,131	517,816	7,120,000
5/1/2020	100,000	5.375%	210,131	310,131		7,020,000
11/1/2020		5.375%	207,444	207,444	517,575	7,020,000
5/1/2021	105,000	5.375%	207,444	312,444		6,915,000
11/1/2021		5.375%	204,622	204,622	517,066	6,915,000
5/1/2022	110,000	5.375%	204,622	314,622		6,805,000
11/1/2022		5.375%	201,666	201,666	516,288	6,805,000
5/1/2023	115,000	5.375%	201,666	316,666		6,690,000
11/1/2023		5.375%	198,575	198,575	515,241	6,690,000
5/1/2024	120,000	5.375%	198,575	318,575		6,570,000
11/1/2024		5.375%	195,350	195,350	513,925	6,570,000
5/1/2025	130,000	5.375%	195,350	325,350		6,440,000
11/1/2025		5.375%	191,856	191,856	517,206	6,440,000
5/1/2026	135,000	5.375%	191,856	326,856		6,305,000
11/1/2026		5.375%	188,228	188,228	515,084	6,305,000
5/1/2027	145,000	5.375%	188,228	333,228		6,160,000
11/1/2027		5.375%	184,331	184,331	517,559	6,160,000
5/1/2028	150,000	5.375%	184,331	334,331		6,010,000
11/1/2028		5.375%	180,300	180,300	514,631	6,010,000
5/1/2029	160,000	6.000%	180,300	340,300		5,850,000
11/1/2029		6.000%	175,500	175,500	515,800	5,850,000
5/1/2030	170,000	6.000%	175,500	345,500		5,680,000
11/1/2030		6.000%	170,400	170,400	515,900	5,680,000
5/1/2031	180,000	6.000%	170,400	350,400		5,500,000
11/1/2031		6.000%	165,000	165,000	515,400	5,500,000
5/1/2032	190,000	6.000%	165,000	355,000		5,310,000
11/1/2032		6.000%	159,300	159,300	514,300	5,310,000
5/1/2033	205,000	6.000%	159,300	364,300		5,105,000
11/1/2033		6.000%	153,150	153,150	517,450	5,105,000
5/1/2034	215,000	6.000%	153,150	368,150		4,890,000
11/1/2034		6.000%	146,700	146,700	514,850	4,890,000
5/1/2035	230,000	6.000%	146,700	376,700		4,660,000
11/1/2035		6.000%	139,800	139,800	516,500	4,660,000
5/1/2036	245,000	6.000%	139,800	384,800		4,415,000
11/1/2036		6.000%	132,450	132,450	517,250	4,415,000
5/1/2037	260,000	6.000%	132,450	392,450		4,155,000
11/1/2037		6.000%	124,650	124,650	517,100	4,155,000
5/1/2038	275,000	6.000%	124,650	399,650		3,880,000
11/1/2038		6.000%	116,400	116,400	516,050	3,880,000
5/1/2039	290,000	6.000%	116,400	406,400		3,590,000
11/1/2039		6.000%	107,700	107,700	514,100	3,590,000
5/1/2040	310,000	6.000%	107,700	417,700		3,280,000
11/1/2040		6.000%	98,400	98,400	516,100	3,280,000
5/1/2041	330,000	6.000%	98,400	428,400		2,950,000
11/1/2041		6.000%	88,500	88,500	516,900	2,950,000

**AVALON GROVES CDD**  
**\$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
5/1/2042	350,000	6.000%	88,500	438,500		2,600,000
11/1/2042		6.000%	78,000	78,000	516,500	2,600,000
5/1/2043	370,000	6.000%	78,000	448,000		2,230,000
11/1/2043		6.000%	66,900	66,900	514,900	2,230,000
5/1/2044	395,000	6.000%	66,900	461,900		1,835,000
11/1/2044		6.000%	55,050	55,050	516,950	1,835,000
5/1/2045	420,000	6.000%	55,050	475,050		1,415,000
11/1/2045		6.000%	42,450	42,450	517,500	1,415,000
5/1/2046	445,000	6.000%	42,450	487,450		970,000
11/1/2046		6.000%	29,100	29,100	516,550	970,000
5/1/2047	470,000	6.000%	29,100	499,100		500,000
11/1/2047		6.000%	15,000	15,000	514,100	500,000
5/1/2048	500,000	6.000%	15,000	515,000		-
<b>Total</b>	<b>\$7,215,000.00</b>		<b>8,934,183</b>	<b>16,149,183</b>	<b>15,634,183</b>	

Max annual ds: \$517,815.63

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

# EXHIBIT 8



**RESOLUTION 2019-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Avalon Groves Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Lake County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"), attached hereto as **Exhibit "A;**" and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVLON GROVES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

A. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, as well as debt service special assessments imposed for the Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project), shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due according to the following schedule:

- Debt service assessments – 60% (Series 2017 and 2017A-1), 50% (Series 2017A-2) and \_\_\_\_\_ (Series 2019) due no later than April 15, 2020, and 40% (Series 2017 and 2017A-1), 50% (Series 2017A-2), and \_\_\_\_\_ (Series 2019) due no later than October 15, 2020; and
- Operations and maintenance assessments – 25% due on each of October 1, 2019, January 2, 2020, April 1, 2020, and July 1, 2020.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of August, 2019.

ATTEST:

**AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget



STATEMENT 1  
AVALON GROVES  
GENERAL FUND  
FY 2020 PROPOSED BUDGET

	FY 2017 ACTUAL	2018 ACTUAL	2019 ADOPTED	2019 3/31/2019	2020 PROPOSED	VARIANCE 2019-2020
<b>REVENUE:</b>						
SPECIAL ASSESEMENTS (LANDOWNER OFF-ROLL)	\$ -	\$ 134,854	\$ 320,435	\$ 174,289	\$ 515,807	\$ 195,372
DEVELOPER FUNDING	149,087	39,046	-	-	-	-
TEMPORATY DEPOSIT ACCOUNT						
<b>TOTAL REVENUE:</b>	<b>149,087</b>	<b>173,900</b>	<b>320,435</b>	<b>174,289</b>	<b>515,807</b>	<b>195,372</b>
<b>EXPENDITURES:</b>						
<b>GENERAL ADMINISTRATIVE:</b>						
DISTRICT MANAGEMENT SERVICES	44,000	20,000	32,000	16,000	32,000	-
BANK FEES	28	-	150	-	150	-
AUDITING	-	2,500	2,500	-	2,750	250
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	6,037	2,660	4,000	390	4,000	-
ENGINEERING SERVICES	4,975	10,000	12,000	1,300	12,000	-
LEGAL SERVICES	79,902	35,409	25,000	10,138	25,000	-
TECHNOLOGY & WEBSITE ADMIN.	960	980	960	500	2,265	1,305
MISCELLANEOUS (appraisal, mailing, etc.)	5,600	3,590	500	-	500	-
<b>TOTAL GENERAL ADMIN.</b>	<b>141,677</b>	<b>75,314</b>	<b>77,285</b>	<b>28,503</b>	<b>78,840</b>	<b>1,555</b>
<b>INSURANCE:</b>						
INSURANCE	2,410	5,300	5,830	5,000	5,500	(330)
<b>TOTAL INSURANCE</b>	<b>2,410</b>	<b>5,300</b>	<b>5,830</b>	<b>5,000</b>	<b>5,500</b>	<b>(330)</b>
<b>DEBT SERVICE ADMIN. :</b>						
DISCLOSURE REPORT	5,000	5,000	5,000	5,000	5,000	-
ARBITRAGE REBATE	-	650	1,500	-	1,500	-
TRUSTEE FEES	-	10,500	7,500	10,500	10,500	3,000
<b>TOTAL DEBT SERVICE ADMIN.</b>	<b>5,000</b>	<b>16,150</b>	<b>14,000</b>	<b>15,500</b>	<b>17,000</b>	<b>3,000</b>
<b>UTILITIES:</b>						
UTILITIES-ELECTRICITY	-	-	2,500	317	2,500	-
STREETLIGHTS	-	-	68,400	-	150,000	81,600
UTILITY CONTINGENCY	-	-	5,000	-	15,000	10,000
<b>TOTAL UTILITIES:</b>	<b>-</b>	<b>-</b>	<b>75,900</b>	<b>317</b>	<b>167,500</b>	<b>91,600</b>
<b>PHYSICAL ENVIRONMENT:</b>						
LAKE & POND MAINTENANCE	-	5,350	6,420	5,400	25,600	19,180
LANDSCAPE MAINTENANCE (Phase 1A and 1B and Ponds)	-	28,985	106,000	47,001	169,567	63,567
LANDSCAPE - REPLINSIHMENT	-	-	5,000	-	15,000	10,000
WETLAND MITIGATION & MONITORING	-	8,400	14,000	13,600	20,800	6,800
FIELD MANAGEMENT	-	4,410	6,000	850	6,000	-
FIELD CONTINGENCY	-	3,000	5,000	13,738	5,000	-
HARDSCAPE REPAIRS & MAINT.	-	-	5,000	-	5,000	-
BUILDOUT CONTINGENCY	-	-	-	-	-	-
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>-</b>	<b>50,145</b>	<b>147,420</b>	<b>80,589</b>	<b>246,967</b>	<b>99,547</b>
<b>TOTAL EXPENDITURES:</b>	<b>149,087</b>	<b>146,909</b>	<b>320,435</b>	<b>129,909</b>	<b>515,807</b>	<b>195,372</b>
<b>EXCESS OVER (UNDER) REVENUES:</b>	<b>-</b>	<b>26,991</b>	<b>-</b>	<b>44,380</b>	<b>-</b>	<b>-</b>

**STATEMENT 2  
AVALON GROVES  
FY 2020 PROPOSED BUDGET  
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

**1. ERU Assignment and Calculation**

Phase	Planned Lots	ERU / Lots	Total ERU
AA 1	577	1.00	577
AA 2	479	1.00	479
<b>Total</b>	<b>1056</b>		<b>1056</b>

**1a. ERU Allocation Driver based on Development Status of Lots**

	Platted	Un-Platted	Total Lots
Assessment Area One	196	384	<b>580</b>
Assessment Area Two	377	102	<b>479</b>
<b>Total Lots</b>	<b>573</b>	<b>486</b>	<b>1059</b>
Assigned ERU	1.00	1.00	
<b>Total Assigned ERU</b>	<b>573.00</b>	<b>486</b>	<b>1059</b>
% Allocation per share of ERU	54.11%	45.89%	

**2. O&M Assessment Requirement ("AR") - IF all assessments are ON Roll**

Expenditures	Platted Lots	Un-Platted Lots	Grand Total /(1)	Share of Total	Benefit to Un-Platted /(2)
GENERAL ADMINISTRATIVE	42,658	36,182	78,840	15.28%	Yes
INSURANCE	2,976	2,524	5,500	1.07%	Yes
DEBT ADMINISTRATION	17,000	-	17,000	3.30%	No
UTILITIES	167,500	-	167,500	32.47%	No
PHYSICAL ENVIRONMENT	246,967	-	246,967	47.88%	No
<b>Subtotal (Net) /[a]</b>	<b>477,101</b>	<b>38,706</b>	<b>515,807</b>	100.0%	
Early Payment Discount	20,744	1,683	22,426		
County Charges	20,744	1,683	22,426		
<b>Total (Gross)</b>	<b>518,588</b>	<b>42,071</b>	<b>560,660</b>	[b]	
Share of Total Expenditures	92.50%	7.50%	100.00%		
Total ERU	573.0	486.0	1,056.0	[c]	
Total AR / ERU - GROSS	\$ 905.05	\$ 86.57	\$ 530.93	[b] / [c]	
Total AR / ERU - NET	\$ 832.64	\$ 79.65	\$ 488.46	[a] / [c]	

**2a. Allocation of O&M Assessment: FY 2019**

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	573	1.00	\$ 833	\$ 905	\$ 518,594
Un-Platted	486	1.00	\$ 80	\$ 87	\$ 42,073
<b>Total</b>	<b>1059</b>				<b>\$ 560,667</b>

**3. Allocation of O&M Assessment: FY 2018**

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	416	1.00	\$ 620	\$ 674	\$ 280,480
Un-Platted	643	1.00	\$ 66	\$ 72	\$ 46,129
<b>Total</b>	<b>1059</b>				<b>\$ 326,609</b>

**4. Change from Prior Fiscal Year**

Status	Change in Gross Assmt / Lot	% Change Gross Assmt / Lot
Platted	\$ 231	37.21%
Un-Platted	\$ 15	22.47%
<b>Total</b>		

STATEMENT 3  
AVALON GROVES CDD  
FY 2019 PROPOSED CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL CONTRACT \$	COMMENTS (SCOPE OF SERVICE)
DISTRICT MANAGEMENT SERVICES	DPFG	\$32,000	Estimated at \$4,000 per meeting, estimated at 8 meetings
DISTRICT ACCOUNTING SERVICES	DPFG	\$0	
BANK FEES	Bank United	\$150	
AUDITING SERVICES	DMHB	\$2,750	Audit fees per engagement letter are as follows, \$2,500 for FY 2017, \$2,600 for FY 2018 and \$2,750 for FY 2019
REGULATORY AND PERMIT FEES	State of Florida	\$175	
LEGAL ADVERTISEMENTS	Daily Commercial	\$4,000	Increase in budget in anticipation of a bond issuance
ENGINEERING SERVICES	Heidt Design	\$12,000	Estimated, considers engineering services required for new bond issuance.
LEGAL SERVICES	Hopping Green & Sams	\$25,000	Amounts increased in anticipation of bond issuance
TECHNOLOGY & WEBSITE ADMINISTRATION	Campus Suite	\$2,265	ADA compliant website to be furnished by Campus Suite . Amount includes monthly scans of the website , the website platform itself as well as the remediation of 750 documents
MISCELLANEOUS		\$500	Estimated as needed
INSURANCE	EGIS	\$5,500	Professional Liability is \$2,475. General liability estimated at \$3,025. Will need to add property schedule as completed.
DISCLOSURE REPORT	DPFG	\$5,000	
ARBITRAGE REBATE		\$1,500	Increase in budget in anticipation of a bond issuance
TRUSTEE FEES		\$10,500	Increase in budget in anticipation of a bond issuance
UTILITIES		\$2,500	Estimated for lift stations, etc.
STREETLIGHTS		\$150,000	Streetlights are estimated at \$12,500 per month
UTILITY CONTINGENCY		\$15,000	Estimated for increase in service levels
LAKE & POND MAINTENANCE	Lake & Werland Management	\$25,600	Lake management service including algae, border grass, and invasive plant control. Also includes the addition of 6 ponds in FY 2020 at an estimated cost of \$400 monthly. Active adult is estimated at 10 new ponds .
LANDSCAPE MAINTENANCE	Yellowstone	\$169,567	Amounts for Serno Blvd., Ponds Phase 1A, Village entrances 1 and 2 approximate \$118,812 annually. Avalon Groves Ponds , Parks & Budffers Phase 1B - estimated to be \$40,755 annually. An additional \$10,000 added for active adult
LANDSCAPE REPLINISHMENT		\$15,000	Miscellaneous
WETLAND MITIGATION & MONITORING	BioTech Consulting	\$20,800	Quarterly Maintenance - \$3,000 per event, Bi-annual monitoring - \$2,400 per event. Annual Monitoring event - \$2,000 per annual report
FIELD MANAGEMENT	DPFG	\$6,000	Field Services to walk the campus for landscape maintenance review and various infrastructure improvements that need to be addressed.
FIELD CONTINGENCY		\$5,000	Estimated
HARDSCAPE REPAIRS & MAINTENANCE		\$5,000	Estimated
BUILDOUT CONTINGENCY		\$0	
Total		<b>\$515,807</b>	



**STATEMENT 4  
AVALON GROVES CDD  
FY 2020 PROPOSED BUDGET  
\$2,415,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017 (ASSESSMENT AREA ONE)**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 185,153
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(7,715)
<b>TOTAL REVENUE</b>	<b>177,439</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	7,715
INTEREST EXPENSE	
05/01/20	66,981
11/01/20	66,106
PRINCIPAL RETIREMENT	
05/01/20	35,000
<b>TOTAL EXPENDITURES</b>	<b>175,802</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,640</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,640</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (AA One)**

Lot Width	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
50	580	1.00	580.00	100.00%	170,338	294
<b>Total</b>	<b>580</b>		<b>580.00</b>	<b>100.00%</b>	<b>170,338</b>	

MADS Assmt. per ERU - net	294
MADS Assmt. per ERU - gross	319
Total revenue - gross	185,153

**STATEMENT 5  
AVALON GROVES CDD  
\$2,415,000 SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE)  
Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
4/6/2017						2,415,000
11/1/2017		5.000%	77,280.73	77,280.73	77,280.73	2,415,000
5/1/2018		5.000%	67,856.25	67,856.25		2,415,000
11/1/2018		5.000%	67,856.25	67,856.25	135,712.50	2,415,000
5/1/2019	35,000	5.000%	67,856.25	102,856.25		2,380,000
11/1/2019		5.000%	66,981.25	66,981.25	169,837.50	2,380,000
5/1/2020	35,000	5.000%	66,981.25	101,981.25		2,345,000
11/1/2020		5.000%	66,106.25	66,106.25	168,087.50	2,345,000
5/1/2021	35,000	5.000%	66,106.25	101,106.25		2,310,000
11/1/2021		5.000%	65,231.25	65,231.25	166,337.50	2,310,000
5/1/2022	40,000	5.000%	65,231.25	105,231.25		2,270,000
11/1/2022		5.000%	64,231.25	64,231.25	169,462.50	2,270,000
5/1/2023	40,000	5.000%	64,231.25	104,231.25		2,230,000
11/1/2023		5.000%	63,231.25	63,231.25	167,462.50	2,230,000
5/1/2024	45,000	5.000%	63,231.25	108,231.25		2,185,000
11/1/2024		5.000%	62,106.25	62,106.25	170,337.50	2,185,000
5/1/2025	45,000	5.000%	62,106.25	107,106.25		2,140,000
11/1/2025		5.000%	60,981.25	60,981.25	168,087.50	2,140,000
5/1/2026	45,000	5.000%	60,981.25	105,981.25		2,095,000
11/1/2026		5.000%	59,856.25	59,856.25	165,837.50	2,095,000
5/1/2027	50,000	5.000%	59,856.25	109,856.25		2,045,000
11/1/2027		5.000%	58,606.25	58,606.25	168,462.50	2,045,000
5/1/2028	50,000	5.000%	58,606.25	108,606.25		1,995,000
11/1/2028		5.000%	57,356.25	57,356.25	165,962.50	1,995,000
5/1/2029	55,000	5.750%	57,356.25	112,356.25		1,940,000
11/1/2029		5.750%	55,775.00	55,775.00	168,131.25	1,940,000
5/1/2030	60,000	5.750%	55,775.00	115,775.00		1,880,000
11/1/2030		5.750%	54,050.00	54,050.00	169,825.00	1,880,000
5/1/2031	60,000	5.750%	54,050.00	114,050.00		1,820,000
11/1/2031		5.750%	52,325.00	52,325.00	166,375.00	1,820,000
5/1/2032	65,000	5.750%	52,325.00	117,325.00		1,755,000
11/1/2032		5.750%	50,456.25	50,456.25	167,781.25	1,755,000
5/1/2033	70,000	5.750%	50,456.25	120,456.25		1,685,000
11/1/2033		5.750%	48,443.75	48,443.75	168,900.00	1,685,000
5/1/2034	75,000	5.750%	48,443.75	123,443.75		1,610,000
11/1/2034		5.750%	46,287.50	46,287.50	169,731.25	1,610,000
5/1/2035	80,000	5.750%	46,287.50	126,287.50		1,530,000
11/1/2035		5.750%	43,987.50	43,987.50	170,275.00	1,530,000
5/1/2036	80,000	5.750%	43,987.50	123,987.50		1,450,000
11/1/2036		5.750%	41,687.50	41,687.50	165,675.00	1,450,000
5/1/2037	85,000	5.750%	41,687.50	126,687.50		1,365,000
11/1/2037		5.750%	39,243.75	39,243.75	165,931.25	1,365,000
5/1/2038	90,000	5.750%	39,243.75	129,243.75		1,275,000
11/1/2038		5.750%	36,656.25	36,656.25	165,900.00	1,275,000
5/1/2039	95,000	5.750%	36,656.25	131,656.25		1,180,000
11/1/2039		5.750%	33,925.00	33,925.00	165,581.25	1,180,000

**AVALON GROVES CDD**  
**\$2,415,000 SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE)**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
5/1/2040	105,000	5.750%	33,925.00	138,925.00		1,075,000
11/1/2040		5.750%	30,906.25	30,906.25	169,831.25	1,075,000
5/1/2041	110,000	5.750%	30,906.25	140,906.25		965,000
11/1/2041		5.750%	27,743.75	27,743.75	168,650.00	965,000
5/1/2042	115,000	5.750%	27,743.75	142,743.75		850,000
11/1/2042		5.750%	24,437.50	24,437.50	167,181.25	850,000
5/1/2043	120,000	5.750%	24,437.50	144,437.50		730,000
11/1/2043		5.750%	20,987.50	20,987.50	165,425.00	730,000
5/1/2044	130,000	5.750%	20,987.50	150,987.50		600,000
11/1/2044		5.750%	17,250.00	17,250.00	168,237.50	600,000
5/1/2045	135,000	5.750%	17,250.00	152,250.00		465,000
11/1/2045		5.750%	13,368.75	13,368.75	165,618.75	465,000
5/1/2046	145,000	5.750%	13,368.75	158,368.75		320,000
11/1/2046		5.750%	9,200.00	9,200.00	167,568.75	320,000
5/1/2047	155,000	5.750%	9,200.00	164,200.00		165,000
11/1/2047		5.750%	4,743.75	4,743.75	168,943.75	165,000
5/1/2048	165,000	5.750%	4,743.75	169,743.75		-
<b>Total</b>	<b>\$2,415,000.00</b>		<b>2,833,174.48</b>	<b>5,248,174.48</b>	<b>5,078,430.73</b>	

Max annual ds: \$170,337.50

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 6  
AVALON GROVES CDD  
FY 2020 PROPOSED BUDGET  
\$3,500,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019 (ASSESSMENT AREA ONE)**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 228,907
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(9,156)
<b>TOTAL REVENUE</b>	<b>219,751</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	9,156
INTEREST EXPENSE	
05/01/20	72,065
11/01/20	72,065
PRINCIPAL RETIREMENT	
11/01/20	65,000
<b>TOTAL EXPENDITURES</b>	<b>218,286</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,460</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,460</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (Phase 1 and 2 of AA One)**

Lot Product Types	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
25'-50'	301	1.00	301.00	100.00%	210,594	700
<b>Total</b>	<b>301</b>		<b>301.00</b>	<b>100.00%</b>	<b>210,594</b>	

MADS Assmt. per ERU - net	700
MADS Assmt. per ERU - gross	760
Total revenue - gross	228,907

**STATEMENT 7**  
**AVALON GROVES CDD**  
**\$3,500,000 SPECIAL ASSESSMENT BONDS, SERIES 2019 (Phases 1 and 2 of ASSESSMENT AREA ONE)**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
7/30/2019						3,500,000
11/1/2019		3.350%	36,433	36,433	36,432.86	3,500,000
5/1/2020		3.350%	72,065	72,065		3,500,000
11/1/2020	65,000	3.350%	72,065	137,065	209,130.00	3,435,000
5/1/2021		3.350%	70,976	70,976		3,435,000
11/1/2021	65,000	3.350%	70,976	135,976	206,952.50	3,370,000
5/1/2022		3.350%	69,888	69,888		3,370,000
11/1/2022	70,000	3.350%	69,888	139,888	209,775.00	3,300,000
5/1/2023		3.350%	68,715	68,715		3,300,000
11/1/2023	70,000	3.350%	68,715	138,715	207,430.00	3,230,000
5/1/2024		3.350%	67,543	67,543		3,230,000
11/1/2024	75,000	3.350%	67,543	142,543	210,085.00	3,155,000
5/1/2025		3.700%	66,286	66,286		3,155,000
11/1/2025	75,000	3.700%	66,286	141,286	207,572.50	3,080,000
5/1/2026		3.700%	64,899	64,899		3,080,000
11/1/2026	80,000	3.700%	64,899	144,899	209,797.50	3,000,000
5/1/2027		3.700%	63,419	63,419		3,000,000
11/1/2027	80,000	3.700%	63,419	143,419	206,837.50	2,920,000
5/1/2028		3.700%	61,939	61,939		2,920,000
11/1/2028	85,000	3.700%	61,939	146,939	208,877.50	2,835,000
5/1/2029		3.700%	60,366	60,366		2,835,000
11/1/2029	85,000	3.700%	60,366	145,366	205,732.50	2,750,000
5/1/2030		4.125%	58,794	58,794		2,750,000
11/1/2030	90,000	4.125%	58,794	148,794	207,587.50	2,660,000
5/1/2031		4.125%	56,938	56,938		2,660,000
11/1/2031	95,000	4.125%	56,938	151,938	208,875.00	2,565,000
5/1/2032		4.125%	54,978	54,978		2,565,000
11/1/2032	100,000	4.125%	54,978	154,978	209,956.25	2,465,000
5/1/2033		4.125%	52,916	52,916		2,465,000
11/1/2033	100,000	4.125%	52,916	152,916	205,831.25	2,365,000
5/1/2034		4.125%	50,853	50,853		2,365,000
11/1/2034	105,000	4.125%	50,853	155,853	206,706.25	2,260,000
5/1/2035		4.125%	48,688	48,688		2,260,000
11/1/2035	110,000	4.125%	48,687	158,688	207,375.00	2,150,000
5/1/2036		4.125%	46,419	46,419		2,150,000
11/1/2036	115,000	4.125%	46,419	161,419	207,837.50	2,035,000
5/1/2037		4.125%	44,047	44,047		2,035,000
11/1/2037	120,000	4.125%	44,047	164,047	208,093.75	1,915,000
5/1/2038		4.125%	41,572	41,572		1,915,000
11/1/2038	125,000	4.125%	41,572	166,572	208,143.75	1,790,000
5/1/2039		4.125%	38,994	38,994		1,790,000
11/1/2039	130,000	4.125%	38,994	168,994	207,987.50	1,660,000
5/1/2040		4.375%	36,313	36,313		1,660,000
11/1/2040	135,000	4.375%	36,313	171,313	207,625.00	1,525,000
5/1/2041		4.375%	33,359	33,359		1,525,000
11/1/2041	140,000	4.375%	33,359	173,359	206,718.75	1,385,000
5/1/2042		4.375%	30,297	30,297		1,385,000

**AVALON GROVES CDD**  
**\$3,500,000 SPECIAL ASSESSMENT BONDS, SERIES 2019 (Phases 1 and 2 of ASSESSMENT AREA ONE)**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
11/1/2042	150,000	4.375%	30,297	180,297	210,593.75	1,235,000
5/1/2043		4.375%	27,016	27,016		1,235,000
11/1/2043	155,000	4.375%	27,016	182,016	209,031.25	1,080,000
5/1/2044		4.375%	23,625	23,625		1,080,000
11/1/2044	160,000	4.375%	23,625	183,625	207,250.00	920,000
5/1/2045		4.375%	20,125	20,125		920,000
11/1/2045	170,000	4.375%	20,125	190,125	210,250.00	750,000
5/1/2046		4.375%	16,406	16,406		750,000
11/1/2046	175,000	4.375%	16,406	191,406	207,812.50	575,000
5/1/2047		4.375%	12,578	12,578		575,000
11/1/2047	185,000	4.375%	12,578	197,578	210,156.25	390,000
5/1/2048		4.375%	8,531	8,531		390,000
11/1/2048	190,000	4.375%	8,531	198,531	207,062.50	200,000
5/1/2049		4.375%	4,375	4,375		200,000
11/1/2049	200,000	4.375%	4,375	204,375	208,750.00	-
<b>Total</b>	<b>\$3,500,000</b>		<b>2,782,267</b>	<b>6,282,267</b>	<b>6,282,267</b>	

Max annual ds: \$210,593.75

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 8  
AVALON GROVES CDD  
FY 2020 PROPOSED BUDGET  
SERIES 2017A-1 ASSESSMENT AREA TWO**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 559,241
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(23,302)
<b>TOTAL REVENUE</b>	<b>535,939</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	23,302
INTEREST EXPENSE	
05/01/20	210,131
11/01/20	207,444
PRINCIPAL RETIREMENT	
05/01/20	100,000
<b>TOTAL EXPENDITURES</b>	<b>540,877</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(4,940)</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ (4,940)</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (2017A-1)**

Lot Width	Units	ERU	Total ERU	Annual Assmt	Annual Assmt/Unit	Gross Assmt./Unit
40	83	0.90	74.70	81,276	949	1,031
50	294	1.00	294.00	316,682	1,054	1,146
60	102	1.20	122.40	119,857	1,265	1,375
<b>Total</b>	<b>479</b>		<b>491.10</b>	<b>517,816</b>		

MADS per ERU                   1,054.40  
gross assmt per ERU       1,146.09



**STATEMENT 9**  
**AVALON GROVES CDD**  
**\$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
4/6/2017						7,215,000
11/1/2017		5.375%	242,224	242,224	242,224	7,215,000
5/1/2018		5.375%	212,684	212,684		7,215,000
11/1/2018		5.375%	212,684	212,684	425,369	7,215,000
5/1/2019	95,000	5.375%	212,684	307,684		7,120,000
11/1/2019		5.375%	210,131	210,131	517,816	7,120,000
5/1/2020	100,000	5.375%	210,131	310,131		7,020,000
11/1/2020		5.375%	207,444	207,444	517,575	7,020,000
5/1/2021	105,000	5.375%	207,444	312,444		6,915,000
11/1/2021		5.375%	204,622	204,622	517,066	6,915,000
5/1/2022	110,000	5.375%	204,622	314,622		6,805,000
11/1/2022		5.375%	201,666	201,666	516,288	6,805,000
5/1/2023	115,000	5.375%	201,666	316,666		6,690,000
11/1/2023		5.375%	198,575	198,575	515,241	6,690,000
5/1/2024	120,000	5.375%	198,575	318,575		6,570,000
11/1/2024		5.375%	195,350	195,350	513,925	6,570,000
5/1/2025	130,000	5.375%	195,350	325,350		6,440,000
11/1/2025		5.375%	191,856	191,856	517,206	6,440,000
5/1/2026	135,000	5.375%	191,856	326,856		6,305,000
11/1/2026		5.375%	188,228	188,228	515,084	6,305,000
5/1/2027	145,000	5.375%	188,228	333,228		6,160,000
11/1/2027		5.375%	184,331	184,331	517,559	6,160,000
5/1/2028	150,000	5.375%	184,331	334,331		6,010,000
11/1/2028		5.375%	180,300	180,300	514,631	6,010,000
5/1/2029	160,000	6.000%	180,300	340,300		5,850,000
11/1/2029		6.000%	175,500	175,500	515,800	5,850,000
5/1/2030	170,000	6.000%	175,500	345,500		5,680,000
11/1/2030		6.000%	170,400	170,400	515,900	5,680,000
5/1/2031	180,000	6.000%	170,400	350,400		5,500,000
11/1/2031		6.000%	165,000	165,000	515,400	5,500,000
5/1/2032	190,000	6.000%	165,000	355,000		5,310,000
11/1/2032		6.000%	159,300	159,300	514,300	5,310,000
5/1/2033	205,000	6.000%	159,300	364,300		5,105,000
11/1/2033		6.000%	153,150	153,150	517,450	5,105,000
5/1/2034	215,000	6.000%	153,150	368,150		4,890,000
11/1/2034		6.000%	146,700	146,700	514,850	4,890,000
5/1/2035	230,000	6.000%	146,700	376,700		4,660,000
11/1/2035		6.000%	139,800	139,800	516,500	4,660,000
5/1/2036	245,000	6.000%	139,800	384,800		4,415,000
11/1/2036		6.000%	132,450	132,450	517,250	4,415,000
5/1/2037	260,000	6.000%	132,450	392,450		4,155,000
11/1/2037		6.000%	124,650	124,650	517,100	4,155,000
5/1/2038	275,000	6.000%	124,650	399,650		3,880,000
11/1/2038		6.000%	116,400	116,400	516,050	3,880,000
5/1/2039	290,000	6.000%	116,400	406,400		3,590,000
11/1/2039		6.000%	107,700	107,700	514,100	3,590,000
5/1/2040	310,000	6.000%	107,700	417,700		3,280,000
11/1/2040		6.000%	98,400	98,400	516,100	3,280,000
5/1/2041	330,000	6.000%	98,400	428,400		2,950,000
11/1/2041		6.000%	88,500	88,500	516,900	2,950,000

**AVALON GROVES CDD**  
**\$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO**  
**Debt Service Requirement**

<b>Period Ending</b>	<b>Principal /(a)</b>	<b>Coupon</b>	<b>Interest /(a)</b>	<b>Debt Service</b>	<b>Annual Dbt Srvc</b>	<b>Principal Balance</b>
5/1/2042	350,000	6.000%	88,500	438,500		2,600,000
11/1/2042		6.000%	78,000	78,000	516,500	2,600,000
5/1/2043	370,000	6.000%	78,000	448,000		2,230,000
11/1/2043		6.000%	66,900	66,900	514,900	2,230,000
5/1/2044	395,000	6.000%	66,900	461,900		1,835,000
11/1/2044		6.000%	55,050	55,050	516,950	1,835,000
5/1/2045	420,000	6.000%	55,050	475,050		1,415,000
11/1/2045		6.000%	42,450	42,450	517,500	1,415,000
5/1/2046	445,000	6.000%	42,450	487,450		970,000
11/1/2046		6.000%	29,100	29,100	516,550	970,000
5/1/2047	470,000	6.000%	29,100	499,100		500,000
11/1/2047		6.000%	15,000	15,000	514,100	500,000
5/1/2048	500,000	6.000%	15,000	515,000		-
<b>Total</b>	<b>\$7,215,000.00</b>		<b>8,934,183</b>	<b>16,149,183</b>	<b>15,634,183</b>	

Max annual ds: \$517,815.63

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

Exhibit B

Avalon Groves CDD: FY2020 Preliminary Assessment Roll

ParcelId	LegalDescription	Area	CDD USE	O&M ERU	DS 2017 ERU (AA)	DS 2019 ERU	DS 2017-A-1 ERU	O&M	DS Series 2017 (AA One)	DS Series 2019 (AA One)	DS Series 2017-A-1 (AA Two)	Total	Owner
132426000100000200	BEG AT NE COR OF NW 1/4 OF NE 1/4 OF SEC 13-24-26, RUN S	TWO	Undeveloped	0.00	0.00	0.00	0.00	0.00	-	-	-	-	VK AVALON GROVES LLC
132426000100000270	FROM NW COR OF SEC 13-24-26 RUN N 89-54-06 E ALONG N LINE	One (AA)	Undeveloped	0.00	0.00	0.00	0.00	0.00	-	-	-	-	FORESTAR (USA) REAL ESTATE GROUP INC
132426000200000700	FROM NW COR OF SEC 13-24-26 RUN S 0-17-32 W ALONG W LINE OF		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
132426000200000800	FROM SE COR OF SEC 13-24-26 RUN S 89-59-54 W ALONG S LINE OF		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
132426000200001300	FROM NW COR OF SEC 13-24-26 RUN S 0-17-32 W ALONG W LINE		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	LAKE COUNTY BCC
132426000200001500	FROM NW COR OF SEC 13-24-26 RUN S 0-17-32 W ALONG W LINE OF		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	LAKE COUNTY BCC
132426000200001600	FROM NW COR OF SEC 13-24-26 RUN S 00-17-32 W 2382.96 FT, S		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
132426000200001700	FROM NW COR OF SEC 13-24-26 RUN S 0-17-32 W 1513.35 FT FOR		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
132426000200001800	FROM NW COR OF SEC 13-24-26 RUN S 0-17-32 W 1788.83 FT, S		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
132426000300000400	BEG AT NE COR OF NW 1/4 OF NE 1/4 OF SEC 13-24-26, RUN S	?	x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	VK AVALON GROVES LLC
132426000300001000	FROM NW COR OF SEC 13-24-26 RUN S 0-17-32 W ALONG W LINE OF		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
132426000300001100	FROM SW COR OF SEC 24-24-26 RUN N 0-11-49 E ALONG W LINE OF		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
132426000300001900	FROM SW COR OF SEC 13-24-26 RUN N 0-18-46 E 2149.90 FT, RUN		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
132426000300002300	FROM NW COR OF SEC 24-24-26 RUN N 89-56-08 E 123.52 FT FOR		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
132426000300002400	FROM SW COR OF SEC 13-24-26 RUN N 0-18-46 E 282.79 FT FOR		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
132426000300002500	FROM SW COR OF SEC 13-24-26 RUN N 89-56-08 E 682.18 FT FOR		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
132426000300002600	FROM SW COR OF SEC 13-24-26 RUN N 89-56-08 E 659.90 FT, N		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
1324260004000002200	BEG AT SE COR OF SEC 13-24-26, RUN S 0-02-26 W 203.08 FT, N		x	0.00	0.00	0.00	0.00	0.00	-	-	-	-	AVALON GROVES CDD
132426010000023400	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 234 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	STEPHENS CHAD E
132426010000023500	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 235 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	RAMOS ELIS K & JOHANNA GONZALEZ
132426010000023600	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 236 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	GARCIA DAVID & OSMALING A
132426010000023700	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 237 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	STANNER JEREMIAH P
132426010000023800	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 238 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	NORTON DAVID L
132426010000023900	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 239 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	CLIFTON ALEXANDER G
132426010000024000	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 240 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	JIRAUD ANDREA
132426010000031900	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 319 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	RABB CHASE & REBECCA
132426010000032000	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 320 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	DUARTE JUAN & MADELINE Y
132426010000032100	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 321 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	NVR INC
132426010000032200	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 322 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426010000032300	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 323 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426010000032400	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 324 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426010000032500	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 325 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426010000032600	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 326 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	NGUYEN TAM T & LINH P VO
132426010000032700	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 327 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	FLORES HABOUD TAMER R & CARLA P A CUETO DE FLORES
132426010000032800	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 328 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	MORRIS WENDY & DAVID BUTLER
132426010000032900	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 329 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	MOREL MARCELLE
132426010000033000	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 330 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	RUBIN JULIAN S & LINDA J
132426010000033100	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 331 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	GREGOIRE KELLY & NATHALIE
132426010000033200	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 332 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PULTE HOME COMPANY LLC
132426010000033300	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 333 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PULTE HOME COMPANY LLC
132426010000033400	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 334 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	CARRIER JOHN & KAREN
132426010000033500	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 335 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	GOODWIN ANDREW & BRITTANY BROWNING
132426010000033600	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 336 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	RIVERA MANUEL & BRIDGETTE SANTANA-
132426010000033700	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 337 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	MALINAUSKAS RONALD G & CAROL A
132426010000033800	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 338 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	WAY DEREK I & DANIELLE S
132426010000033900	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 339 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	DEBUS NANCY G & DEREK A
132426010000034000	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 340 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	STAIB SANDRA & ALICIA SANCHEZ
132426010000034100	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 341 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	HANISH KYLEE A
132426010000034200	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 342 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	NVR INC
132426010000034300	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 343 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	NVR INC
132426010000034400	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 344 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	NVR INC
132426010000034500	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 345 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	DELICE-VIEUX GERALDA & ERNST E
132426010000034600	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 346 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	KAHLER SCOTT E II &
132426010000034700	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 347 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	ALEJANDRO CHRISTOPHER E & DEANNA A
132426010000034800	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 348 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	TOUSSAINT CARMEL S

13242601000034900	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 349 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
13242601000035000	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 350 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
13242601000035100	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 351 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	HIC LEASEBACK LLC
13242601000035200	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 352 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	HIC LEASEBACK LLC
13242601000037200	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 372 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
13242601000037300	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 373 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	O'CONNELL AARON M ET AL
13242601000037400	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 374 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	BROWN WILLIAM M & JEAYON K
13242601000037500	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 375 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	TODD JANETTA J & JAVON K
13242601000037600	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 376 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	CRUZ TAMIKO & WILBERTO J
13242601000037700	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 377 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	FONTILUS SCHELLA M
13242601000037800	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 378 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	CLAIR MARCO R & MECHELLE R
13242601000037900	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 379 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	MURRAY SPENCER & LINDSAY
13242601000038000	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 380 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	HALL ALYSON E &
13242601000038100	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 381 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	SANCHEZ ERNESTO & CLAUDIA E RIVERA
13242601000038200	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 382 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	ZUKOWSKY-BROCK OWEN &
13242601000038300	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 383 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	BUTLER BRYAN C TRUSTEE &
13242601000038400	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 384 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	CACCAVALE MICHAEL
13242601000038500	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 385 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	ARAUJO RAINER S L & MIRIAN V MORENO HERNANDEZ
13242601000038600	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 386 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	WELCH MELVIN S & JANE P
13242601000038700	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 387 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	ULERY SCOTT & MEGAN
13242601000038800	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 388 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	CHOUTE MAGALIE &
13242601000038900	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 389 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	PULTE HOME COMPANY LLC
13242601000039000	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 390 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	PULTE HOME COMPANY LLC
13242601000039100	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 391 PB 69 PG 20-23	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	PULTE HOME COMPANY LLC
13242601000039200	SERENOA VILLAGE 1 PHASE 1A-1 SUB LOT 392 PB 69 PG 20-23	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PULTE HOME COMPANY LLC
1324260100C0500000	SERENOA VILLAGE 1 PHASE 1A-1 SUB 24-24-26 TRACT C-5 PB 69 PG	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260100C0600000	SERENOA VILLAGE 1 PHASE 1A-1 SUB TRACT C-6 PB 69 PG 20-23	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260100D0100000	SERENOA VILLAGE 1 PHASE 1A-1 SUB TRACT D-1 PB 69 PG 20-23	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260100D0200000	SERENOA VILLAGE 1 PHASE 1A-1 SUB TRACT D-2 PB 69 PG 20-23	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260100D0300000	SERENOA VILLAGE 1 PHASE 1A-1 SUB 24-24-26 TRACT D-3 PB 69 PG	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260100F0200000	SERENOA VILLAGE 1 PHASE 1A-1 SUB TRACT F-2 PB 69 PG 20-23	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260100G0100000	SERENOA VILLAGE 1 PHASE 1A-1 SUB TRACT G-1 PB 69 PG 20-23	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	UTILITIES INC OF FLORIDA
1324260100N0600000	SERENOA VILLAGE 1 PHASE 1A-1 SUB TRACT N-6 PB 69 PG 20-23	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260100S0100000	SERENOA VILLAGE 1 PHASE 1A-1 SUB TRACT S-1 PB 69 PG 20-23	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260100S0200000	SERENOA VILLAGE 1 PHASE 1A-1 SUB TRACT S-2 PB 69 PG 20-23	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260100S0300000	SERENOA VILLAGE 1 PHASE 1A-1 SUB TRACT S-3 PB 69 PG 20-23	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260100S0400000	SERENOA VILLAGE 1 PHASE 1A-1 SUB TRACT S-4 PB 69 PG 20-23	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260100T0300000	SERENOA VILLAGE 1 PHASE 1A-1 SUB TRACT T-3 PB 69 PG 20-23	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260100T0400000	SERENOA VILLAGE 1 PHASE 1A-1 SUB TRACT T-4 PB 69 PG 20-23	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
132426010500024100	SERENOA VILLAGE 1 PHASE 1A-2 SUB 13 & 24-24-26 LOT 241 PB 70	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	SORRENTINO CARLO & MARGARET
132426010500024200	SERENOA VILLAGE 1 PHASE 1A-2 SUB 13 & 24-24-26 LOT 242 PB 70	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PULTE HOME COMPANY LLC
132426010500024300	SERENOA VILLAGE 1 PHASE 1A-2 SUB 13 & 24-24-26 LOT 243 PB 70	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PULTE HOME COMPANY LLC
132426010500024400	SERENOA VILLAGE 1 PHASE 1A-2 SUB 13 & 24-24-26 LOT 244 PB 70	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	YOUNG ALEXIA R & GARRET
132426010500024500	SERENOA VILLAGE 1 PHASE 1A-2 SUB 13 & 24-24-26 LOT 245 PB 70	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PEREZ SAUL III & JORDAN S
132426010500024600	SERENOA VILLAGE 1 PHASE 1A-2 SUB 13 & 24-24-26 LOT 246 PB 70	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PULTE HOME COMPANY LLC
132426010500024700	SERENOA VILLAGE 1 PHASE 1A-2 SUB 13 & 24-24-26 LOT 247 PB 70	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PULTE HOME COMPANY LLC
132426010500024800	SERENOA VILLAGE 1 PHASE 1A-2 SUB 13 & 24-24-26 LOT 248 PB 70	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PULTE HOME COMPANY LLC
132426010500024900	SERENOA VILLAGE 1 PHASE 1A-2 SUB 13 & 24-24-26 LOT 249 PB 70	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PULTE HOME COMPANY LLC
132426010500031000	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 310 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	NVR INC
132426010500031100	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 311 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	NVR INC
132426010500031200	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 312 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426010500031300	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 313 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	NVR INC
132426010500031400	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 314 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	OWENS TODD & MARY DIMAURO-
132426010500031500	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 315 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	BRITAIN MATHEW R
132426010500031600	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 316 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	MICHEL ROLANDO & KARLA
132426010500031700	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 317 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	NVR INC
132426010500031800	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 318 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	MATIAS ASHLEY M & BENNY J
132426010500035300	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 353 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	WAGNER JEFFREY P

132426010500035400	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 354 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	SMITH BRIAN & CORINNE M ENGSTROM
132426010500035500	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 355 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PULTE HOME COMPANY LLC
132426010500035600	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 356 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PULTE HOME COMPANY LLC
132426010500035700	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 357 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	GLOERFELD FABIAN
132426010500035800	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 358 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	WEN WEIFANG & HAO WANG
132426010500035900	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 359 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	HUANG YU-CHUAN
132426010500036000	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 360 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	ZOU LIN & LUN HAO
132426010500036100	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 361 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	BATISTA ROSENDO & DEBRA M
132426010500036200	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 362 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	MIRJAH DENIS & DWADE
132426010500036300	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 363 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	COTE JAMES T & JESSICA
132426010500036400	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 364 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	DEFONDE SAMUEL & LINDA
132426010500036500	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 365 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	MIRANDA VANESSA ET AL
132426010500036600	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 366 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VADI HECTOR &
132426010500036700	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 367 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	CARTER GARRETT E & ADRIENNE L
132426010500036800	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 368 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	HERNANDEZ NICOLAS
132426010500036900	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 369 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	LEY CASSANDRA & RALPH A III
132426010500037000	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 370 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	COLE BLAKE & SYNTHIA L DOWDELL
132426010500037100	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 371 PB 70 PG 5-7	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	NVR INC
132426010500041200	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 412 PB 70 PG 5-7	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	VK AVALON GROVES LLC
132426010500041300	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 413 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VACA ROSALINDA & DOMINIC S
132426010500041400	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 414 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	NVR INC
132426010500041500	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 415 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	NVR INC
132426010500041600	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 416 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	ZAMBRANO CESAR & KAREN
132426010500041700	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 417 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	FORSEE JOHN R JR
132426010500041800	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 418 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	NVR INC
132426010500041900	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 419 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	NVR INC
132426010500042000	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 420 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	GARCIA ALLISON M & JASON G MENTOR
132426010500042100	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 421 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	ACOSTA CARLOS F &
132426010500042200	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 422 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	PULTE HOME COMPANY LLC
132426010500042300	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 423 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	MC CALLUM JORDAN S & SARAH O
132426010500042400	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 424 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	DAVIS CHRISTOPHER J & VICTORIA A
132426010500042500	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 425 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	KUEHN KENNETH R &
132426010500042600	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 426 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	PULTE HOME COMPANY LLC
132426010500042700	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 427 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	BOOKLALL MICHAEL &
132426010500042800	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 428 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	ROMERO RAUL H
132426010500042900	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 429 PB 70 PG 5-7	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	OKUMUS FEVZY & BENDEGUI
132426010500043000	SERENOA VILLAGE 1 PHASE 1A-2 SUB LOT 430 PB 70 PG 5-7	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PULTE HOME COMPANY LLC
1324260105A0100000	SERENOA VILLAGE 1 PHASE 1A-2 SUB 13 & 24-24-26 TRACT A-1 PB 1	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260105C0100000	SERENOA VILLAGE 1 PHASE 1A-2 SUB 24-24-26 TRACT C-1 PB 70 PG 5-7	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260105T0200000	SERENOA VILLAGE 1 PHASE 1A-2 SUB TRACT T-2 PB 70 PG 5-7	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260105T0300000	SERENOA VILLAGE 1 PHASE 1A-2 SUB TRACT T-3 PB 70 PG 5-7	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
132426011000025000	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 250	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000025100	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 251	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000025200	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 252	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000025300	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 253	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000025400	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 254	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000025500	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 255	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000025600	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 256	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000025700	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 257	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000025800	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 258	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000025900	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 259	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000026000	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 260	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000026100	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 261	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000026200	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 262	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000026300	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 263	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000026400	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 264	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000026500	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 265	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000026600	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 266	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC



132426011000040800	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 408	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000040900	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 409	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000041000	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 410	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000041100	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 411	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000043100	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 431	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426011000043200	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 432	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000043300	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 433	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000043400	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 434	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000043500	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 435	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000043600	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 436	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000043700	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 437	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000043800	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 438	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000043900	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 439	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000044000	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 440	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000044100	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 441	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000044200	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 442	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000044300	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 443	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000044400	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 444	Two	40	1.00	0.00	0.00	0.90	905.05	-	-	1,031.48	1,936.53	VK AVALON GROVES LLC
132426011000044500	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 LOT 445	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
1324260110C0100000	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 TRACT C-1	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260110C0600000	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 TRACT C-6	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260110D0400000	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 TRACT D-4	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260110D0500000	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 TRACT D-5	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260110E0800000	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 TRACT E-8	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260110T0200000	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 TRACT T-2	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260110T0300000	SERENOA VILLAGE 1 PHASE 1B-1 PB 71 PG 12-18 TRACT T-3	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
132426012500000100	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 1 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	SAYLOR PAUL C & RISA D
132426012500000200	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 2 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	WU WOLFE CHI HUNG & IVY LAIHA
132426012500000300	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 3 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	QIAN NANJIAN & YU ZHANG
132426012500000400	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 4 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	VK AVALON GROVES LLC
132426012500000500	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 5 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
132426012500000600	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 6 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
132426012500000700	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 7 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
132426012500000800	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 8 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	CUELLAR JEFFREY L & ELIZABETH M
132426012500000900	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 9 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	DOBKINS RICHARD M & HEATHER N
132426012500001000	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 10 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	LEWIS MICHAEL B SR & ERICA TEXADA-
132426012500001100	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 11 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	RUGGIERO THOMAS A & JENNIE
132426012500001200	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 12 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	JOHNSON DANA W & JESSICA L
132426012500001300	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 13 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	VK AVALON GROVES LLC
132426012500001400	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 14 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	PIKE STEPHEN P & DAWNA J
132426012500001500	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 15 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ROBERTS SAMANTHA J
132426012500001600	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 16 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	COUNTS EUNICE G
1324260125000010100	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 101 24-24-26 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	FONG BRUCE R & JIANXIN
1324260125000010200	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 102 24-24-26 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	WAGNER DAVID A & MARIA C
1324260125000010300	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 103 13 & 24-24-26 PB 69	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	WEEKLEY HOMES LLC
1324260125000010400	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 104 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	VK AVALON GROVES LLC
1324260125000010500	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 105 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
1324260125000010600	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 106 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	SYDORKO PETER C & TRICIAL
1324260125000010700	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 107 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	KOBYLENSKI SUE ELLEN
1324260125000010800	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 108 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	LOVEALL SUSAN T
1324260125000010900	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 109 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	GILPATRICK THEODORE G & LYNNE M
1324260125000011000	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 110 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	BLANCHARD STEFANIE L & CHARLES J
1324260125000011100	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 111 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
1324260125000011200	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 112 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
1324260125000011300	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 113 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	SHEARN ANDRE D & PAUL
1324260125000011400	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 114 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	MALIKI RAHEEM A
1324260125000011500	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 115 PB 69 PG 33-37	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	LISTRO DONNA M
1324260125000014300	SERENOA VILLAGE 2 PHASE 1A-1 SUB LOT 143 13 & 24-24-26 PB 69	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	VK AVALON GROVES LLC

132426012500014400	SERENOVA VILLAGE 2 PHASE 1A-1 SUB LOT 144 13 & 24-24-26 PB 69	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	COVALT CORRINE & DANIEL
1324260125A0100000	SERENOVA VILLAGE 2 PHASE 1A-1 SUB TRACT A-1 13 & 24-24-26 PB	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	SERENOVA PROPERTY OWNERS ASSN INC
1324260125C0200000	SERENOVA VILLAGE 2 PHASE 1A-1 SUB TRACT C-2 PB 69 PG 33-37	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260125C0400000	SERENOVA VILLAGE 2 PHASE 1A-1 SUB TRACT C-4 13 & 24-24-26 PB	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260125D0100000	SERENOVA VILLAGE 2 PHASE 1A-1 SUB TRACT D-1 PB 69 PG 33-37	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260125D0500000	SERENOVA VILLAGE 2 PHASE 1A-1 SUB TRACT D-5 13 & 24-24-26 PB	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260125D0600000	SERENOVA VILLAGE 2 PHASE 1A-1 SUB TRACT D-6 PB 69 PG 33-37	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260125D0700000	SERENOVA VILLAGE 2 PHASE 1A-1 SUB TRACT D-7 13 & 24-24-26 PB	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260125E0200000	SERENOVA VILLAGE 2 PHASE 1A-1 SUB TRACT E-2 PB 69 PG 33-37	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260125E0400000	SERENOVA VILLAGE 2 PHASE 1A-1 SUB TRACT E-4 13 & 24-24-26 PB	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
1324260125F0100000	SERENOVA VILLAGE 2 PHASE 1A-1 SUB TRACT F-1 24-24-26 PB 69 PG	Two	x	0.00	0.00	0.00	0.00	-	-	-	-	-	AVALON GROVES CDD
132426013000001700	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 17 PB 69 PG 86-88	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	QUINN STACIE L & RYAN R
132426013000001800	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 18 PB 69 PG 86-88	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	LIU FURONG & TYM C DAVIDSON
132426013000001900	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 19 PB 69 PG 86-88	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
132426013000002000	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 20 PB 69 PG 86-88	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
132426013000002100	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 21 PB 69 PG 86-88	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	WEEKLEY HOMES LLC
132426013000002200	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 22 PB 69 PG 86-88	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	WEEKLEY HOMES LLC
132426013000002300	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 23 PB 69 PG 86-88	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	SOLORZANO LUIS E & DANIELA A REYES
132426013000002400	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 24 PB 69 PG 86-88	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
132426013000002500	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 25 PB 69 PG 86-88	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	VK AVALON GROVES LLC
132426013000002600	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 26 PB 69 PG 86-88	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	WEEKLY HOMES LLC
132426013000002700	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 27 PB 69 PG 86-88	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	WEEKLEY HOMES LLC
132426013000002800	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 28 PB 69 PG 86-88	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	PEREZ NILSA I & CRESCENCIANO RODRIGUEZ
132426013000002900	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 29 PB 69 PG 86-88	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	ASHTON ORLANDO RESIDENTIAL LLC
132426013000003000	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 30 PB 69 PG 86-88	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426013000008600	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 86 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	VK AVALON GROVES LLC
132426013000008700	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 87 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	VK AVALON GROVES LLC
132426013000008800	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 88 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	WEEKLEY HOMES LLC
132426013000008900	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 89 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	WEEKLEY HOMES LLC
132426013000009000	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 90 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	WEEKLEY HOMES LLC
132426013000009100	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 91 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	SUBRYAN RANDOLPH M & SELINA J
132426013000009200	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 92 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	SCHUELER KURT A ET AL
132426013000009300	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 93 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
132426013000009400	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 94 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	WILLIS PAUL A & JESSICA A
132426013000009500	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 95 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	WEEKLEY HOMES LLC
132426013000009600	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 96 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	WEEKLEY HOMES LLC
132426013000009700	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 97 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	POMIS JOSEPH J & LAURAL
132426013000009800	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 98 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
132426013000009900	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 99 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ALLISON FRANCIS A & VICTORIA S
132426013000010000	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 100 PB 69 PG	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
132426013000011600	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 13 & 24-24-26 LOT 116 PB 69	Two	60	1.00	0.00	0.00	1.20	905.05	-	-	1,375.30	2,280.35	ASHTON ORLANDO RESIDENTIAL LLC
132426013000011700	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 117 PB 69 PG 86-88	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426013000011800	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 118 PB 69 PG 86-88	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	ASHTON ORLANDO RESIDENTIAL LLC
132426013000011900	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 119 PB 69 PG 86-88	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	ASHTON ORLANDO RESIDENTIAL LLC
132426013000012000	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 120 PB 69 PG 86-88	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	WEEKLEY HOMES LLC
132426013000012100	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 121 PB 69 PG 86-88	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426013000012200	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 122 PB 69 PG 86-88	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	WHITE DENISHA &
132426013000012300	SERENOVA VILLAGE 2 PHASE 1A-2 SUB LOT 123 PB 69 PG 86-88	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	LINDQUIST RYAN M ET AL
132426013000012400	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 13 & 24-24-26 LOT 124 PB 69	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	ASHTON ORLANDO RESIDENTIAL LLC
132426013000012500	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 125 PB 69 PG	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	WEEKLEY HOMES LLC
132426013000012600	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 126 PB 69 PG	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	WEEKLEY HOMES LLC
132426013000012700	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 127 PB 69 PG	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	WEEKLEY HOMES LLC
132426013000012800	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 128 PB 69 PG	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	WEEKLEY HOMES LLC
132426013000012900	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 129 PB 69 PG	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	VK AVALON GROVES LLC
132426013000013000	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 130 PB 69 PG	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	ASHTON ORLANDO RESIDENTIAL LLC
132426013000013100	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 131 PB 69 PG	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	ASHTON ORLANDO RESIDENTIAL LLC
132426013000013200	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 132 PB 69 PG	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	ASHTON ORLANDO RESIDENTIAL LLC
132426013000013300	SERENOVA VILLAGE 2 PHASE 1A-2 SUB 24-24-26 LOT 133 PB 69 PG	Two	50	1.00	0.00	0.00	1.00	905.05	-	-	1,146.09	2,051.14	WEEKLEY HOMES LLC













