



DPFG Management & Consulting, LLC

***AVALON GROVES COMMUNITY DEVELOPMENT
DISTRICT***

Agenda Package

Regular Meeting

Date & Time:

Thursday

August 27, 2020

11:30 a.m.

Location:

Zoom

Conference Call

Audio Only

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

DPFG Management & Consulting, LLC

[X] 250 International Parkway, Suite 280
Lake Mary FL 32746
(321) 263-0132 Ext. 4205

August 25, 2020

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 27, 2020 at 11:30 a.m.** via **Zoom Conference Call – Audio Only.**

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

Board of Supervisors Meeting

Thursday, August 27th at 11:30 AM

via Zoom – **AUDIO ONLY**

Dear Residents

We welcome you to join us for the Board of Supervisors Meeting to be held on Thursday, August 27th at 11:30 AM. This meeting will be held via Zoom, an online platform that allows us to hold necessary Board meetings without having to leave the safety of your home. While many may know and have used Zoom as a video conference platform, we will be using it in audio only mode, so there will be no visual on your end to visually see, so as a note, your computer is working fine if you do not see a video stream. With Zoom you have two options for joining the meeting; telephone or computer, and it will all be audio based, meaning no video recording. Please follow the instructions below for either telephone or computer attendance. If you have any questions in regard to the agenda, please email them to patricia.thibault@dpfg.com before the meeting so that they can be answered accordingly. Please be advised that the meeting will not start until the host, the District Manager, has started the meeting. Thank you for your patience in these trying times and we look forward to hearing from you.

Join Zoom Meeting by Computer

<https://us02web.zoom.us/j/82498792085?pwd=b3J3QlhWVIRLSUd1ZU1hYkJlL1NaUT09>

Meeting ID: 824 9879 2085

Password: 383098

Join Zoom Meeting by Phone

Dial by your location – Follow the Prompts – Meeting ID - **824 9879 2085** – Hit # when it requests a participant ID

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

District: **AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, August 27, 2020

Time: 11:30 AM

Location: Zoom – Conference Call – Audio
Only

Dial-in Number: +1 253 215 8782

Meeting ID: 824 9879 2085

Agenda

I. Roll Call

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

III. Administrative Matters

- A. Solitude Lake Management – Waterway Inspection Exhibit 1
- B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held July 23, 2020 Exhibit 2
- C. Consideration for Acceptance – The July 2020 Unaudited Financial Report Exhibit 3
- D. Presentation of the August Field Operations Report Exhibit 4

IV. Business Matters

- A. Consideration & Adoption of **Resolution 2020-06**, Designating Meeting Dates, Times, & Location Exhibit 5
- B. **Fiscal Year 2020-2021 Budget Public Hearing**
 - Open the Public Hearing
 - Presentation of FY 2020-2021 Budget Exhibit 6
 - Public Comments
 - Close the Public Hearing
- C. Consideration & Adoption of **Resolution 2020-07**, Adopting the Fiscal Year 2020-2021 Budget Exhibit 7
- D. **Fiscal Year 2020-2021 Assessment Public Hearing**
 - Open the Public Hearing
 - Presentation of General Fund Assessment Allocation Exhibit 8
 - Public Comments
 - Close the Public Hearing

IV. Business Matters (continued)

- | | |
|--|------------|
| E. Consideration & Adoption of Resolution 2020-08 , Providing for the Collection & Enforcement of Special Assessments for Fiscal Year 2020-2021 | Exhibit 9 |
| F. Consideration of FY 2021 Deficit Funding Agreement | Exhibit 10 |
| G. Consideration & Adoption of Resolution 2020-09 , Resetting Landowner Election Meeting | Exhibit 11 |
| H. Consideration of License Agreement with Pulte | Exhibit 12 |
| I. Consideration of Heidt Design Professional Services Proposal | Exhibit 13 |
| J. Consideration of Aquatic Maintenance Proposals | Exhibit 14 |
| ➤ Aquagenix - \$47,280.00/ Annually | |
| ➤ Steadfast Environmental Proposal - \$23,236.92/ Annually | |
| ➤ Solitude Lake Management - \$25,320.00/ Annually | |
| V. Consent Agenda | |
| A. Ratification of Quit Claim Deed | Exhibit 15 |
| B. Ratification of Lighting Services Agreement – Amendment 1 | Exhibit 16 |
| VI. Audience Comments (New Business) | |
| VII. Staff Reports | |
| A. District Manager | |
| B. District Counsel | |
| C. Amenity Manager | |
| VIII. Supervisors Requests | |
| IX. Adjournment | |

EXHIBIT 1



Avalon Grove CDD

Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 08/19/2020

Prepared for:

DPFG Management & Consulting LLC

250 International Parkway Suite 280

Lake Mary, FL 32746

Prepared by:

Alan Wilson, Assist Service Manager

Aquatic Systems, Inc. Sanford Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

Site: 1



Comments: Site looks good

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

Site: 2



Comments: Site looks good

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

Site: 3



Comments: Site looks good

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

Site: 4



Comments: Site looks good

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

Site: 5



Comments: Site looks good

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

Site: 6



Comments: Site looks good

small patches of shoreline grasses present

Site: 7



Comments: Site looks good

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

Site: 8



Comments: Site looks good

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

Site: 9



Comments: Site looks good

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

Site: 10



Comments: Site looks good

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

Site: 11



Comments: Site looks good

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

Site: 12



Comments: Site looks good

Pond is clear of submersed vegetation and algal growth.

Site: 13



Comments: Site looks good

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

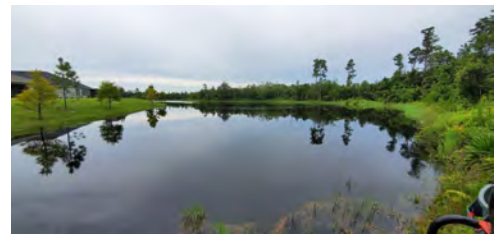
Site: 14



Comments: Site looks good

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

Site: 15



Comments: Site looks good

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

Site: 16



Comments: Site looks good

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

Site: 17



Comments: Site looks good

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

Site: 18



Comments: Site looks good

Site: 19



Comments: Normal growth observed

Some shoreline grasses present.

Site: 20



Comments: Site looks good

Pond is clear of submersed vegetation and algae.

Site: 21



Comments: Site looks good

Pond is clear of shoreline grasses and algal growth.

Site:

Comments:



EXHIBIT 2

1 **MINUTES OF MEETING**

2 **AVALON GROVES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
5 Development District was held on Thursday, July 23, 2020 at 11:30 a.m., via Zoom Conference Call.

6 **FIRST ORDER OF BUSINESS – Roll Call**

7 Ms. Thibault called the meeting to order and conducted roll call.

8 Present and constituting a quorum were:

9	Jim Harvey	Board Supervisor, Chairman
10	Greg Meath	Board Supervisor, Vice Chairman
11	Brad Walker	Board Supervisor, Assistant Secretary
12	Jon Seifel	Board Supervisor, Assistant Secretary
13	Candice Smith	Board Supervisor, Assistant Secretary

14 Also present were:

15	Patricia Thibault	District Manager, DPGF Management & Consulting
16	Logan Muether	Manager Associate, DPGF Management & Consulting
17	Jason Walters	District Counsel, Hopping Green & Sams

18 *The following is a summary of the discussions and actions taken at the July 23, 2020 Avalon Groves CDD*
19 *Board of Supervisors meeting.*

20 **SECOND ORDER OF BUSINESS – Audience Comments**

21 There being none, the next item followed.

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

23 A. Exhibit 1: Solitude Lake Management – Waterway Inspection

24 B. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular
25 Meeting Held June 25, 2020

26 On a MOTION by Mr. Harvey, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
27 the Minutes of the Board of Supervisors Regular Meeting held on June 25, 2020 for the Avalon Groves
28 Community Development District.

29 C. Exhibit 3: Consideration for Acceptance – The June 2020 Unaudited Financial Report

30 Ms. Smith made note of short-term bonds, requesting District Counsel to contact the District
31 Engineer regarding outstanding reimbursements associated.

32 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board accepted
33 the May 2020 Unaudited Financial Report for the Avalon Groves Community Development District.

34 D. Exhibit 4: Presentation of the June Field Operations Report

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

36 A. Exhibit 5: Presentation & Acceptance of the FY 2019 Audited Annual Financial Report

37 On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board accepted
38 the FY 2019 Audited Annual Financial Report for the Avalon Groves Community Development District.

39 B. Exhibit 6: Consideration of Letter Agreement for Acquisition of Hardscape & Sidewalk
40 Improvements

41 Ms. Smith noted that this item was for the shade structure in addition to the sidewalk leading up.

42 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved
43 the Letter Agreement for Acquisition of Hardscape & Sidewalk Improvements, in substantial form, for
44 the Avalon Groves Community Development District.

45 C. Exhibit 7: Consideration of Steadfast Environmental Aquatic Maintenance Proposal -
46 \$23,236.92/annually

47 D. Exhibit 8: Consideration of Solitude Lake Management Services Contract - \$25,320.00/annually

48 The above two contract proposals were tabled to the next meeting, pending acquisition of a third
49 agreement proposal.

50 E. Exhibit 9: Presentation of Memorandum Regarding Amendment to Website Requirements

51 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board
52 approved for the amendment to website posting to take place beginning September, for the Avalon
53 Groves Community Development District.

54 **FIFTH ORDER OF BUSINESS – Consent Agenda**

55 A. Exhibit 10: Ratification of Yellowstone Back Filling Proposal - \$3,130.00

56 On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved
57 the Ratification of the Yellowstone Back Filling Proposal, in the amount of \$3,130.00, for the Avalon
58 Groves Community Development District.

59 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business**

60 There being none, the next item followed.

61 **SEVENTH ORDER OF BUSINESS – Staff Reports**

62 A. District Manager

63 There being none, the next item followed.

64 B. District Counsel

65 Mr. Walters noted that the Executive Order allowing for telephonic meetings expired at the end of
66 the month, and that Counsel would continue to monitor for any extensions or changes.

67 C. Amenity Manager

68 There being none, the next item followed.

69 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

70 Mr. Harvey commented that Pulte Homes had purchased Village 3 property, stating that the
71 parcel would amount to approximately 300 home sites.

72 **NINTH ORDER OF BUSINESS – Adjournment**

73 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
74 adjourn the meeting. There being none, Mr. Harvey made a motion to adjourn the meeting.

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

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

80 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
81 **meeting held on _____.**

82

83

Signature

Signature

Printed Name

Printed Name

84 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 3

Avalon Groves Community Development District

Summary Financial Statements
(Unaudited)

Period Ending
July 31, 2020

Avalon Groves Community Development District
Balance Sheet
Unaudited
July 31, 2020

	GENERAL FUND	2017 (AA1)	2017A-1 (AA2)	2017A-2 (AA2)	2019	CIP (AA1)	CIP A-1 (AA2)	CIP A-2 (AA2)	TOTAL
ASSETS:									
CASH	\$ 153,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20	\$ -	\$ 153,133
INVESTMENTS:									
REVENUE FUND	-	41,307	61,951	1	52,459	-	-	-	155,718
CAP INTEREST	-	5	8	-	2	-	-	-	15
DS RESERVE	-	175,685	534,072	218	106,460	-	-	-	816,435
COST OF ISSUANCE	-	-	-	-	13,158	-	-	-	13,158
PREPAYMENT ACCOUNT	-	26,804	30,487	7,795	-	-	-	-	65,086
SINK FUND ACCT (AA2)	-	2	4	-	-	-	-	-	6
ACQ. & CONST. 2017 (AA1)	-	-	-	-	-	30,527	-	-	30,527
ACQ. & CONST. 2017A-1 (AA2)	-	-	-	-	-	-	13,173	-	13,173
ACQ. & CONST. 2017A-2 (AA2)	-	-	-	-	-	-	-	94,763	94,763
ACQ. & CONST. 2019	-	-	-	-	-	-	-	-	-
PREPAID ITEMS	-	-	-	-	-	-	-	-	-
DUE FROM GF	-	129	909	-	307	-	-	-	1,345
OFF ROLL - RECEIVABLE ASSMT.	-	-	-	-	-	-	-	-	-
DEPOSITS	1,587	-	-	-	-	-	-	-	1,587
TOTAL ASSETS	\$ 154,700	\$ 243,932	\$ 627,430	\$ 8,014	\$ 172,386	\$ 30,527	\$ 13,193	\$ 94,763	\$ 1,344,946
LIABILITIES:									
ACCOUNTS PAYABLE	\$ 97,130	\$ -	\$ -	\$ -	\$ -	\$ 30,423	\$ -	\$ -	\$ 127,553
ACCRUED EXPENSES	8,000	-	-	-	-	-	-	-	8,000
DUE TO DEBT SERVICE	1,344	-	-	-	-	-	-	-	1,344
DUE TO CONSTRUCTION	-	-	-	-	-	-	-	-	-
OFF ROLL - DEFERRED REVENUE	-	-	-	-	-	-	-	-	-
RETAINAGE PAYABLE	-	-	-	-	-	-	-	-	-
FUND BALANCE:									
NONSPENDABLE:									
PREPAID AND DEPOSITS	1,587	-	-	-	-	-	-	-	1,587
ASSIGNED:									
OPERATING RESERVES	-	-	-	-	-	-	-	-	-
RESERVES, ROADWAYS UNASSIGNED:	46,638	243,932	627,430	8,014	172,386	104	13,193	94,763	1,206,461
TOTAL LIABILITIES & FUND BALANCE	\$ 154,700	\$ 243,932	\$ 627,430	\$ 8,014	\$ 172,386	\$ 30,527	\$ 13,193	\$ 94,763	\$ 1,344,946

Avalon Groves Community Development District
Statement of Revenue, Expenditures And Change In Fund Balance
For The Period Ending July 31, 2020

	FY2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
SPECIAL ASSESSMENTS (LANDOWNER OFF-ROLL)	\$ 515,807	429,839	\$ 315,324	\$ (114,515)
MISC. REVENUE	-	-	549	549
TOTAL REVENUES	515,807	429,839	315,873	(113,967)
EXPENDITURES				
GENERAL ADMINISTRATIVE				
DISTRICT MANAGEMENT SERVICES	32,000	26,667	20,000	6,667
BANK FEES	150	125	-	125
AUDITING	2,750	2,750	2,750	-
REGULATORY & PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	4,000	3,333	2,250	1,083
ENGINEERING SERVICES	12,000	10,000	-	10,000
LEGAL SERVICES	25,000	20,833	5,882	14,951
TECHNOLOGY & WEBSITE ADMIN.	2,265	2,509	2,509	0
MISCELLANEOUS (appraisal, etc.)	500	417	50	367
TOTAL GENERAL ADMINISTRATIVE	78,840	66,809	33,616	33,193
INSURANCE				
INSURANCE	5,500	5,500	7,125	(1,625)
TOTAL INSURANCE	5,500	5,500	7,125	(1,625)
DEBT SERVICE ADMIN.				
DISCLOSURE REPORT	5,000	5,000	5,000	-
ARBITRAGE REBATE	1,500	1,500	650	850
TRUSTEE FEES	10,500	8,950	8,950	-
TOTAL DEBT ADMINISTRATION	17,000	15,450	14,600	850
UTILITIES				
UTILITIES-ELECTRICITY	2,500	2,394	2,394	-
STREETLIGHTS	150,000	125,000	87,500	37,500
UTILITY CONTINGENCY	15,000	12,500	13,444	(944)
TOTAL UTILITIES	167,500	139,894	103,338	36,556
PHYSICAL ENVIRONMENT				
LAKE & POND MAINTENANCE	25,600	21,333	12,850	8,483
LANDSCAPE MAINTENANCE	169,567	141,306	157,025	(15,719)
LANDSCAPE - MISC.	15,000	15,000	32,846	(17,846)
WETLAND MITIGATION & MAINTENANCE	20,800	20,800	28,200	(7,400)
FIELD MANAGEMENT	6,000	5,000	500	4,500
FIELD CONTINGENCY	5,000	4,167	695	3,472
HARDSCAPE REPAIRS & MAINT.	5,000	4,167	1,339	2,828
BUILDOUT CONTINGENCY	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	246,967	211,773	233,455	(21,682)
TOTAL EXPENDITURES	515,807	439,426	392,134	47,292
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(9,586)	(76,261)	(66,674)
FUND BALANCE - BEGINNING	-	-	124,486	-
FUND BALANCE - ENDING	\$ -	\$ (9,586)	\$ 48,225	\$ (66,674)

Avalon Groves Community Development District
SERIES 2017A-1 (AA1)
For The Period Starting October 1, 2019 Ending July 31, 2020

	<u>FY2020 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL INTEREST	\$ 185,153	185,153	\$ 235,359	\$ 50,206
LESS: DISCOUNT ASSESSMENTS (4%)	-	-	2,285	2,285
	(7,715)	-	-	-
TOTAL REVENUE	<u>177,438</u>	<u>185,153</u>	<u>237,644</u>	<u>52,491</u>
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	7,715	-	-	-
INTEREST EXPENSE			66,981	
NOVEMBER 1, 2020	66,981	66,981	66,981	-
MAY 1, 2020	66,106	-	-	-
PRINCIPAL RETIREMENT				
MAY 1, 2019	35,000	35,000	35,000	-
TOTAL EXPENDITURES	<u>175,802</u>	<u>101,981</u>	<u>168,962</u>	<u>-</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	1,636	83,172	68,682	52,491
TRANSFER IN			-	
TRANSFER OUT			-	
FUND BALANCE - BEGINNING		-	175,251	175,251
FUND BALANCE - ENDING	<u>\$ 1,636.00</u>	<u>\$ 83,172</u>	<u>\$ 243,933</u>	<u>\$ 227,742</u>

Avalon Groves Community Development District
SERIES 2017A-1 (AA2)
For The Period Starting October 1, 2019 Ending July 31, 2020

	<u>FY2020 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL INTEREST	\$ 559,241	466,034	\$ 417,512	\$ (48,522)
LESS: DISCOUNT ASSESSMENTS (4%)	-	-	6,599	6,599
	<u>(23,302)</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL REVENUE	<u>535,939</u>	<u>466,034</u>	<u>424,111</u>	<u>(41,923)</u>
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	23,302	-	-	-
INTEREST EXPENSE			-	
NOVEMBER 1, 2019	210,131	210,131	210,117	14
MAY 1, 2020	207,444	-	210,131	(210,131)
PRINCIPAL RETIREMENT				
MAY 1, 2019	100,000	100,000	100,000	-
TOTAL EXPENDITURES	<u>540,877</u>	<u>310,131</u>	<u>520,248</u>	<u>(210,117)</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	(4,938)	155,903	(96,137)	168,194
TRANSFER IN				
TRANSFER OUT			-	
FUND BALANCE - BEGINNING		-	723,567	723,567
FUND BALANCE - ENDING	<u>\$ (4,938.00)</u>	<u>\$ 155,903</u>	<u>\$ 627,430</u>	<u>\$ 891,761</u>

Avalon Groves Community Development District
SERIES 2017A-2 (AA2)

For The Period Starting October 1, 2019 Ending July 31, 2020

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
REVENUE	
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ -
INTEREST	1,247
LESS: DISCOUNT ASSESSMENTS (4%)	-
TOTAL REVENUE	<u>1,247</u>
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	1,200
INTEREST EXPENSE	-
MAY 1, 2019	-
NOVEMBER 1, 2019	-
PRINCIPAL PREPAYMENT	304,843
MAY 1, 2019	-
TOTAL EXPENDITURES	<u>306,043</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	(304,796)
TRANSFER IN	
TRANSFER OUT	(2,998)
FUND BALANCE - BEGINNING	315,808
FUND BALANCE - ENDING	<u><u>\$ 8,015</u></u>

Avalon Groves Community Development District
SERIES 2019
For The Period Starting October 1, 2019 Ending July 31, 2020

	<u>FY2020 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL INTEREST	\$ 228,907	190,756	\$ 124,420	\$ (66,336)
LESS: DISCOUNT ASSESSMENTS (4%)	-	-	1,438	1,438
	(9,156)	-	-	-
TOTAL REVENUE	<u>219,751</u>	<u>190,756</u>	<u>125,858</u>	<u>(64,898)</u>
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	9,156	1,500	1,500	-
INTEREST EXPENSE			-	-
			36,433	-
NOVEMBER 1, 2019	72,065	72,065	72,065	-
MAY 1, 2020	72,065	-	-	-
PRINCIPAL RETIREMENT				
MAY 1, 2019	65,000	-	-	-
TOTAL EXPENDITURES	<u>218,286</u>	<u>73,565</u>	<u>109,998</u>	<u>-</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	1,465	117,191	15,860	(64,898)
TRANSFER IN				
TRANSFER OUT			-	-
FUND BALANCE - BEGINNING		-	156,526	156,526
FUND BALANCE - ENDING	<u>\$ 1,465.00</u>	<u>\$ 117,191</u>	<u>\$ 172,386</u>	<u>\$ 91,628</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, 2020

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
BOND PROCEEDS	\$ -
INTEREST	278
TOTAL REVENUES	<u>278</u>
 EXPENDITURES	
REQUISITIONS	30,423
TRUSTEE FEES	-
TOTAL EXPENSE	<u>30,423</u>
 TOTAL EXPENDITURES	<u>30,423</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (30,145)
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	30,249
 FUND BALANCE - ENDING	 <u><u>\$ 104</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, 2020

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
NET PROCEEDS	\$ -
INTEREST	120
TOTAL REVENUES	<u>120</u>
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
TRUSTEE FEES	-
TOTAL EXPENSE	<u>-</u>
 TOTAL EXPENDITURES	<u>-</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 120
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	13,073
 FUND BALANCE - ENDING	 <u>\$ 13,193</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, 2020

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
DEVELOPER FUNDING	-
INSURANCE CLAIM	\$ -
INTEREST	899
TOTAL REVENUES	<u>899</u>
 EXPENDITURES	
REQUISITIONS	15,270
TRUSTEE FEES	-
TOTAL EXPENSE	<u>15,270</u>
 TOTAL EXPENDITURES	<u>15,270</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (14,371)
TRANSFER IN	2,998
TRANSFER OUT	-
FUND BALANCE - BEGINNING	106,137
 FUND BALANCE - ENDING	 <u><u>\$ 94,764</u></u>

Avalon Groves Community Development District
Bank Reconciliation
July 31, 2020

	<u>BU</u>
Balance Per Bank Statement	\$ 164,732.00
Less: Outstanding AP Checks	(11,619.00)
<i>Adjusted Bank Balance</i>	<u>\$ 153,113.00</u>
Beginning Bank Balance Per Books	\$ 188,127.88
Deposits & Interest	8,487.56
Cash Disbursements	(43,502.44)
<i>Balance Per Books</i>	<u>\$ 153,113.00</u>

Avalon Groves CDD
Check Register
Operating Account
FY 2020

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
9/30/2019		EOY	Balance	35,948.42	24,566.62	96,732.50
10/01/2019		VK Avalon Groves	Deposit	647.60		85,616.90
10/01/2019		VK Avalon Groves	Deposit	647.60		86,264.50
10/02/2019		VK Avalon Groves	Deposit	647.60		86,912.10
10/07/2019	1236	Egis Insurance Risk Advisors	Annual Renewal 2020		7,125.00	79,787.10
10/09/2019	1232	Regions Bank.	Due to DS2017A-1 Acct #8871		9,988.11	69,798.99
10/10/2019	9033	Aquatic Systems, Inc.	Lake & Wetland Svc - October		1,285.00	68,513.99
10/10/2019	9034	BIO-TECH CONSULTING, INC.	Quarterly Maintenance -		5,800.00	62,713.99
10/10/2019	9035	Hopping Green & Sams	Legal Svcs - Aug		1,713.51	61,000.48
10/10/2019	9036	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Board Mtg Sept,		10,000.00	51,000.48
10/14/2019		VK Avalon Groves	Deposit	44,036.80		95,037.28
10/14/2019		VK Avalon Groves	Deposit	632.81		95,670.09
10/14/2019		VK Avalon Groves	Deposit	632.81		96,302.90
10/15/2019	1237	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY2020		175.00	96,127.90
10/18/2019	9037	Greenberg Traurig	Legal Svcs		334.72	95,793.18
10/18/2019	9038	Yellowstone Landscape	Monthly Landscaping - October		11,760.04	84,033.14
10/18/2019	9039	Hopping Green & Sams	Legal Svcs - Sept		1,321.47	82,711.67
10/18/2019	9040	Orlando Sentinel	Legal Ad 9/17		271.25	82,440.42
10/23/2019		VK Avalon Groves	Deposit	632.81		83,073.23
10/23/2019		VK Avalon Groves	Deposit	22,222.35		105,295.58
10/25/2019		VK Avalon Groves	Deposit	86,613.71		191,909.29
10/25/2019	ACH102519	Sumter Electric Cooperative	9/10-9/30 - 17325 Sawgrass Bay Blvd		280.14	191,629.15
10/29/2019	WIRE102919	Regions Bank.	Nov'19 DS - Regions Series 2017A-1 (AA2)		86,613.71	105,015.44
10/30/2019	ACH103019.1	Utilities, Inc. of Florida	Island - Sept		11.07	105,004.37
10/30/2019	ACH103019.2	Utilities, Inc. of Florida	Tot Lot - Sept		11.91	104,992.46
10/31/2019		EOM	Balance	156,714.09	136,690.93	104,992.46
11/01/2019	ACH110119	Sumter Electric Cooperative	10/1-10/15 - 16920 Sawgrass Bay Blvd		29.55	104,962.91
11/07/2019	9041	Aquatic Systems, Inc.	Lake & Wetland Svc - November		1,285.00	103,677.91
11/07/2019	9042	Yellowstone Landscape	Monthly Landscaping - November		11,760.00	91,917.91
11/07/2019	9043	Heidt Design	Engineering Services - February (Rcvd 11/7/19)		6,500.00	85,417.91
11/11/2019		VK Avalon Groves	Deposit	632.81		86,050.72
11/11/2019		Lake County Tax Collector	Deposit	979.17		87,029.89
11/11/2019		DR Horton	Deposit	2,531.24		89,561.13
11/11/2019		VK Avalon Groves	Deposit	1,265.62		90,826.75
11/11/2019		NVR Settlement	Deposit	632.81		91,459.56
11/11/2019		VK Avalon Groves	Deposit	1,265.62		92,725.18
11/11/2019		VK Avalon Groves	Deposit	1,942.80		94,667.98
11/21/2019		Lake County Tax Collector	Deposit	12,544.03		107,212.01
11/22/2019		Lake County Tax Collector	Deposit	0.03		107,212.04
11/23/2019	ACH112319	Sumter Electric Cooperative	10/9-11/7 - 17325 Sawgrass Bay Blvd		290.14	106,921.90
11/27/2019		Lake County Tax Collector	Deposit	40,932.94		147,854.84
11/30/2019	ACH113019	Sumter Electric Cooperative	10/15-11/13 - 16920 Sawgrass Bay Blvd		190.00	147,664.84
11/30/2019		EOM	Balance	62,727.07	20,054.69	147,664.84
12/02/2019	ACH120219.1	Utilities, Inc. of Florida	Tot Lot - Oct		10.21	147,654.63
12/02/2019	ACH120219.2	Utilities, Inc. of Florida	Island - Oct		11.07	147,643.56
12/02/2019	ACH120219	Sumter Electric Cooperative	11/13-12/12 - 16920 Sawgrass Bay Blvd		29.55	147,614.01
12/03/2019		VK Avalon Groves	Deposit	7,593.72		155,207.73
12/03/2019		DR Horton	Deposit	632.81		155,840.54
12/03/2019		DR Horton	Deposit	632.81		156,473.35
12/03/2019		DR Horton	Deposit	632.81		157,106.16
12/03/2019		VK Avalon Groves	Deposit	632.81		157,738.97
12/03/2019		NVR Settlement	Deposit	687.84		158,426.81
12/03/2019		NVR Settlement	Deposit	687.84		159,114.65
12/03/2019		NVR Settlement	Deposit	632.81		159,747.46
12/03/2019		NVR Settlement	Deposit	632.81		160,380.27
12/03/2019		NVR Settlement	Deposit	687.84		161,068.11
12/03/2019		DR Horton	Deposit	632.81		161,700.92
12/03/2019		NVR Settlement	Deposit	687.84		162,388.76
12/03/2019		VK Avalon Groves	Deposit	1,265.62		163,654.38
12/06/2019		Lake County Tax Collector	Deposit	251,761.05		415,415.43
12/09/2019		Regions Bank.	Deposit	264,842.69		680,258.12
12/09/2019	1238	VK Avalon, LLC	Series A-2 DSR Fund Balance		264,842.69	415,415.43
12/12/2019	9044	BIO-TECH CONSULTING, INC.	Wetland Maint - Semi Annual Mitigation Monit		2,400.00	413,015.43
12/12/2019	9045	Hopping Green & Sams	Legal Svcs - Oct		411.85	412,603.58
12/12/2019	9046	Yellowstone Landscape	Monthly Landscaping - December		11,760.00	400,843.58
12/12/2019		DR Horton	Deposit	632.81		401,476.39
12/12/2019		DR Horton	Deposit	632.81		402,109.20
12/12/2019		DR Horton	Deposit	632.81		402,742.01
12/12/2019		NVR Settlement	Deposit	687.84		403,429.85
12/12/2019		VK Avalon Groves	Deposit	10,757.77		414,187.62
12/12/2019		Lake County Tax Collector	Deposit	27,012.54		441,200.16
12/16/2019		VK Avalon Groves	Deposit	632.81		441,832.97
12/16/2019		DR Horton	Deposit	632.81		442,465.78
12/16/2019		DR Horton	Deposit	632.81		443,098.59
12/16/2019		VK Avalon Groves	Deposit	632.81		443,731.40
12/18/2019	1239	A & A Playground Services Inc.	Playground Inspection		695.00	443,036.40
12/18/2019	1240	Innersync	ADA Website Compliance		2,008.92	441,027.48
12/18/2019	1241	Solitude Lake Management, LLC	Lake & Wetland Svc - December		1,285.00	439,742.48
12/23/2019	1242	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA2)		137,860.11	301,882.37
12/23/2019	1243	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA1)		19,454.93	282,427.44
12/23/2019	1244	Avalon Groves CDD	Due to debt service Series 2019 (AA1)		46,349.95	236,077.49
12/24/2019	ACH122419	Sumter Electric Cooperative	11/7-12/6 - 17325 Sawgrass Bay Blvd		290.83	235,786.66

Avalon Groves CDD
Check Register
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DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
12/30/2019	ACH123019.1	Utilities, Inc. of Florida	Island - Nov		11.07	235,775.59
12/30/2019	ACH123019.2	Utilities, Inc. of Florida	Tot Lot - Nov		11.10	235,764.49
12/30/2019	ACH123019	Sumter Electric Cooperative	11/13-12/12 - 16920 Sawgrass Bay Blvd		29.55	235,734.94
12/31/2019		Lake County Tax Collector	Deposit	14,971.64		250,706.58
12/31/2019	EOM		Balance	590,503.57	487,461.83	250,706.58
01/02/2020		Lot Closing	Deposit	632.81		276,339.39
01/02/2020		Lot Closing	Deposit	632.81		276,972.20
01/02/2020		Lot Closing	Deposit	632.81		277,605.01
01/02/2020		Lot Closing	Deposit	632.81		278,237.82
01/02/2020		Lot Closing	Deposit	632.81		278,870.63
01/02/2020		Lot Closing	Deposit	632.81		279,503.44
01/02/2020		Lot Closing	Deposit	3,519.55		283,022.99
01/02/2020		Lot Closing	Deposit	632.81		283,655.80
01/02/2020		Lot Closing	Deposit	632.81		284,288.61
01/09/2020	9047	Yellowstone Landscape	Landscape Maint		30,210.00	254,078.61
01/16/2020	9048	BIO-TECH CONSULTING, INC.	Wetland Maint		5,800.00	248,278.61
01/16/2020	9049	Solitude Lake Management, LLC	Lake & Wetland Svc - January		1,285.00	246,993.61
01/16/2020		Lot Closing	Deposit	632.81		247,626.42
01/16/2020		Lot Closing	Deposit	632.81		248,259.23
01/16/2020		Lot Closing	Deposit	632.81		248,892.04
01/16/2020		Lot Closing	Deposit	632.81		249,524.85
01/16/2020		Lot Closing	Deposit	632.81		250,157.66
01/16/2020		Lake County Tax Collector	Bank Interest	18.35		250,176.01
01/21/2020		Lake County Tax Collector	Bank Interest	44.05		250,220.06
01/22/2020		Lot Closing	Deposit	3,164.05		253,384.11
01/22/2020		Lot Closing	Deposit	632.81		254,016.92
01/22/2020		Lot Closing	Deposit	632.81		254,649.73
01/22/2020		Lot Closing	Deposit	632.81		255,282.54
01/22/2020		Lot Closing	Deposit	632.81		255,915.35
01/22/2020		Lot Closing	Deposit	632.81		256,548.16
01/23/2020	1245	Yellowstone Landscape	Irrigation Repairs - Replace Motherboard on Front Timer		2,205.85	254,342.31
01/23/2020	1246	Sumter Electric Cooperative	Deposit		417.13	253,925.18
01/27/2020		Lot Closing	Deposit	632.81		254,557.99
01/27/2020		Lot Closing	Deposit	632.81		255,190.80
01/27/2020		Lot Closing	Deposit	632.81		255,823.61
01/27/2020		Lot Closing	Deposit	632.81		256,456.42
01/27/2020		Lot Closing	Deposit	632.81		257,089.23
01/29/2020	ACH012920	Utilities, Inc. of Florida	Tot Lot - December 2019		11.07	257,078.16
01/29/2020	ACH012920.2	Utilities, Inc. of Florida	Island - December 2019		11.07	257,067.09
01/30/2020		Misc. Revenue	Deposit	217.88		257,284.97
1/31/2020	EOM		Balance	21,518.51	39,940.12	257,284.97
02/04/2020		Lot Closing	Deposit	632.81		257,917.78
02/04/2020		Lot Closing	Deposit	632.81		258,550.59
02/04/2020		Lot Closing	Deposit	632.81		259,183.40
02/04/2020		Lot Closing	Deposit	632.81		259,816.21
02/04/2020		Lot Closing	Deposit	632.81		260,449.02
02/04/2020		Lot Closing	Deposit	632.81		261,081.83
02/12/2020	1247	Fireman Tom's Pressure Washing Co.	Pressure Washing		720.00	260,361.83
02/13/2020		Lot Closing	Deposit	632.81		260,994.64
02/18/2020		Lake County Tax Collector	Tax Collection	16,233.69		277,228.33
02/21/2020	1248	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Board Mtg January		4,000.00	273,228.33
02/25/2020		Lot Closing	Deposit	9,492.15		282,720.48
02/25/2020		Lot Closing	Deposit	7,593.72		290,314.20
02/25/2020		Lot Closing	Deposit	632.81		290,947.01
02/25/2020		Lot Closing	Deposit	632.81		291,579.82
02/25/2020		Lot Closing	Deposit	632.81		292,212.63
02/25/2020		Lot Closing	Deposit	632.81		292,845.44
02/25/2020		Lot Closing	Deposit	632.81		293,478.25
02/25/2020	1249	BIO-TECH CONSULTING, INC.	Wetland Maint.		9,600.00	283,878.25
02/28/2020		Lot Closing	Deposit	632.81		284,511.06
02/28/2020		Lot Closing	Deposit	632.81		285,143.87
2/29/2020	EOM		Balance	42,178.90	14,320.00	285,143.87
03/02/2020	ACH030220	Utilities, Inc. of Florida	Tot Lot - January 2020		11.12	285,132.75
03/02/2020	ACH030220.2	Utilities, Inc. of Florida	Island - January 2020		185.12	284,947.63
03/03/2020	ACH030320	Sumter Electric Cooperative	01/14/20 - 02/13/20 - 16920 Sawgrass Bay Blvd		35.64	284,911.99
03/03/2020	ACH030320.2	Sumter Electric Cooperative	01/14/20 - 02/13/20 - 17325 Sawgrass Bay Blvd		292.03	284,619.96
03/05/2020	ACH030520	Utilities, Inc. of Florida	Monthly utility February Basswood Ln Irrigation		4,291.47	280,328.49
03/10/2020	ACH030320.3	Sumter Electric Cooperative	1/14-2/13/20 - 17052 Basswood Lane		76.21	280,252.28
03/11/2020		Lot Closing	Deposit	632.81		280,885.09
03/11/2020		Lot Closing	Deposit	632.81		281,517.90
03/11/2020		Lot Closing	Deposit	632.81		282,150.71
03/12/2020		Misc. Revenue	Deposit	100.00		282,250.71
03/13/2020	1251	CLI Professional Landscaping	Landscape Maint		18,025.00	264,225.71
03/17/2020	ACH031720	Utilities, Inc. of Florida	01/24/20-02/24/20 utility February Basswood Ln Irrigation		1,662.01	262,563.70
03/17/2020	ACH031720.2	Utilities, Inc. of Florida	01/24/20-02/24/20 utility February Basswood Ln Irrigation		2.25	262,561.45
03/19/2020		Lake County Tax Collector	Deposit	11,442.46		274,003.91
03/19/2020	1252	BIO-TECH CONSULTING, INC.	Wetland Mitigation Maintenance and Annual Monitoring Report		2,600.00	271,403.91
03/19/2020	1254	Hopping Green & Sams	Legal Svcs - Jan 2020		1,051.99	270,351.92
03/19/2020	1255	Orlando Sentinel	Legal Ad 1/27/20		215.00	270,136.92
03/19/2020	1256	Solitude Lake Management, LLC	Lake & Wetland Feb & Mar		2,570.00	267,566.92
03/19/2020	1257	Avalon Groves CDD	Due to debt service Series 2019 (AA1)		4,355.80	263,211.12
03/19/2020	1258	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA1)		1,828.30	261,382.82

Avalon Groves CDD
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DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
03/19/2020	1259	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA2)		12,897.56	248,485.26
03/19/2020	1260	David Jordan Lake County Tax Collector	Commission Expense		7,269.48	241,215.78
03/24/2020	1261	Hopping Green & Sams	Professional Svc thru 02/29/20		302.01	240,913.77
03/27/2020	1262	Oriando Sentinel	Legal Ad 2/1/20		413.76	240,500.01
03/27/2020	1263	Yellowstone Landscape	Landscape Maint		12,245.05	228,254.96
03/30/2020	ACH033020.1	Utilities, Inc. of Florida	Island - 01/24/20-02/24/20		225.36	228,029.60
03/30/2020	ACH033020.2	Utilities, Inc. of Florida	Tot Lot - 01/24/20-02/24/20		11.29	228,018.31
3/31/2020	EOM		Balance	13,440.89	70,566.45	228,018.31
04/02/2020	ACH040220.1	Sumter Electric Cooperative	02/13/20-03/16/20 - 17325 Sawgrass Bay Blvd		312.71	227,705.60
04/02/2020	ACH040220.2	Sumter Electric Cooperative	2/13/20-3/16/20 - 16920 Sawgrass Bay Blvd		38.03	227,667.57
04/02/2020		Deposit	Lot Closings	8,226.53		235,894.10
04/02/2020		Deposit	Lot Closings	1,898.43		237,792.53
04/02/2020	ACH040220	Sumter Electric Cooperative	2/13/20-03/17/20 - 17052 Basswood Lane		39.61	237,752.92
04/08/2020	1264	BIO-TECH CONSULTING, INC.			5,800.00	231,952.92
04/08/2020	1265	Yellowstone Landscape	Monthly Landscaping - April 2020		11,760.00	220,192.92
04/14/2020		Lake County Tax Collector	Deposit	6,148.16		226,341.08
04/17/2020	1266	Oriando Sentinel	Legal Ad 03/18/20		417.51	225,923.57
04/17/2020	1267	Solitude Lake Management, LLC	Lake & Wetland Svc - 04/2020		1,285.00	224,638.57
04/17/2020	1268	Utilities, Inc. of Florida	02/24-03/24 Utility Irrigation		1,032.39	223,606.18
04/23/2020		Kolter Payments	Deposit	225.00		223,381.18
04/28/2020	1270	Hopping Green & Sams	Legal Svc thru 03/31/20		282.50	223,098.68
04/28/2020	1271	Yellowstone Landscape	Monthly Landscaping - February 2020		11,760.00	211,338.68
04/28/2020	1272	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA1)		670.01	211,118.67
04/28/2020	1273	Yellowstone Landscape	Palm Tree Replacement at Shade Structure		1,000.00	210,118.67
04/28/2020	1274	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA2)		4,726.55	205,392.12
04/28/2020	1275	Avalon Groves CDD	Due to debt service Series 2019 (AA1)		1,596.26	203,795.86
04/28/2020	1276	David Jordan Lake County Tax Collector	Tax Distributions 2/1/20-2/29/20		228.85	203,567.01
04/29/2020	ACH042920	Utilities, Inc. of Florida	Island - 02/24/20-03/24/20		37.33	203,529.68
04/29/2020	ACH042920.2	Utilities, Inc. of Florida	Tot Lot - 02/24/20-03/24/20		11.21	203,518.47
04/30/2020		DR Horton	Lot Closings	632.81		204,151.28
04/30/2020		DR Horton	Lot Closings	3,164.05		207,315.33
04/30/2020		VK Avalon	Lot Closings	3,219.08		210,534.41
04/30/2020		Lake County Tax Collector	Deposit	5.74		210,540.15
4/30/2020	EOM		Balance	23,519.80	40,997.96	210,540.15
05/01/2020	ACH050220	Sumter Electric Cooperative	3/17/20-04/16/20 - 17052 Basswood Lane		35.66	210,504.49
05/01/2020	ACH050220.2	Sumter Electric Cooperative	3/16/20-04/15/20- 16920 Sawgrass Bay Blvd		35.64	210,468.85
05/01/2020	ACH050220.3	Sumter Electric Cooperative	03/136/20-04/15/20 - 17325 Sawgrass Bay Blvd		290.33	210,178.52
05/08/2020		Anthem Park	Deposit	1,265.62		211,444.14
05/13/2020	1277	CLI Professional Landscaping	Landscaping Maintenance March		3,605.00	207,839.14
05/13/2020	1278	Onsight Signage	Install/repair street signs		610.00	207,229.14
05/13/2020	1279	Oriando Sentinel	Legal Ad 04/14/20		342.50	206,886.64
05/13/2020	1280	Solitude Lake Management, LLC	Lake & Wetland Svc - May		1,285.00	205,601.64
05/13/2020	1281	Utilities, Inc. of Florida	03/24/20-04/23/20 February Basswood Ln Irr.		1,094.63	204,507.01
05/14/2020		DR Horton	Deposit	2,531.24		207,038.25
05/18/2020	ACH05182020	Anthem Park	Chargeback items		1,265.62	205,772.63
05/20/2020		Lake County Tax Collector	Deposit	14,100.47		219,873.10
05/27/2020	1282	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA1)		360.01	219,513.09
05/27/2020	1283	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA2)		2,539.61	216,973.48
05/27/2020	1284	Avalon Groves CDD	Due to debt service Series 2019 (AA1)		857.68	216,115.80
05/27/2020	1285	Yellowstone Landscape	received 5/22/20 - Pond 5 Tree Replacement		8,100.00	208,015.80
5/31/2020	EOM		Balance	17,897.33	20,421.68	208,015.80
06/01/2020	ACH060120.1	Utilities, Inc. of Florida	Tot Lot - 03/24/20-04/23/20		11.23	208,004.57
06/01/2020	ACH060120.2	Utilities, Inc. of Florida	Island - 03/24/20-04/23/20		38.02	207,966.55
06/01/2020		D.R. Horton	Lot Closing	10,124.96		218,091.51
06/01/2020	1286	Onsight Signage	Install/repair street signs		250.00	217,841.51
06/01/2020	1287	Yellowstone Landscape	Pump Station Upgrade		3,429.00	214,412.51
06/02/2020	ACH060220	Sumter Electric Cooperative	04/15-05/14 - 16920 Sawgrass Bay Blvd		34.46	214,378.05
06/02/2020	ACH060220.2	Sumter Electric Cooperative	04/15-05/14 - 17325 Sawgrass Bay Blvd		279.01	214,099.04
06/02/2020	ACH060220.3	Sumter Electric Cooperative	4/16/20-5/14/20 17052 Basswood Lane		33.77	214,065.27
06/04/2020	1288	CLI Professional Landscaping	Landscape Maint - Apr/May		7,210.00	206,855.27
06/04/2020	1289	LAKE COUNTY PROPERTY APPRAISER	Non Ad Valorem Collections		50.00	206,805.27
06/04/2020	1290	LLS Tax Solutions Inc.	Special Assesment Bonds 2017		650.00	206,155.27
06/04/2020	1291	Onsight Signage	Street Sign Repairs		478.75	205,676.52
06/05/2020		VK Avalon Groves	Lot Closing	3,164.05		208,840.57
06/05/2020		VK Avalon Groves	Lot Closing	632.81		209,473.38
06/05/2020		VK Avalon Groves	Lot Closing	632.81		210,106.19
06/09/2020	1292	Hopping Green & Sams	Legal Svc thru 04/30/20		1,307.62	208,798.57
06/09/2020	1293	Yellowstone Landscape	Serenoa Bush-Hog		906.87	207,891.70
06/18/2020		Park Square	Lot Closing	632.81		208,524.51
06/18/2020		D.R. Horton	Lot Closing	3,796.86		212,321.37
06/18/2020		VK Avalon Groves	Lot Closing	9,492.15		221,813.52
06/18/2020	1294	LLS Tax Solutions Inc.	Special Assessment Bond Series 2017A-1 and 2017A-2		1,950.00	219,863.52
06/18/2020	1295	Oriando Sentinel	Legal Ad 5/18/20		447.51	219,416.01
06/18/2020	1296	Solitude Lake Management, LLC	Lake & Wetland Svc - June		1,285.00	218,131.01
06/18/2020	1297	Utilities, Inc. of Florida	04/23-05/22 utility February Basswood Ln Irrigation		2,316.10	215,814.91
06/18/2020		Lake County Tax Collector	Lot Closing	3,895.93		219,710.84
06/23/2020	1298	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Board Mtg April and May		8,000.00	211,710.84
06/23/2020	1299	Yellowstone Landscape	Landscape Maint - May/June		23,520.00	188,190.84
06/29/2020	1300	Hopping Green & Sams	Legal Services		0.00	188,190.84
06/29/2020	1301	NVR Settlements	Voided check		0.00	188,190.84
06/29/2020	ACH062920	Utilities, Inc. of Florida	Island - May 2020		51.67	188,139.17
06/29/2020	ACH062920.2	Utilities, Inc. of Florida	Tot Lot - May 2020		11.29	188,127.88

Avalon Groves CDD
Check Register
Operating Account
FY 2020

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
6/30/2020	EOM		Balance	32,372.38	52,260.30	188,127.88
07/01/2020		Lake County Tax Collector	Delinquent & Homestead Payments	2,155.98		190,283.86
07/02/2020	ACH070220.1	Sumter Electric Cooperative	5/14-6/15 - 17325 Sawgrass Bay Blvd		156.08	190,127.78
07/02/2020	ACH070220.2	Sumter Electric Cooperative	5/14-6/15- 16920 Sawgrass Bay Blvd		38.03	190,089.75
07/02/2020	ACH070220	Sumter Electric Cooperative	5/14-6/15 17052 Basswood Lane		38.02	190,051.73
07/07/2020		VK Avalon Groves	Lot Closings	1,265.62		191,317.35
07/07/2020		DR Horton	Lot Closings	5,062.48		196,379.83
07/07/2020	1302	Hopping Green & Sams	Legal Svc thru 05/31/20		677.00	195,702.83
07/09/2020	1303	NVR Settlement Services	Refund on closing of Lot 473		632.81	195,070.02
07/09/2020	1304	Yellowstone Landscape	Monthly Landscaping - July		11,760.00	183,310.02
07/13/2020	1305	Orlando Sentinel	Legal Ad 6/12/20		413.76	182,896.26
07/13/2020	1306	Solitude Lake Management, LLC	Lake & Wetland Svc - July		1,285.00	181,611.26
07/16/2020	1307	Utilities, Inc. of Florida	5/22/20-6/24/20 utility Basswood Ln Irrigation		2,321.07	179,290.19
07/16/2020	1308	Yellowstone Landscape	received 7/10/20 - Plant Installation		3,130.00	176,160.19
07/20/2020	1309	David Jordan Lake County Tax Collector	Commission Expense		404.97	175,755.22
07/20/2020	1310	Avalon Groves CDD	Due to debt service Series 2019 (AA1) thru 07.17.20		2,521.64	173,233.58
07/20/2020	1311	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA2) thru 07.17.20		7,466.62	165,766.96
07/20/2020	1312	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA1) thru 07.17.20		1,058.44	164,708.52
07/24/2020		Lake County Tax Collector	Interest	3.48		164,712.00
07/28/2020	1313	Dibartolomeo, McBee, Hartley & Barnes, PA	Audit FY 2019		2,750.00	161,962.00
07/28/2020	1314	Regions Bank.	Trustee Fees - 2017		3,500.00	158,462.00
07/28/2020	1315	Regions Bank.	Trustee Fees - 2017A-1		3,500.00	154,962.00
07/31/2020	1316	Hopping Green & Sams	Legal Svc thru 06/30/20		1,849.00	153,113.00
7/31/2020	EOM		Balance	8,487.56	43,502.44	153,113.00

EXHIBIT 4

**AVALON GROVES
COMMUNITY DEVELOPMENT
DISTRICT
AUGUST 2020
FIELD INSPECTION REPORT**

TABLE CONTENT

- ✘ Summary
- ✘ Landscape
 - + Entrance
 - + Turf
 - + Sidewalks and infrastructure
 - + Ponds
 - + Trees
 - + Round-about at the clubhouse
- ✘ Maintenance Map
- ✘ Yellowstone Visual Landscape Checklist

SUMMARY

- Holes spotted at the dog park, Yellowstone has corrected the issue by filling in the holes.
- Weeds spotted in the annual beds. Yellowstone has corrected by spraying.
- Turf and surrounding landscaping observed to be properly maintained.
- Sidewalks and infrastructure are clear of debris.
- Ponds observed to be properly maintained with some algae spotted in the pond adjacent the clubhouse.

HOLES SPOTTED AT DOG PARK

Yellowstone has corrected the issue by filling in the holes with dirt. This picture shows the condition of the area after the holes were filled.



WEEDS SPOTTED IN ANNUAL BEDS

Yellowstone has corrected the issue by pulling the weeds and spraying the annual beds to limit weed regrowth. This picture shows the condition of the annual beds.



ENTRANCE

These are pictures of the entrance monument on Sawgrass Bay Boulevard. Turf, bushes, and annual beds observed to be properly maintained.



TURF

These pictures show the condition of the turf. Turf observed to be mowed and trimmed, no recommendations.



SIDEWALKS AND INFRASTRUCTURE

These pictures show the condition of the sidewalks and surrounding landscaping. Areas observed to be clear of debris with no damages or cracks, no recommendations.



PONDS

Observed little algae in Pond 18. Yellowstone is on schedule to treat the pond.



TREES

These pictures show the condition of the trees. Trees are manicured.



ROUND-ABOUT AT THE CLUBHOUSE

These are pictures of the condition of the round-about in front of the clubhouse.



MAINTENANCE MAP



EXHIBIT 5

RESOLUTION 2020-06

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 2020/2021 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 2020/2021 annual public meeting schedule to Lake County, Florida.

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

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2020.

ATTEST:

**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

**Notice of Meetings
Fiscal Year 2020-2021
The Avalon Groves
Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2020-2021 Regular Meetings of the Board of Supervisors of the Avalon Groves Community Development District shall be held the 4th Thursday of every month at 11:30 a.m. at *Avalon Groves Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The meeting dates are as follows [exceptions are noted below]:

October 22, 2020
November 26, 2020 – Thanksgiving – Cancelled
December 24, 2020 – Christmas Eve – Cancelled
January 28, 2021
February 25, 2021
March 25, 2021
April 22, 2021
May 27, 2021
June 24, 2021
July 22, 2021
August 26, 2021
September 23, 2021

**Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: <https://www.avalongrovescdd.org/>.*

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 (813)418-7473 Ext. 4302. 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

AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

PROPOSED OPERATING BUDGET
OCTOBER 1, 2020 – SEPTEMBER 30, 2021

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

BUDGET DEVELOPMENT

FLORIDA STATUTE 189.418

The total amount available from taxation and other sources, including balances brought forward for prior fiscal years, must equal the total of appropriations for expenditures and reserves.

(A Balanced Budget)

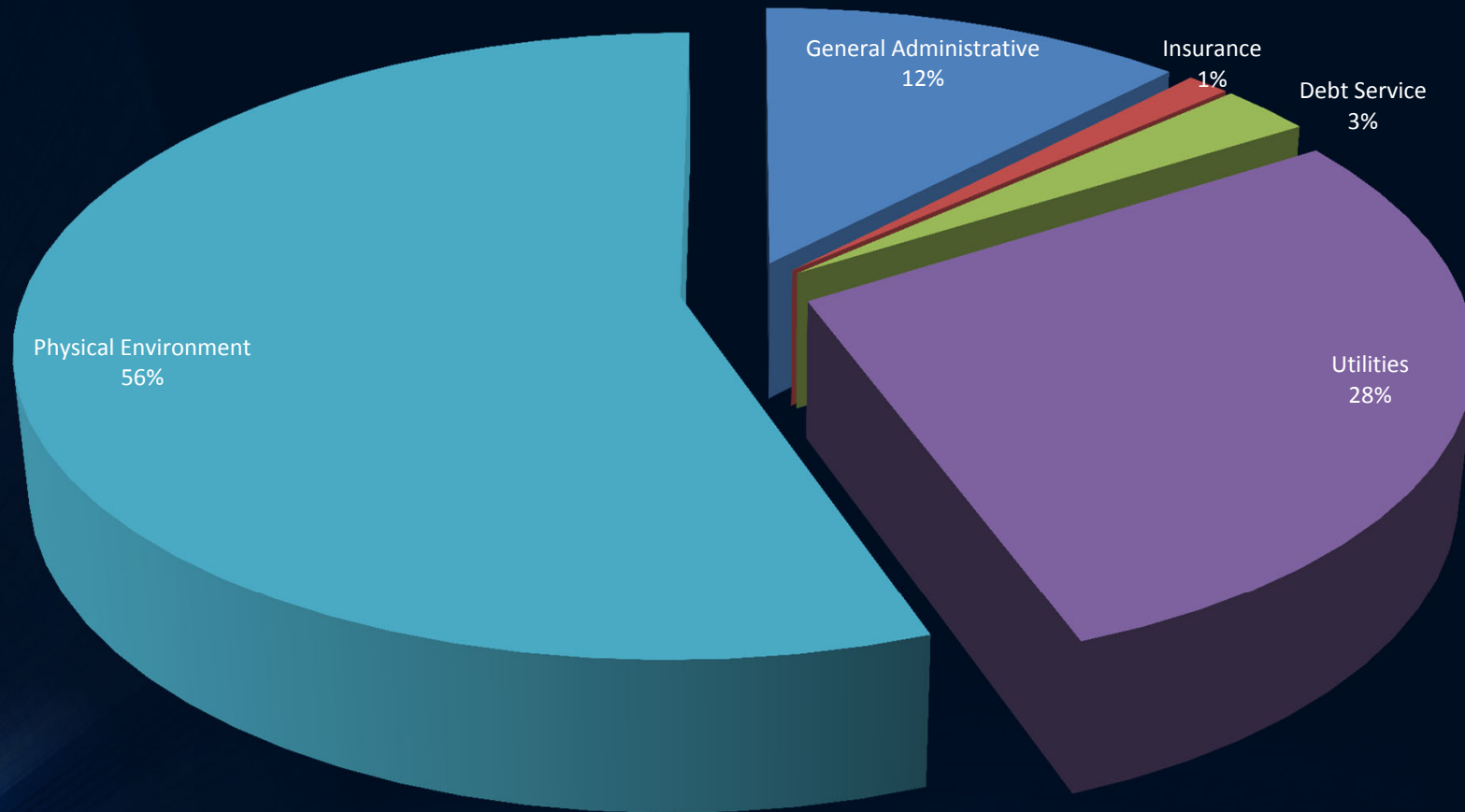
AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

BOARD BUDGET DEVELOPMENT:

1. Review of Actual Expenditures of Prior Fiscal Years
2. Review of Contracts and Service Level Provided
3. Consideration of Future Service Needs

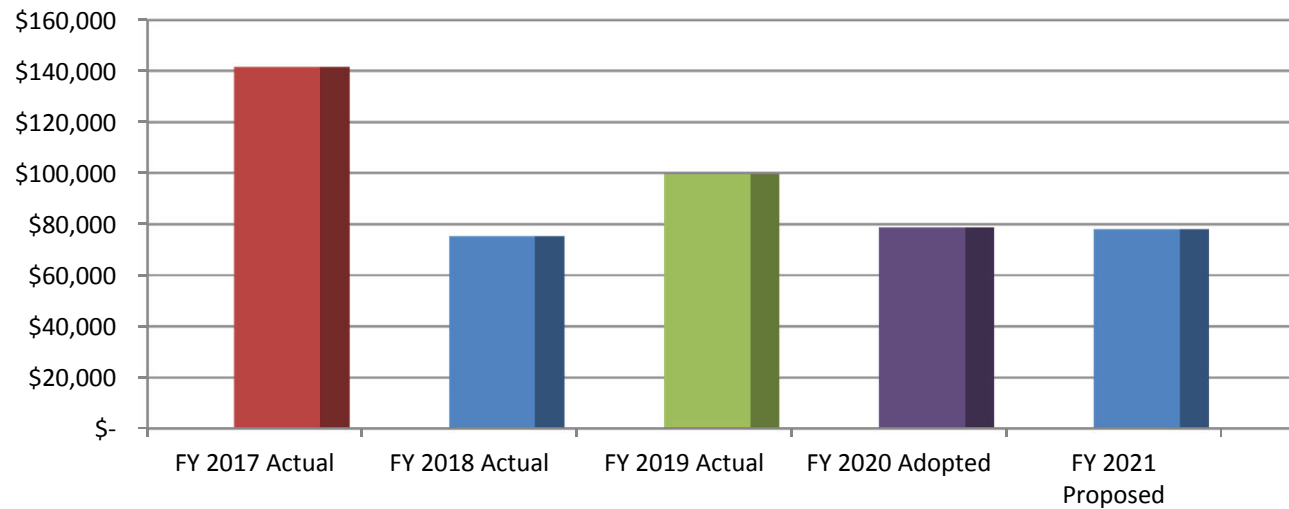
AVALON GROVES CDD

FY 2021 Expenditure Summary: \$641,745



AVALON GROVES CDD

General Administrative: \$78,225



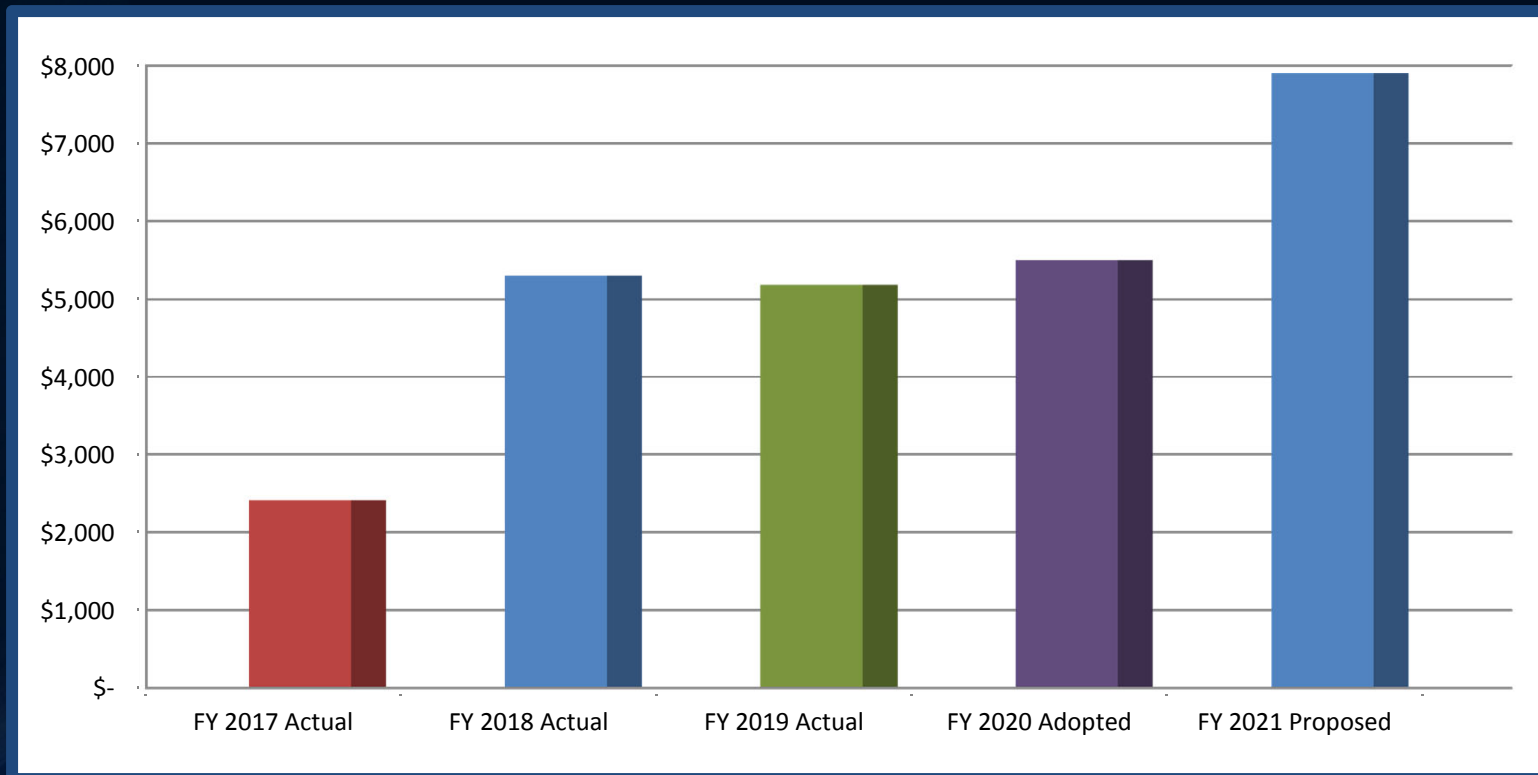
AVALON GROVES CDD

Administration: 12%, \$615 Decrease

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Adopted	FY 2020 YTD – March 31, 2020	FY 2021 Proposed	Variance FY 2020 to FY 2021
GENERAL ADMINISTRATIVE:							
DISTRICT MANAGEMENT SERVICES	44,000	20,000	48,000	32,000	4,000	32,000	
BANK FEES	28			150		150	
AUDITING		2,500	2,750	2,750		2,750	
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	
LEGAL ADVERTISEMENTS	6,037	2,660	1,891	4,000	1,046	4,000	
ENGINEERING SERVICES	4,975	10,000	13,008	12,000		12,000	
LEGAL SERVICES	79,902	35,409	29,503	25,000	1,766	25,000	
TECHNOLOGY & WEBSITE ADMIN.	960	980	2,621	2,265	2,509	1,650	(615)
MISCELLANEOUS (appraisal, mailing, etc.)	5,600	3,590	1,769	500		500	
TOTAL GENERAL ADMIN.	141,677	75,314	99,717	78,840	9,496	78,225	(615)

AVALON GROVES CDD

Insurance: \$7,900



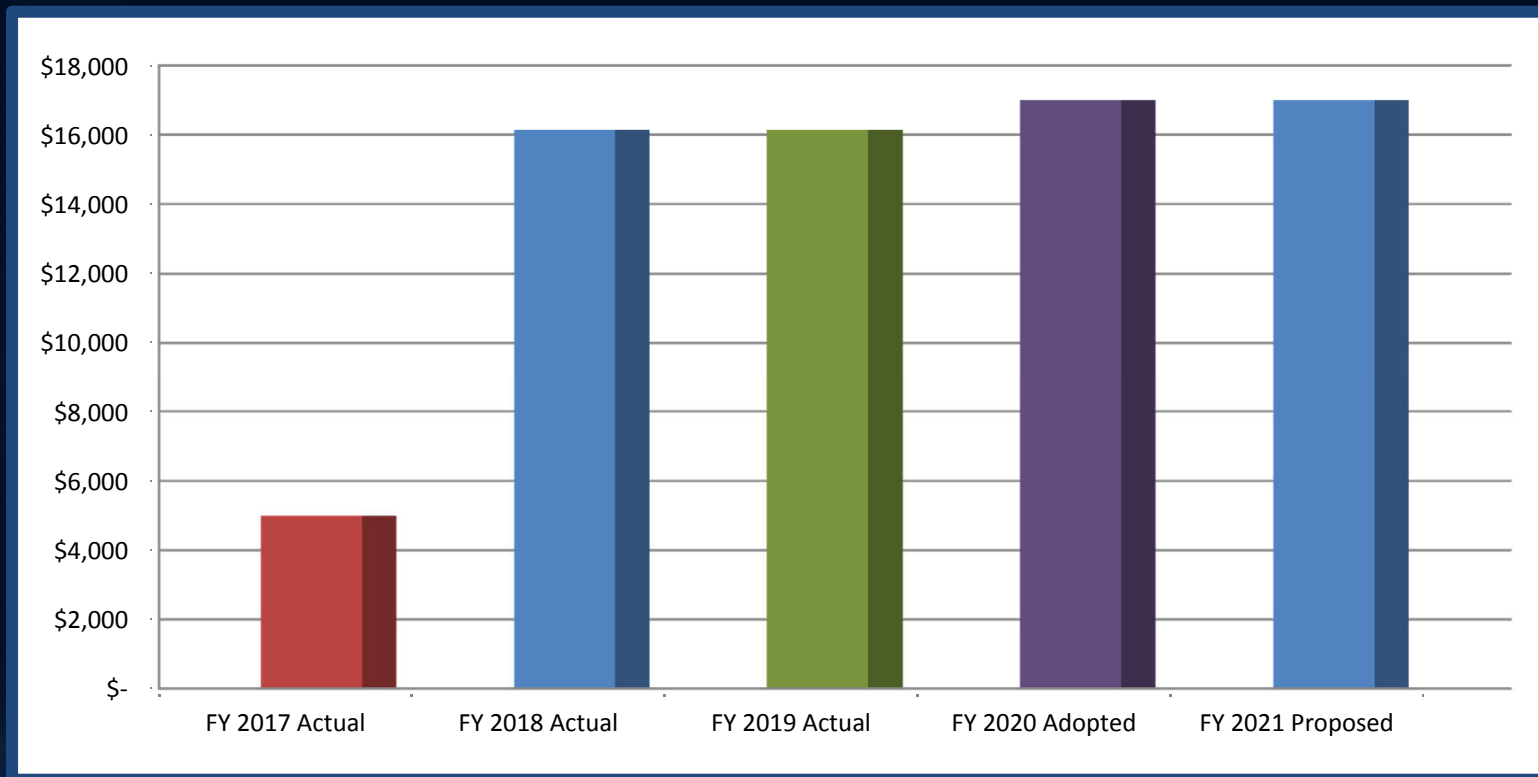
AVALON GROVES CDD

Insurance: 1%, \$2,400 Increase

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Adopted	FY 2020 YTD – March 31, 2020	FY 2021 Proposed	Variance FY 2020 to FY 2021
INSURANCE:							
INSURANCE	2,410	5,300	5,186	5,500	7,125	7,900	2,400
TOTAL INSURANCE	2,410	5,300	5,186	5,500	7,125	7,900	2,400

AVALON GROVES CDD

Debt Service Administration: \$17,000



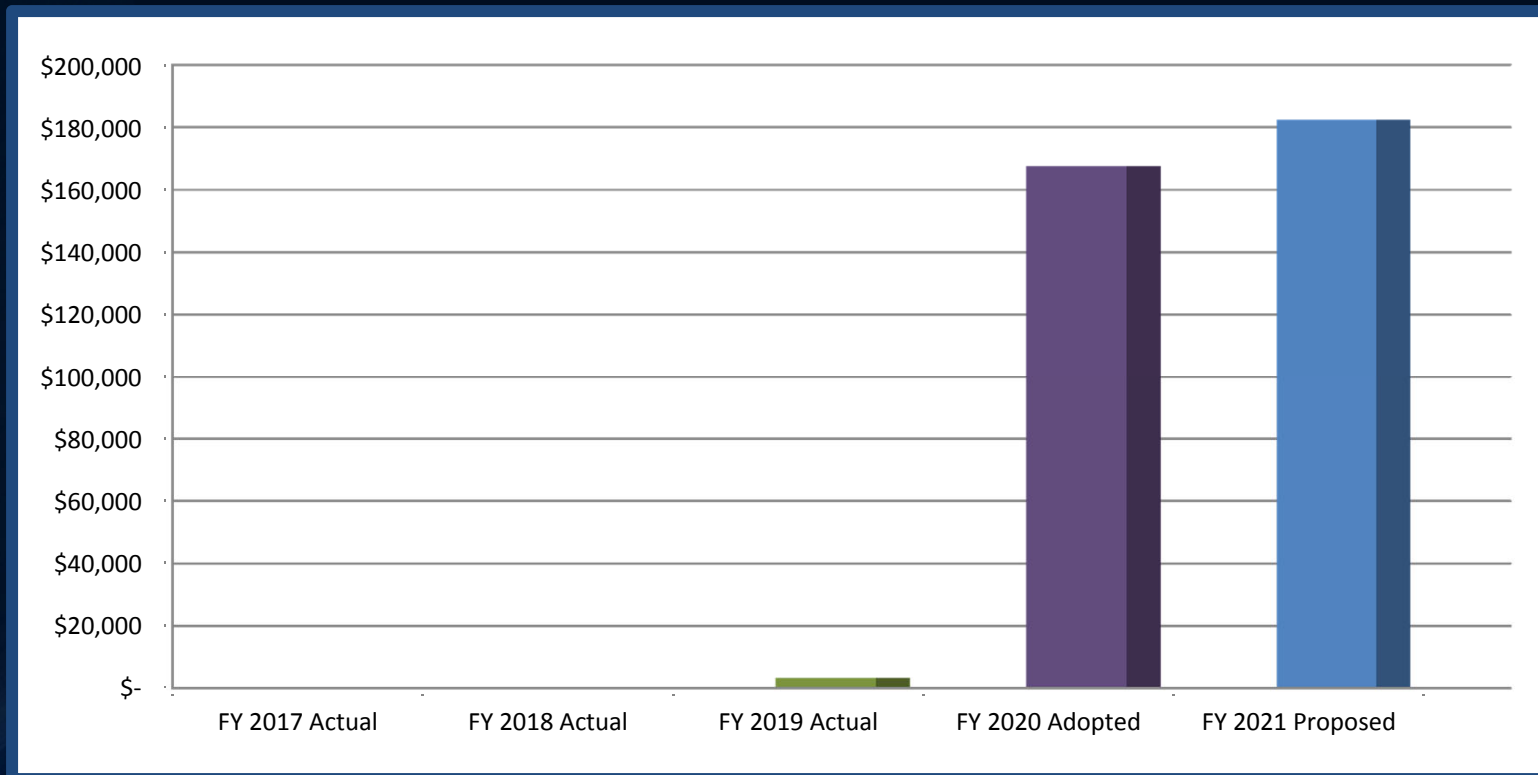
AVALON GROVES CDD

Debt Service Administration: 3%, No Variance

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Adopted	FY 2020 YTD – March 31, 2020	FY 2021 Proposed	Variance FY 2020 to FY 2021
DEBT SERVICE ADMIN. :							
DISCLOSURE REPORT	5,000	5,000	5,000	5,000	5,000	5,000	
ARBITRAGE REBATE		650	650	1,500		1,500	
TRUSTEE FEES		10,500	10,500	10,500		10,500	
TOTAL DEBT SERVICE ADMIN.	5,000	16,150	16,150	17,000	5,000	17,000	

AVALON GROVES CDD

Utilities: \$182,500



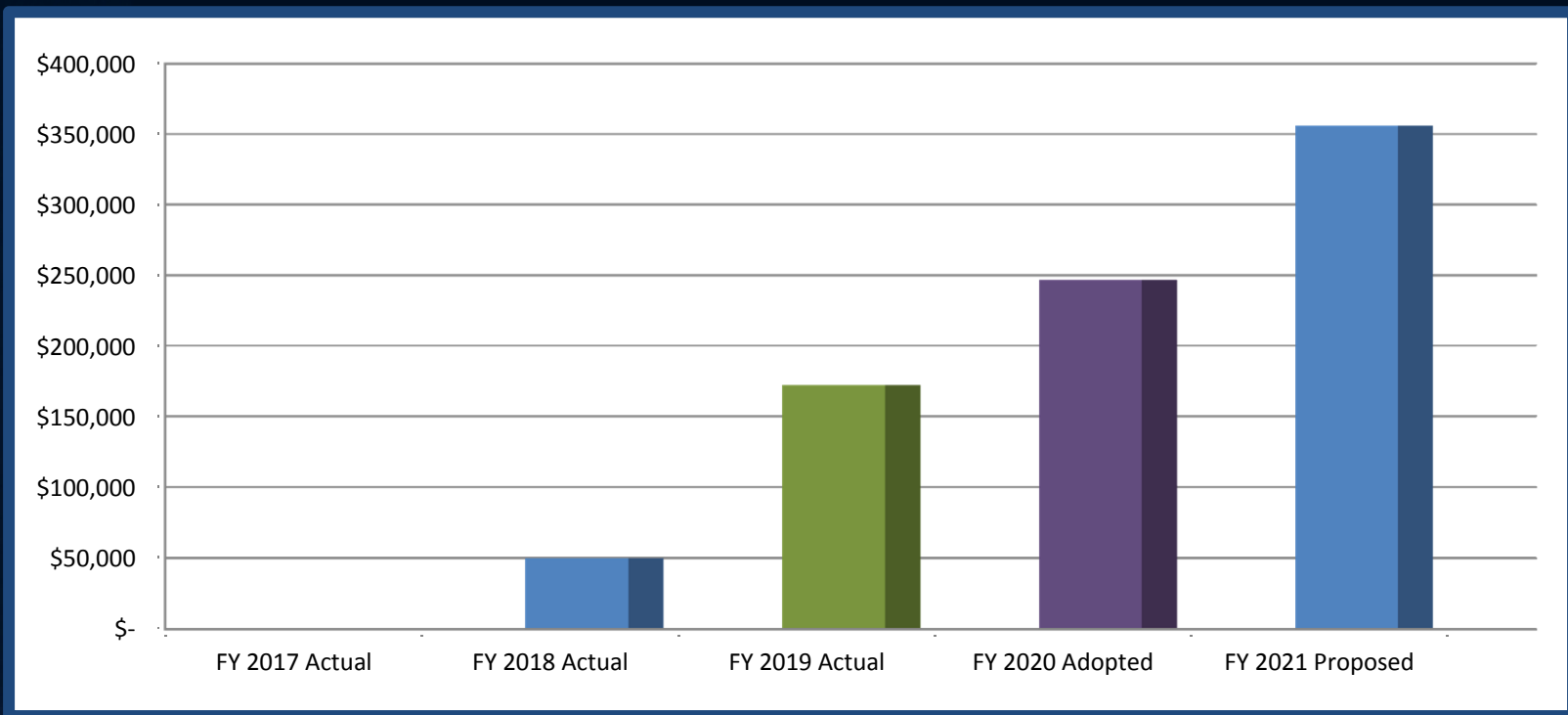
AVALON GROVES CDD

Utilities: 28%, \$15,000 Increase

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Adopted	FY 2020 YTD – March 31, 2020	FY 2021 Proposed	Variance FY 2020 to FY 2021	
UTILITIES:								
UTILITIES ELECTRICITY			3,252	2,500	1,098	2,500		
STREETLIGHTS				150,000		150,000		
UTILITY WATER			147	15,000	6,454	30,000	15,000	
TOTAL UTILITIES:			-	3,399	167,500	1,098	182,500	15,000

AVALON GROVES CDD

Physical Environment: \$356,120



AVALON GROVES CDD

Physical Environment: 56%, \$109,153 Increase

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Adopted	FY 2020 YTD – March 31, 2020	FY 2021 Proposed	Variance FY 2020 to FY 2021
PHYSICAL ENVIRONMENT:							
LAKE & POND MAINTENANCE		5,350	12,340	25,600	7,710	25,600	
LANDSCAPE MAINTENANCE		28,985	107,875	169,567	92,575	247,520	77,953
LANDSCAPE REPLINISHMENT			6,019	15,000	4,193	15,000	
WETLAND MITIGATION & MONITORING		8,400	31,000	20,800	26,200	32,000	11,200
FIELD MANAGEMENT		4,410		6,000	500	6,000	
FIELD CONTINGENCY		3,000	14,634	5,000	695	25,000	20,000
HARDSCAPE REPAIRS & MAINT.				5,000		5,000	
BUILDOUT CONTINGENCY							
TOTAL PHYSICAL ENVIRONMENT		50,145	171,868	246,967	131,873	356,120	109,153

- QUESTIONS?

EXHIBIT 7

RESOLUTION 2020-07

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, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, 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, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) 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 1st 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, 2021.”
- 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 2020/2021, the sum of \$_____ 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	\$ _____
DEBT SERVICE (SERIES 2017)	\$ _____
DEBT SERVICE (SERIES 2017A-1)	\$ _____
DEBT SERVICE (SERIES 2017A-2)	\$ _____
DEBT SERVICE (SERIES 2019)	
 TOTAL ALL FUNDS	 \$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 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 27th DAY OF AUGUST, 2020.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

STATEMENT 1
AVALON GROVES
GENERAL FUND
FY 2021 PROPOSED BUDGET

	FY 2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 ADOPTED	2020 YTD - MAR	2021 ADOPTED	VARIANCE 2020-2021
REVENUE:							
SPECIAL ASSESEMENTS (LANDOWNER OFF-ROLL)	\$ -	\$ 134,854	\$ 410,939	\$ 515,807	\$ 138,340	\$ 641,745	\$ 125,938
DEVELOPER FUNDING	149,087	39,046	-	-	114,022	-	-
MISCELLANEOUS					318		
TOTAL REVENUE:	149,087	173,900	410,939	515,807	252,680	641,745	125,938
EXPENDITURES:							
GENERAL ADMINISTRATIVE:							
DISTRICT MANAGEMENT SERVICES	44,000	20,000	48,000	32,000	4,000	32,000	-
BANK FEES	28	-	-	150	-	150	-
AUDITING	-	2,500	2,750	2,750	-	2,750	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	6,037	2,660	1,891	4,000	1,046	4,000	-
ENGINEERING SERVICES	4,975	10,000	13,008	12,000	-	12,000	-
LEGAL SERVICES	79,902	35,409	29,503	25,000	1,766	25,000	-
TECHNOLOGY & WEBSITE ADMIN.	960	980	2,621	2,265	2,509	1,650	(615)
MISCELLANEOUS (appraisal, mailing, etc.)	5,600	3,590	1,769	500	-	500	-
TOTAL GENERAL ADMIN.	141,677	75,314	99,717	78,840	9,496	78,225	(615)
INSURANCE:							
INSURANCE	2,410	5,300	5,186	5,500	7,125	7,900	2,400
TOTAL INSURANCE	2,410	5,300	5,186	5,500	7,125	7,900	2,400
DEBT SERVICE ADMIN. :							
DISCLOSURE REPORT	5,000	5,000	5,000	5,000	5,000	5,000	-
ARBITRAGE REBATE	-	650	650	1,500	-	1,500	-
TRUSTEE FEES	-	10,500	10,500	10,500	-	10,500	-
TOTAL DEBT SERVICE ADMIN.	5,000	16,150	16,150	17,000	5,000	17,000	-
UTILITIES:							
UTILITIES-ELECTRICITY	-	-	3,252	2,500	1,098	2,500	-
STREETLIGHTS							
STREETLIGHTS: MASTER BLVD	-	-	-	150,000	-	-	(150,000)
STREETLIGHTS: AA1	-	-	-	-	-	61,184	61,184
STREETLIGHTS: AA2	-	-	-	-	-	88,816	88,816
STREETLIGHTS: AA3	-	-	-	-	-	-	-
UTILITY WATER	-	-	147	15,000	6,454	30,000	15,000
TOTAL UTILITIES:	-	-	3,399	167,500	1,098	182,500	15,000
PHYSICAL ENVIRONMENT:							
LAKE & POND MAINTENANCE							
LAKE & POND MAINTENANCE: MASTER BLVD	-	5,350	12,340	25,600	7,710	-	(25,600)
LAKE & POND MAINTENANCE: AA1	-	-	-	-	-	8,685	8,685
LAKE & POND MAINTENANCE: AA2	-	-	-	-	-	8,690	8,690
LAKE & POND MAINTENANCE: AA3	-	-	-	-	-	8,226	8,226
LANDSCAPE MAINTENANCE							
LANDSCAPE MAINTENANCE: MASTER BLVD	-	28,985	107,875	169,567	92,575	-	(169,567)
LANDSCAPE MAINTENANCE: AA1	-	-	-	-	-	102,025	102,025
LANDSCAPE MAINTENANCE: AA2	-	-	-	-	-	53,260	53,260
LANDSCAPE MAINTENANCE: AA3	-	-	-	-	-	92,235	92,235
LANDSCAPE - REPLINSIHMENT	-	-	6,019	15,000	4,193	15,000	-
WETLAND MITIGATION & MONITORING	-	8,400	31,000	20,800	26,200	32,000	11,200
FIELD MANAGEMENT	-	4,410	-	6,000	500	6,000	-
FIELD CONTINGENCY	-	3,000	14,634	5,000	695	25,000	20,000
HARDSCAPE REPAIRS & MAINT.	-	-	-	5,000	-	5,000	-
BUILDOUT CONTINGENCY	-	-	-	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT	-	50,145	171,868	246,967	131,873	356,120	109,153
TOTAL EXPENDITURES:	149,087	146,909	296,320	515,807	154,592	641,745	125,938
EXCESS OVER (UNDER) REVENUES:	-	26,991	114,619	-	98,088	-	-

**STATEMENT 2
AVALON GROVES
FY 2021 PROPOSED BUDGET
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

1. ERU Assignment and Calculation

Phase	Planned Lots	ERU / Lots	Total ERU
AA 1	580	1.00	580
AA 2	479	1.00	479
Total	1059		1059

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

	Platted	Un-Platted	Total Lots
Assessment Area One	301	279	580
Assessment Area Two	479	0	479
Total Lots	780	279	1059
Assigned ERU	1.00	1.00	
Total Assigned ERU	780.00	279	1059
% Allocation per share of ERU	73.65%	26.35%	

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	57,616	20,609	78,225	12.19%	Yes
INSURANCE	5,819	2,081	7,900	1.23%	Yes
DEBT ADMINISTRATION	17,000	-	17,000	2.65%	No
UTILITIES ¹	182,500	-	182,500	28.44%	No
PHYSICAL ENVIRONMENT ¹	356,120	-	356,120	55.49%	No
Subtotal (Net) / [a]	619,055	22,690	641,745	100.0%	
Early Payment Discount	26,915	987	27,902		
County Charges	26,915	987	27,902		
Total (Gross)	672,886	24,663	697,549 [b]		
Share of Total Expenditures ²	96.46%	3.54%	100.00%		
Total ERU	780.0	279.0	1,059.0 [c]		
Total AR / ERU - GROSS	\$ 862.68	\$ 88.40	\$ 658.69 [b] / [c]		
Total AR / ERU - NET	\$ 793.67	\$ 81.33	\$ 606.00 [a] / [c]		

2a. Allocation of O&M Assessment: FY 2021

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	780	1.00	\$ 793.67	\$ 862.68	\$ 672,890
Un-Platted	279	1.00	\$ 81.33	\$ 88.40	\$ 24,664
Total	1059				\$ 697,554

3. Allocation of O&M Assessment: FY 2020

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	780	1.00	\$ 632.81	\$ 687.84	\$ 536,515
Un-Platted	279	1.00	\$ 79.65	\$ 86.57	\$ 24,153
Total	1059				\$ 560,668

4. Change from Prior Fiscal Year

Status	Change in Gross Assmt / Lot	% Change Gross Assmt / Lot
Platted	\$ 174.84	27.63%
Un-Platted	\$ 2	2.30%
Total		

Footnotes:

1. Fiscal Year 2022 assessments will be sub-allocated by assessment area.

2. Assessment Area Three lots are anticipated to be added to Fiscal Year 2021 allocation.

NOTE: The CDD's O&M Assessments for Fiscal Year 2020/2021 attach only to lots that have been sold to end users, as evidenced by the tax-roll provided by the County to the CDD, or as evidenced by requests for estoppel letters in connection with home closings. At such time, the O&M Assessment will attach to the lot in the amounts set forth herein. All additional funding for the CDD's Fiscal Year 2020/2021 General Fund budget will be provided via a developer funding agreement.

**STATEMENT 3
AVALON GROVES CDD
FY 2021 ADOPTED 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	\$1,650	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	\$7,900	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		\$30,000	Estimated for irrigation related to Basswood Lane Irrigation - \$1,800 monthly, also inclusive of Tot Lot at Goldcrest Loop and Butterfly Pea Court Cul-de-sac \$225 per mo. Included additional for new areas to be added
LAKE & POND MAINTENANCE	Lake & Wetland 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 \$10,000 annually. Active adult is estimated at 10 new ponds.
LANDSCAPE MAINTENANCE	Yellowstone & CLI	\$247,520	Amounts for Serenoa Blvd., Phase 1A & 1B , Village entrances 1 and 2 - estimated to be \$11,760 monthly., An additional \$10,000 added for active adult. And an additional \$52,000 for Sawgrass Blvd extension for phase 3 based on proposal from Yellowstone. Amounts for CLI approximate \$3,605 per month for pond mowings of ponds 200 through 209.
LANDSCAPE REPLINISHMENT		\$15,000	Miscellaneous
WETLAND MITIGATION & MONITORING	BioTech Consulting	\$32,000	Quarterly Maintenance - \$3,000 per event, Bi-annual monitoring - \$2,400 per event. Annual Monitoring event - \$2,000 per annual report. Wetland Maintenance - Collector Road - \$2,000 quarterly. Phase 1 is \$800 quarterly.
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		\$25,000	Estimated
HARDSCAPE REPAIRS & MAINTENANCE		\$5,000	Estimated
BUILDOUT CONTINGENCY		\$0	
Total		\$641,745	

**STATEMENT 4
AVALON GROVES CDD
FY 2021 PROPOSED BUDGET
\$2,415,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017 (ASSESSMENT AREA ONE)**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 185,153
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(7,715)
TOTAL REVENUE	177,439
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	7,715
INTEREST EXPENSE	
05/01/21	66,106
11/01/21	65,231
PRINCIPAL RETIREMENT	
05/01/21	35,000
TOTAL EXPENDITURES	174,052
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,390
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 3,390

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
Total	580		580.00	100.00%	170,338	

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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
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		-
Total	\$2,415,000.00		2,833,174.48	5,248,174.48	5,078,430.73	

Max annual ds: \$170,337.50

Footnote:

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

**STATEMENT 6
AVALON GROVES CDD
FY 2021 PROPOSED BUDGET
\$3,500,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019 (ASSESSMENT AREA ONE)**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 228,907
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(9,156)
TOTAL REVENUE	219,751
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	9,156
INTEREST EXPENSE	
05/01/21	70,976
11/01/21	70,976
PRINCIPAL RETIREMENT	
11/01/21	65,000
TOTAL EXPENDITURES	216,109
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,640
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 3,640

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
Total	301		301.00	100.00%	210,594	

MADS Assmt. per ERU - net	699.65
MADS Assmt. per ERU - gross	760.49
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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
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	-
Total	\$3,500,000		2,782,267	6,282,267	6,282,267	

Max annual ds: \$210,593.75

Footnote:

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

**STATEMENT 8
AVALON GROVES CDD
FY 2021 PROPOSED BUDGET
SERIES 2017A-1 ASSESSMENT AREA TWO**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL, net	\$ 560,625
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(22,425)
TOTAL REVENUE	538,200
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	22,425
INTEREST EXPENSE	
05/01/21	206,544
11/01/21	203,722
PRINCIPAL RETIREMENT	
05/01/21	105,000
TOTAL EXPENDITURES	537,691
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	510
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 510

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	78,453.25	945	1,027
50	294	1.00	294.00	308,771.84	1,050	1,142
60	102	1.20	122.40	128,549.91	1,260	1,370
Total	479		491.10	515,775		

MADS per ERU 1,050.24
gross assmt per ERU 1,141.57

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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
5/1/2020	100,000	5.375%	209,231	309,231		7,020,000
11/1/2020		5.375%	206,544	206,544	515,775	6,990,000
5/1/2021	105,000	5.375%	206,544	311,544		6,885,000
11/1/2021		5.375%	203,722	203,722	515,266	6,885,000
5/1/2022	110,000	5.375%	203,722	313,722		6,775,000
11/1/2022		5.375%	200,766	200,766	514,488	6,775,000
5/1/2023	115,000	5.375%	200,766	315,766		6,660,000
11/1/2023		5.375%	197,675	197,675	513,441	6,660,000
5/1/2024	120,000	5.375%	197,675	317,675		6,540,000
11/1/2024		5.375%	194,450	194,450	512,125	6,540,000
5/1/2025	130,000	5.375%	194,450	324,450		6,410,000
11/1/2025		5.375%	190,956	190,956	515,406	6,410,000
5/1/2026	135,000	5.375%	190,956	325,956		6,275,000
11/1/2026		5.375%	187,328	187,328	513,284	6,275,000
5/1/2027	145,000	5.375%	187,328	332,328		6,130,000
11/1/2027		5.375%	183,431	183,431	515,759	6,130,000
5/1/2028	150,000	5.375%	183,431	333,431		5,980,000
11/1/2028		5.375%	179,400	179,400	512,831	5,980,000
5/1/2029	160,000	6.000%	179,400	339,400		5,820,000
11/1/2029		6.000%	174,600	174,600	514,000	5,820,000
5/1/2030	170,000	6.000%	174,600	344,600		5,650,000
11/1/2030		6.000%	169,500	169,500	514,100	5,650,000
5/1/2031	180,000	6.000%	169,500	349,500		5,470,000
11/1/2031		6.000%	164,100	164,100	513,600	5,470,000
5/1/2032	190,000	6.000%	164,100	354,100		5,280,000
11/1/2032		6.000%	158,400	158,400	512,500	5,280,000
5/1/2033	205,000	6.000%	158,400	363,400		5,075,000
11/1/2033		6.000%	152,250	152,250	515,650	5,075,000
5/1/2034	215,000	6.000%	152,250	367,250		4,860,000
11/1/2034		6.000%	145,800	145,800	513,050	4,860,000
5/1/2035	230,000	6.000%	145,800	375,800		4,630,000
11/1/2035		6.000%	138,900	138,900	514,700	4,630,000
5/1/2036	245,000	6.000%	138,900	383,900		4,385,000
11/1/2036		6.000%	131,550	131,550	515,450	4,385,000
5/1/2037	260,000	6.000%	131,550	391,550		4,125,000
11/1/2037		6.000%	123,750	123,750	515,300	4,125,000
5/1/2038	275,000	6.000%	123,750	398,750		3,850,000
11/1/2038		6.000%	115,500	115,500	514,250	3,850,000
5/1/2039	290,000	6.000%	115,500	405,500		3,560,000
11/1/2039		6.000%	106,800	106,800	512,300	3,560,000
5/1/2040	310,000	6.000%	106,800	416,800		3,250,000
11/1/2040		6.000%	97,500	97,500	514,300	3,250,000
5/1/2041	330,000	6.000%	97,500	427,500		2,920,000
11/1/2041		6.000%	87,600	87,600	515,100	2,920,000
5/1/2042	350,000	6.000%	87,600	437,600		2,570,000
11/1/2042		6.000%	77,100	77,100	514,700	2,570,000
5/1/2043	365,000	6.000%	77,100	442,100		2,205,000
11/1/2043		6.000%	66,150	66,150	508,250	2,205,000
5/1/2044	390,000	6.000%	66,150	456,150		1,815,000
11/1/2044		6.000%	54,450	54,450	510,600	1,815,000

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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
5/1/2045	415,000	6.000%	54,450	469,450		1,400,000
11/1/2045		6.000%	42,000	42,000	511,450	1,400,000
5/1/2046	440,000	6.000%	42,000	482,000		960,000
11/1/2046		6.000%	28,800	28,800	510,800	960,000
5/1/2047	465,000	6.000%	28,800	493,800		495,000
11/1/2047		6.000%	14,850	14,850	508,650	495,000
5/1/2048	495,000	6.000%	14,850	509,850	509,850	-
Total	\$6,990,000.00		7,796,975	14,886,975	14,886,975	

Max annual ds: \$515,775.00

Footnote:

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

EXHIBIT 8

**STATEMENT 2
AVALON GROVES
FY 2021 PROPOSED BUDGET
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

1. ERU Assignment and Calculation

Phase	Planned Lots	ERU / Lots	Total ERU
AA 1	580	1.00	580
AA 2	479	1.00	479
Total	1059		1059

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

	Platted	Un-Platted	Total Lots
Assessment Area One	301	279	580
Assessment Area Two	479	0	479
Total Lots	780	279	1059
Assigned ERU	1.00	1.00	
Total Assigned ERU	780.00	279	1059
% Allocation per share of ERU	73.65%	26.35%	

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	57,616	20,609	78,225	12.19%	Yes
INSURANCE	5,819	2,081	7,900	1.23%	Yes
DEBT ADMINISTRATION	17,000	-	17,000	2.65%	No
UTILITIES ¹	182,500	-	182,500	28.44%	No
PHYSICAL ENVIRONMENT ¹	356,120	-	356,120	55.49%	No
Subtotal (Net) /[a]	619,055	22,690	641,745	100.0%	
Early Payment Discount	26,915	987	27,902		
County Charges	26,915	987	27,902		
Total (Gross)	672,886	24,663	697,549 [b]		
Share of Total Expenditures ²	96.46%	3.54%	100.00%		
Total ERU	780.0	279.0	1,059.0 [c]		
Total AR / ERU - GROSS	\$ 862.68	\$ 88.40	\$ 658.69 [b] / [c]		
Total AR / ERU - NET	\$ 793.67	\$ 81.33	\$ 606.00 [a] / [c]		

2a. Allocation of O&M Assessment: FY 2021

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	780	1.00	\$ 793.67	\$ 862.68	\$ 672,890
Un-Platted	279	1.00	\$ 81.33	\$ 88.40	\$ 24,664
Total	1059				\$ 697,554

3. Allocation of O&M Assessment: FY 2020

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	780	1.00	\$ 632.81	\$ 687.84	\$ 536,515
Un-Platted	279	1.00	\$ 79.65	\$ 86.57	\$ 24,153
Total	1059				\$ 560,668

4. Change from Prior Fiscal Year

	Change in Gross Assmt / Lot	% Change Gross Assmt / Lot	Monthly Change
Platted	\$ 174.84	27.63%	\$ 14.57
Un-Platted	\$ 2	2.30%	
Total			

Footnotes:

1. Fiscal Year 2022 assessments will be sub-allocated by assessment area

2. Assessment Area Three lots are anticipated to be added to Fiscal Year 2021 allocation

NOTE: The CDD's O&M Assessments for Fiscal Year 2020/2021 attach only to lots that have been sold to end users, as evidenced by the tax-roll provided by the County to the CDD, or as evidenced by requests for estoppel letters in connection with home closings. At such time, the O&M Assessment will attach to the lot in the amounts set forth herein. All additional funding for the CDD's Fiscal Year 2020/2021 General Fund budget will be provided via a developer funding agreement.

EXHIBIT 9

RESOLUTION 2020-08

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 2020/2021; 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, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"), 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 2020/2021; 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 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 – \$_____ (Series 2019) due no later than October 15, 2020; 60% (Series 2017 and 2017A-1), 50% (Series 2017A-2) and \$_____ (Series 2019) due no later than April 15, 2021; and 40% (Series 2017 and 2017A-1), 50% (Series 2017A-2), and \$_____ (Series 2019) due no later than October 15, 2021; and

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 2020/2021, 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 27th day of AUGUST, 2020.

ATTEST:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

STATEMENT 1
AVALON GROVES
GENERAL FUND
FY 2021 PROPOSED BUDGET

	FY 2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 ADOPTED	2020 YTD - MAR	2021 ADOPTED	VARIANCE 2020-2021
REVENUE:							
SPECIAL ASSESEMENTS (LANDOWNER OFF-ROLL)	\$ -	\$ 134,854	\$ 410,939	\$ 515,807	\$ 138,340	\$ 641,745	\$ 125,938
DEVELOPER FUNDING	149,087	39,046	-	-	114,022	-	-
MISCELLANEOUS					318		
TOTAL REVENUE:	149,087	173,900	410,939	515,807	252,680	641,745	125,938
EXPENDITURES:							
GENERAL ADMINISTRATIVE:							
DISTRICT MANAGEMENT SERVICES	44,000	20,000	48,000	32,000	4,000	32,000	-
BANK FEES	28	-	-	150	-	150	-
AUDITING	-	2,500	2,750	2,750	-	2,750	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	6,037	2,660	1,891	4,000	1,046	4,000	-
ENGINEERING SERVICES	4,975	10,000	13,008	12,000	-	12,000	-
LEGAL SERVICES	79,902	35,409	29,503	25,000	1,766	25,000	-
TECHNOLOGY & WEBSITE ADMIN.	960	980	2,621	2,265	2,509	1,650	(615)
MISCELLANEOUS (appraisal, mailing, etc.)	5,600	3,590	1,769	500	-	500	-
TOTAL GENERAL ADMIN.	141,677	75,314	99,717	78,840	9,496	78,225	(615)
INSURANCE:							
INSURANCE	2,410	5,300	5,186	5,500	7,125	7,900	2,400
TOTAL INSURANCE	2,410	5,300	5,186	5,500	7,125	7,900	2,400
DEBT SERVICE ADMIN. :							
DISCLOSURE REPORT	5,000	5,000	5,000	5,000	5,000	5,000	-
ARBITRAGE REBATE	-	650	650	1,500	-	1,500	-
TRUSTEE FEES	-	10,500	10,500	10,500	-	10,500	-
TOTAL DEBT SERVICE ADMIN.	5,000	16,150	16,150	17,000	5,000	17,000	-
UTILITIES:							
UTILITIES-ELECTRICITY	-	-	3,252	2,500	1,098	2,500	-
STREETLIGHTS							
STREETLIGHTS: MASTER BLVD	-	-	-	150,000	-	-	(150,000)
STREETLIGHTS: AA1	-	-	-	-	-	61,184	61,184
STREETLIGHTS: AA2	-	-	-	-	-	88,816	88,816
STREETLIGHTS: AA3	-	-	-	-	-	-	-
UTILITY WATER	-	-	147	15,000	6,454	30,000	15,000
TOTAL UTILITIES:	-	-	3,399	167,500	1,098	182,500	15,000
PHYSICAL ENVIRONMENT:							
LAKE & POND MAINTENANCE							
LAKE & POND MAINTENANCE: MASTER BLVD	-	5,350	12,340	25,600	7,710	-	(25,600)
LAKE & POND MAINTENANCE: AA1	-	-	-	-	-	8,685	8,685
LAKE & POND MAINTENANCE: AA2	-	-	-	-	-	8,690	8,690
LAKE & POND MAINTENANCE: AA3	-	-	-	-	-	8,226	8,226
LANDSCAPE MAINTENANCE							
LANDSCAPE MAINTENANCE: MASTER BLVD	-	28,985	107,875	169,567	92,575	-	(169,567)
LANDSCAPE MAINTENANCE: AA1	-	-	-	-	-	102,025	102,025
LANDSCAPE MAINTENANCE: AA2	-	-	-	-	-	53,260	53,260
LANDSCAPE MAINTENANCE: AA3	-	-	-	-	-	92,235	92,235
LANDSCAPE - REPLINSIHMENT	-	-	6,019	15,000	4,193	15,000	-
WETLAND MITIGATION & MONITORING	-	8,400	31,000	20,800	26,200	32,000	11,200
FIELD MANAGEMENT	-	4,410	-	6,000	500	6,000	-
FIELD CONTINGENCY	-	3,000	14,634	5,000	695	25,000	20,000
HARDSCAPE REPAIRS & MAINT.	-	-	-	5,000	-	5,000	-
BUILDOUT CONTINGENCY	-	-	-	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT	-	50,145	171,868	246,967	131,873	356,120	109,153
TOTAL EXPENDITURES:	149,087	146,909	296,320	515,807	154,592	641,745	125,938
EXCESS OVER (UNDER) REVENUES:	-	26,991	114,619	-	98,088	-	-

**STATEMENT 2
AVALON GROVES
FY 2021 PROPOSED BUDGET
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

1. ERU Assignment and Calculation

Phase	Planned Lots	ERU / Lots	Total ERU
AA 1	580	1.00	580
AA 2	479	1.00	479
Total	1059		1059

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

	Platted	Un-Platted	Total Lots
Assessment Area One	301	279	580
Assessment Area Two	479	0	479
Total Lots	780	279	1059
Assigned ERU	1.00	1.00	
Total Assigned ERU	780.00	279	1059
% Allocation per share of ERU	73.65%	26.35%	

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	57,616	20,609	78,225	12.19%	Yes
INSURANCE	5,819	2,081	7,900	1.23%	Yes
DEBT ADMINISTRATION	17,000	-	17,000	2.65%	No
UTILITIES ¹	182,500	-	182,500	28.44%	No
PHYSICAL ENVIRONMENT ¹	356,120	-	356,120	55.49%	No
Subtotal (Net) / [a]	619,055	22,690	641,745	100.0%	
Early Payment Discount	26,915	987	27,902		
County Charges	26,915	987	27,902		
Total (Gross)	672,886	24,663	697,549 [b]		
Share of Total Expenditures ²	96.46%	3.54%	100.00%		
Total ERU	780.0	279.0	1,059.0 [c]		
Total AR / ERU - GROSS	\$ 862.68	\$ 88.40	\$ 658.69 [b] / [c]		
Total AR / ERU - NET	\$ 793.67	\$ 81.33	\$ 606.00 [a] / [c]		

2a. Allocation of O&M Assessment: FY 2021

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	780	1.00	\$ 793.67	\$ 862.68	\$ 672,890
Un-Platted	279	1.00	\$ 81.33	\$ 88.40	\$ 24,664
Total	1059				\$ 697,554

3. Allocation of O&M Assessment: FY 2020

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	780	1.00	\$ 632.81	\$ 687.84	\$ 536,515
Un-Platted	279	1.00	\$ 79.65	\$ 86.57	\$ 24,153
Total	1059				\$ 560,668

4. Change from Prior Fiscal Year

Status	Change in Gross Assmt / Lot	% Change Gross Assmt / Lot
Platted	\$ 174.84	27.63%
Un-Platted	\$ 2	2.30%
Total		

Footnotes:

1. Fiscal Year 2022 assessments will be sub-allocated by assessment area.

2. Assessment Area Three lots are anticipated to be added to Fiscal Year 2021 allocation.

NOTE: The CDD's O&M Assessments for Fiscal Year 2020/2021 attach only to lots that have been sold to end users, as evidenced by the tax-roll provided by the County to the CDD, or as evidenced by requests for estoppel letters in connection with home closings. At such time, the O&M Assessment will attach to the lot in the amounts set forth herein. All additional funding for the CDD's Fiscal Year 2020/2021 General Fund budget will be provided via a developer funding agreement.

**STATEMENT 3
AVALON GROVES CDD
FY 2021 ADOPTED 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	\$1,650	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	\$7,900	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		\$30,000	Estimated for irrigation related to Basswood Lane Irrigation - \$1,800 monthly, also inclusive of Tot Lot at Goldcrest Loop and Butterfly Pea Court Cul-de-sac \$225 per mo. Included additional for new areas to be added
LAKE & POND MAINTENANCE	Lake & Wetland 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 \$10,000 annually. Active adult is estimated at 10 new ponds.
LANDSCAPE MAINTENANCE	Yellowstone & CLI	\$247,520	Amounts for Serenoa Blvd., Phase 1A & 1B , Village entrances 1 and 2 - estimated to be \$11,760 monthly., An additional \$10,000 added for active adult. And an additional \$52,000 for Sawgrass Blvd extension for phase 3 based on proposal from Yellowstone. Amounts for CLI approximate \$3,605 per month for pond mowings of ponds 200 through 209.
LANDSCAPE REPLINISHMENT		\$15,000	Miscellaneous
WETLAND MITIGATION & MONITORING	BioTech Consulting	\$32,000	Quarterly Maintenance - \$3,000 per event, Bi-annual monitoring - \$2,400 per event. Annual Monitoring event - \$2,000 per annual report. Wetland Maintenance - Collector Road - \$2,000 quarterly. Phase 1 is \$800 quarterly.
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		\$25,000	Estimated
HARDSCAPE REPAIRS & MAINTENANCE		\$5,000	Estimated
BUILDOUT CONTINGENCY		\$0	
Total		\$641,745	

**STATEMENT 4
AVALON GROVES CDD
FY 2021 PROPOSED BUDGET
\$2,415,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017 (ASSESSMENT AREA ONE)**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 185,153
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(7,715)
TOTAL REVENUE	177,439
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	7,715
INTEREST EXPENSE	
05/01/21	66,106
11/01/21	65,231
PRINCIPAL RETIREMENT	
05/01/21	35,000
TOTAL EXPENDITURES	174,052
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,390
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 3,390

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
Total	580		580.00	100.00%	170,338	

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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
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		-
Total	\$2,415,000.00		2,833,174.48	5,248,174.48	5,078,430.73	

Max annual ds: \$170,337.50

Footnote:

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

**STATEMENT 6
AVALON GROVES CDD
FY 2021 PROPOSED BUDGET
\$3,500,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019 (ASSESSMENT AREA ONE)**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 228,907
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(9,156)
TOTAL REVENUE	219,751
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	9,156
INTEREST EXPENSE	
05/01/21	70,976
11/01/21	70,976
PRINCIPAL RETIREMENT	
11/01/21	65,000
TOTAL EXPENDITURES	216,109
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,640
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 3,640

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
Total	301		301.00	100.00%	210,594	

MADS Assmt. per ERU - net	699.65
MADS Assmt. per ERU - gross	760.49
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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
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	-
Total	\$3,500,000		2,782,267	6,282,267	6,282,267	

Max annual ds: \$210,593.75

Footnote:

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

**STATEMENT 8
AVALON GROVES CDD
FY 2021 PROPOSED BUDGET
SERIES 2017A-1 ASSESSMENT AREA TWO**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL, net	\$ 560,625
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(22,425)
TOTAL REVENUE	538,200
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	22,425
INTEREST EXPENSE	
05/01/21	206,544
11/01/21	203,722
PRINCIPAL RETIREMENT	
05/01/21	105,000
TOTAL EXPENDITURES	537,691
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	510
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 510

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	78,453.25	945	1,027
50	294	1.00	294.00	308,771.84	1,050	1,142
60	102	1.20	122.40	128,549.91	1,260	1,370
Total	479		491.10	515,775		

MADS per ERU 1,050.24
gross assmt per ERU 1,141.57

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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
5/1/2020	100,000	5.375%	209,231	309,231		7,020,000
11/1/2020		5.375%	206,544	206,544	515,775	6,990,000
5/1/2021	105,000	5.375%	206,544	311,544		6,885,000
11/1/2021		5.375%	203,722	203,722	515,266	6,885,000
5/1/2022	110,000	5.375%	203,722	313,722		6,775,000
11/1/2022		5.375%	200,766	200,766	514,488	6,775,000
5/1/2023	115,000	5.375%	200,766	315,766		6,660,000
11/1/2023		5.375%	197,675	197,675	513,441	6,660,000
5/1/2024	120,000	5.375%	197,675	317,675		6,540,000
11/1/2024		5.375%	194,450	194,450	512,125	6,540,000
5/1/2025	130,000	5.375%	194,450	324,450		6,410,000
11/1/2025		5.375%	190,956	190,956	515,406	6,410,000
5/1/2026	135,000	5.375%	190,956	325,956		6,275,000
11/1/2026		5.375%	187,328	187,328	513,284	6,275,000
5/1/2027	145,000	5.375%	187,328	332,328		6,130,000
11/1/2027		5.375%	183,431	183,431	515,759	6,130,000
5/1/2028	150,000	5.375%	183,431	333,431		5,980,000
11/1/2028		5.375%	179,400	179,400	512,831	5,980,000
5/1/2029	160,000	6.000%	179,400	339,400		5,820,000
11/1/2029		6.000%	174,600	174,600	514,000	5,820,000
5/1/2030	170,000	6.000%	174,600	344,600		5,650,000
11/1/2030		6.000%	169,500	169,500	514,100	5,650,000
5/1/2031	180,000	6.000%	169,500	349,500		5,470,000
11/1/2031		6.000%	164,100	164,100	513,600	5,470,000
5/1/2032	190,000	6.000%	164,100	354,100		5,280,000
11/1/2032		6.000%	158,400	158,400	512,500	5,280,000
5/1/2033	205,000	6.000%	158,400	363,400		5,075,000
11/1/2033		6.000%	152,250	152,250	515,650	5,075,000
5/1/2034	215,000	6.000%	152,250	367,250		4,860,000
11/1/2034		6.000%	145,800	145,800	513,050	4,860,000
5/1/2035	230,000	6.000%	145,800	375,800		4,630,000
11/1/2035		6.000%	138,900	138,900	514,700	4,630,000
5/1/2036	245,000	6.000%	138,900	383,900		4,385,000
11/1/2036		6.000%	131,550	131,550	515,450	4,385,000
5/1/2037	260,000	6.000%	131,550	391,550		4,125,000
11/1/2037		6.000%	123,750	123,750	515,300	4,125,000
5/1/2038	275,000	6.000%	123,750	398,750		3,850,000
11/1/2038		6.000%	115,500	115,500	514,250	3,850,000
5/1/2039	290,000	6.000%	115,500	405,500		3,560,000
11/1/2039		6.000%	106,800	106,800	512,300	3,560,000
5/1/2040	310,000	6.000%	106,800	416,800		3,250,000
11/1/2040		6.000%	97,500	97,500	514,300	3,250,000
5/1/2041	330,000	6.000%	97,500	427,500		2,920,000
11/1/2041		6.000%	87,600	87,600	515,100	2,920,000
5/1/2042	350,000	6.000%	87,600	437,600		2,570,000
11/1/2042		6.000%	77,100	77,100	514,700	2,570,000
5/1/2043	365,000	6.000%	77,100	442,100		2,205,000
11/1/2043		6.000%	66,150	66,150	508,250	2,205,000
5/1/2044	390,000	6.000%	66,150	456,150		1,815,000
11/1/2044		6.000%	54,450	54,450	510,600	1,815,000

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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
5/1/2045	415,000	6.000%	54,450	469,450		1,400,000
11/1/2045		6.000%	42,000	42,000	511,450	1,400,000
5/1/2046	440,000	6.000%	42,000	482,000		960,000
11/1/2046		6.000%	28,800	28,800	510,800	960,000
5/1/2047	465,000	6.000%	28,800	493,800		495,000
11/1/2047		6.000%	14,850	14,850	508,650	495,000
5/1/2048	495,000	6.000%	14,850	509,850	509,850	-
Total	\$6,990,000.00		7,796,975	14,886,975	14,886,975	

Max annual ds: \$515,775.00

Footnote:

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

Avalon Groves CDD
 FY2020-2021 Assessment Roll

ParcelId	LegalDescription	PhysStreet	Area	CDD USE	O&M ERU	DS 2017 (AA1) ERU	DS 2019 (AA1) ERU	DS 2017A-1 (AA2) ERU	O&M Assmt	DS 2017 (AA1) Assmt	DS 2019 (AA1) Assmt	DS 2017A-1 (AA2) Assmt	Total Assmt
132426000100002800	BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE	SAWGRASS BAY BLVD	0	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426000200000800	FROM SE COR OF SEC 13-24-26 RUN S 89-59-54 W ALONG S LINE OF		0	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426000200001300	FROM NW COR OF SEC 13-24-26 RUN S 0-17-32 W ALONG W LINE		0	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426000200001500	FROM NW COR OF SEC 13-24-26 RUN S 0-17-32 W ALONG W LINE OF		0	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426000300000400	BEG AT NE COR OF NW 1/4 OF NE 1/4 OF SEC 13-24-26, RUN S	SAWGRASS BAY BLVD	0	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426010000023400	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 234	17264 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000023500	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 235	17260 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000023600	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 236	17256 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000023700	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 237	17252 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000023800	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 238	17248 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000023900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 239	17244 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000024000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 240	17240 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000031900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 319	17048 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 320	17044 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032100	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 321	17040 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 322	17036 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032300	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 323	17032 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032400	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 324	17028 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032500	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 325	17024 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032600	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 326	17263 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032700	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 327	17261 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032800	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 328	17255 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 329	17253 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 330	17249 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033100	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 331	17243 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 332	17241 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033300	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 333	17308 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033400	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 334	17312 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033500	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 335	17316 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033600	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 336	17320 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033700	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 337	17324 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033800	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 338	17328 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 339	17332 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 340	17340 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034100	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 341	17344 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 342	17348 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034300	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 343	17352 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034400	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 344	17356 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034500	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 345	17360 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034600	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 346	17047 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034700	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 347	17043 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034800	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 348	17039 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 349	17035 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000035000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 350	17031 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000035100	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 351	17027 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000035200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 352	17023 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000037200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 372	17385 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000037300	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 373	17381 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000037400	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 374	17377 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000037500	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 375	17373 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09

Avalon Groves CDD
 FY2020-2021 Assessment Roll

ParcelId	LegalDescription	PhysStreet	Area	CDD USE	O&M ERU	DS 2017 (AA1) ERU	DS 2019 (AA1) ERU	DS 2017A-1 (AA2) ERU	O&M Assmt	DS 2017 (AA1) Assmt	DS 2019 (AA1) Assmt	DS 2017A-1 (AA2) Assmt	Total Assmt
132426010000037600	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 376	17369 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000037700	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 377	17365 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000037800	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 378	17361 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000037900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 379	17357 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 380	17353 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038100	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 381	17349 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 382	17341 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038300	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 383	17337 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038400	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 384	17333 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038500	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 385	17329 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038600	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 386	17325 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038700	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 387	17321 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038800	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 388	17317 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 389	17313 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000039000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 390	17309 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000039100	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 391	17305 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000039200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 392	17301 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
1324260100C0500000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT C-5		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100C0600000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT C-6		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100D0100000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT D-1		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100D0200000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT D-2		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100D0300000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT D-3		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100F0200000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT F-2		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100G0100000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT G-1	17501 SERENOA BLVD	Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100N0600000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT N-6		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100S0100000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT S-1		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100S0200000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT S-2		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100S0300000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT S-3		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100S0400000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT S-4		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100T0300000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT T-3	17345 BRACKEN FERN LN	Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100T0400000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT T-4	17336 BRACKEN FERN LN	Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426010500024100	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 241	17236 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024200	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 242	17232 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024300	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 243	17228 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024400	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 244	17224 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024500	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 245	17220 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024600	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 246	17216 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024700	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 247	17212 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024800	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 248	17208 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024900	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 249	17204 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031000	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 310	17084 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031100	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 311	17080 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031200	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 312	17076 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031300	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 313	17072 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031400	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 314	17068 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031500	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 315	17064 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031600	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 316	17060 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031700	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 317	17056 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031800	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 318	17052 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500035300	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 353	17364 PAINTED LEAF WAY	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25

Avalon Groves CDD
 FY2020-2021 Assessment Roll

ParcelId	LegalDescription	PhysStreet	Area	CDD USE	O&M ERU	DS 2017 (AA1) ERU	DS 2019 (AA1) ERU	DS 2017A-1 (AA2) ERU	O&M Assmt	DS 2017 (AA1) Assmt	DS 2019 (AA1) Assmt	DS 2017A-1 (AA2) Assmt	Total Assmt
132426014000020300	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 203	17879 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000020400	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 204	17871 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000020500	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 205	17867 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000020600	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 206	17863 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000020700	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 207	17859 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000020800	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 208	17855 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000020900	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 209	17851 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000021000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 210	17847 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000021100	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 211	17843 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000021200	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 212	17827 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000021300	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 213	17807 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000021400	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 214	17801 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000021500	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 215	17795 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000021600	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 216	17791 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000021700	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 217	17787 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000021800	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 218	17783 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000021900	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 219	17779 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000022000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 220	17775 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000022100	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 221	17773 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000022200	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 222	17769 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000022300	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 223	2908 BLUESTEM LN	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000022400	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 224	2912 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000022500	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 225	2916 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000022600	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 226	2920 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000022700	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 227	2924 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000022800	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 228	2928 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000022900	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 229	2932 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000023000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 230	2936 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000023100	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 231	2940 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000023200	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 232	2944 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000023300	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 233	2948 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
1324260140A0100000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 TRACT A-1		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260140C0200000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 TRACT C-2		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260140C0400000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 TRACT C-4		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260140C0500000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 TRACT C-5		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260140D0200000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 TRACT D-2		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260140T0100000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 TRACT T-1		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426020000000100	PALMS AT SERENOA PB 70 PG 80-91 LOT 1	17270 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000200	PALMS AT SERENOA PB 70 PG 80-91 LOT 2	17274 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000300	PALMS AT SERENOA PB 70 PG 80-91 LOT 3	17278 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000400	PALMS AT SERENOA PB 70 PG 80-91 LOT 4	17282 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000500	PALMS AT SERENOA PB 70 PG 80-91 LOT 5	17286 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000600	PALMS AT SERENOA PB 70 PG 80-91 LOT 6	17290 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000700	PALMS AT SERENOA PB 70 PG 80-91 LOT 7	3761 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000800	PALMS AT SERENOA PB 70 PG 80-91 LOT 8	3765 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000900	PALMS AT SERENOA PB 70 PG 80-91 LOT 9	3769 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000001000	PALMS AT SERENOA PB 70 PG 80-91 LOT 10	3773 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000001100	PALMS AT SERENOA PB 70 PG 80-91 LOT 11	3777 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000001200	PALMS AT SERENOA PB 70 PG 80-91 LOT 12	3781 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000001300	PALMS AT SERENOA PB 70 PG 80-91 LOT 13	3785 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40

Avalon Groves CDD
 FY2020-2021 Assessment Roll

ParcelId	LegalDescription	PhysStreet	Area	CDD USE	O&M ERU	DS 2017 (AA1) ERU	DS 2019 (AA1) ERU	DS 2017A-1 (AA2) ERU	O&M Assmt	DS 2017 (AA1) Assmt	DS 2019 (AA1) Assmt	DS 2017A-1 (AA2) Assmt	Total Assmt
132426020000034600	PALMS AT SERENOA PB 70 PG 80-91 LOT 346	17841 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000034700	PALMS AT SERENOA PB 70 PG 80-91 LOT 347	17849 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000034800	PALMS AT SERENOA PB 70 PG 80-91 LOT 348	17853 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000034900	PALMS AT SERENOA PB 70 PG 80-91 LOT 349	17857 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035000	PALMS AT SERENOA PB 70 PG 80-91 LOT 350	17357 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035100	PALMS AT SERENOA PB 70 PG 80-91 LOT 351	17361 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035200	PALMS AT SERENOA PB 70 PG 80-91 LOT 352	17365 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035300	PALMS AT SERENOA PB 70 PG 80-91 LOT 353	17369 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035400	PALMS AT SERENOA PB 70 PG 80-91 LOT 354	17373 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035500	PALMS AT SERENOA PB 70 PG 80-91 LOT 355	17377 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035600	PALMS AT SERENOA PB 70 PG 80-91 LOT 356	17381 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035700	PALMS AT SERENOA PB 70 PG 80-91 LOT 357	17385 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035800	PALMS AT SERENOA PB 70 PG 80-91 LOT 358	17389 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035900	PALMS AT SERENOA PB 70 PG 80-91 LOT 359	17393 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000036000	PALMS AT SERENOA PB 70 PG 80-91 LOT 360	17397 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000039500	PALMS AT SERENOA PB 70 PG 80-91 LOT 395	3646 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000039600	PALMS AT SERENOA PB 70 PG 80-91 LOT 396	3650 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000039700	PALMS AT SERENOA PB 70 PG 80-91 LOT 397	3654 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000039800	PALMS AT SERENOA PB 70 PG 80-91 LOT 398	3658 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000039900	PALMS AT SERENOA PB 70 PG 80-91 LOT 399	3662 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000040000	PALMS AT SERENOA PB 70 PG 80-91 LOT 400	3666 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000040100	PALMS AT SERENOA PB 70 PG 80-91 LOT 401	3670 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000040200	PALMS AT SERENOA PB 70 PG 80-91 LOT 402	3674 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000040300	PALMS AT SERENOA PB 70 PG 80-91 LOT 403	3678 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044000	PALMS AT SERENOA PB 70 PG 80-91 LOT 440	17811 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044100	PALMS AT SERENOA PB 70 PG 80-91 LOT 441	3604 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044200	PALMS AT SERENOA PB 70 PG 80-91 LOT 442	3608 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044300	PALMS AT SERENOA PB 70 PG 80-91 LOT 443	3612 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044400	PALMS AT SERENOA PB 70 PG 80-91 LOT 444	3616 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044500	PALMS AT SERENOA PB 70 PG 80-91 LOT 445	3620 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044600	PALMS AT SERENOA PB 70 PG 80-91 LOT 446	3624 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044700	PALMS AT SERENOA PB 70 PG 80-91 LOT 447	3628 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044800	PALMS AT SERENOA PB 70 PG 80-91 LOT 448	3632 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000200000	PALMS AT SERENOA PB 70 PG 80-91 TRACT 2		One (AA)	ndevelope	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200A0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT A-1		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-1		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C0500000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-5		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C0600000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-6		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C0700000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-7		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C0900000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-9		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C1000000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-10		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C8A00000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-8A		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C8B00000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-8B		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0000000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-0		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-1		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0200000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-2		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0300000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-3		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0400000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-4		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0500000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-5		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0600000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-6		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Avalon Groves CDD
 FY2020-2021 Assessment Roll

ParcelId	LegalDescription	PhysStreet	Area	CDD USE	O&M ERU	DS 2017 (AA1) ERU	DS 2019 (AA1) ERU	DS 2017A-1 (AA2) ERU	O&M Assmt	DS 2017 (AA1) Assmt	DS 2019 (AA1) Assmt	DS 2017A-1 (AA2) Assmt	Total Assmt
1324260200D0700000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-7		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0800000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-8		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0900000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-9		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200E0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT E-1		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200E0200000	PALMS AT SERENOA PB 70 PG 80-91 TRACT E-2		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200F0000000	PALMS AT SERENOA PB 70 PG 80-91 TRACT F-0		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200G0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT G-1	17410 BLAZING STAR CIR	One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200J0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT J-1	17246 BAY CEDAR WAY	One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200N0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT N-1		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200N1A00000	PALMS AT SERENOA PB 70 PG 80-91 TRACT N-1A		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-1		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0200000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-2		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0300000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-3		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0400000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-4		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0500000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-5		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0600000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-6		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0700000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-7		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0800000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-8		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0900000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-9		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200X0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT X-1		One (AA)	Indevelope	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
242426000100001800	THAT PART OF SECTION 24 TOWNSHIP 24 SOUTH RANGE 26 EAST	SAWGRASS BAY BLVD	0	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
Total			771		675	196	196	491.1	\$582,309.00	\$62,569.08	\$149,056.04	\$560,624.37	\$1,354,558.49

EXHIBIT 10

FY 2021 DEFICIT FUNDING AGREEMENT

THIS FY 2021 DEFICIT FUNDING AGREEMENT (“Agreement”) is made and entered into to be effective the 1st day of October, 2020, 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, 2021 (“**FY 2021**”) 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 2021, 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 2021 PROPOSED BUDGET

	FY 2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 ADOPTED	2020 YTD - MAR	2021 ADOPTED	VARIANCE 2020-2021
REVENUE:							
SPECIAL ASSESEMENTS (LANDOWNER OFF-ROLL)	\$ -	\$ 134,854	\$ 410,939	\$ 515,807	\$ 138,340	\$ 641,745	\$ 125,938
DEVELOPER FUNDING	149,087	39,046	-	-	114,022	-	-
MISCELLANEOUS					318		
TOTAL REVENUE:	149,087	173,900	410,939	515,807	252,680	641,745	125,938
EXPENDITURES:							
GENERAL ADMINISTRATIVE:							
DISTRICT MANAGEMENT SERVICES	44,000	20,000	48,000	32,000	4,000	32,000	-
BANK FEES	28	-	-	150	-	150	-
AUDITING	-	2,500	2,750	2,750	-	2,750	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	6,037	2,660	1,891	4,000	1,046	4,000	-
ENGINEERING SERVICES	4,975	10,000	13,008	12,000	-	12,000	-
LEGAL SERVICES	79,902	35,409	29,503	25,000	1,766	25,000	-
TECHNOLOGY & WEBSITE ADMIN.	960	980	2,621	2,265	2,509	1,650	(615)
MISCELLANEOUS (appraisal, mailing, etc.)	5,600	3,590	1,769	500	-	500	-
TOTAL GENERAL ADMIN.	141,677	75,314	99,717	78,840	9,496	78,225	(615)
INSURANCE:							
INSURANCE	2,410	5,300	5,186	5,500	7,125	7,900	2,400
TOTAL INSURANCE	2,410	5,300	5,186	5,500	7,125	7,900	2,400
DEBT SERVICE ADMIN. :							
DISCLOSURE REPORT	5,000	5,000	5,000	5,000	5,000	5,000	-
ARBITRAGE REBATE	-	650	650	1,500	-	1,500	-
TRUSTEE FEES	-	10,500	10,500	10,500	-	10,500	-
TOTAL DEBT SERVICE ADMIN.	5,000	16,150	16,150	17,000	5,000	17,000	-
UTILITIES:							
UTILITIES-ELECTRICITY	-	-	3,252	2,500	1,098	2,500	-
STREETLIGHTS							
STREETLIGHTS: MASTER BLVD	-	-	-	150,000	-	-	(150,000)
STREETLIGHTS: AA1	-	-	-	-	-	61,184	61,184
STREETLIGHTS: AA2	-	-	-	-	-	88,816	88,816
STREETLIGHTS: AA3	-	-	-	-	-	-	-
UTILITY WATER	-	-	147	15,000	6,454	30,000	15,000
TOTAL UTILITIES:	-	-	3,399	167,500	1,098	182,500	15,000
PHYSICAL ENVIRONMENT:							
LAKE & POND MAINTENANCE							
LAKE & POND MAINTENANCE: MASTER BLVD	-	5,350	12,340	25,600	7,710	-	(25,600)
LAKE & POND MAINTENANCE: AA1	-	-	-	-	-	8,685	8,685
LAKE & POND MAINTENANCE: AA2	-	-	-	-	-	8,690	8,690
LAKE & POND MAINTENANCE: AA3	-	-	-	-	-	8,226	8,226
LANDSCAPE MAINTENANCE							
LANDSCAPE MAINTENANCE: MASTER BLVD	-	28,985	107,875	169,567	92,575	-	(169,567)
LANDSCAPE MAINTENANCE: AA1	-	-	-	-	-	102,025	102,025
LANDSCAPE MAINTENANCE: AA2	-	-	-	-	-	53,260	53,260
LANDSCAPE MAINTENANCE: AA3	-	-	-	-	-	92,235	92,235
LANDSCAPE - REPLINSIHMENT	-	-	6,019	15,000	4,193	15,000	-
WETLAND MITIGATION & MONITORING	-	8,400	31,000	20,800	26,200	32,000	11,200
FIELD MANAGEMENT	-	4,410	-	6,000	500	6,000	-
FIELD CONTINGENCY	-	3,000	14,634	5,000	695	25,000	20,000
HARDSCAPE REPAIRS & MAINT.	-	-	-	5,000	-	5,000	-
BUILDOUT CONTINGENCY	-	-	-	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT	-	50,145	171,868	246,967	131,873	356,120	109,153
TOTAL EXPENDITURES:	149,087	146,909	296,320	515,807	154,592	641,745	125,938
EXCESS OVER (UNDER) REVENUES:	-	26,991	114,619	-	98,088	-	-

**STATEMENT 2
AVALON GROVES
FY 2021 PROPOSED BUDGET
GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

1. ERU Assignment and Calculation

Phase	Planned Lots	ERU / Lots	Total ERU
AA 1	580	1.00	580
AA 2	479	1.00	479
Total	1059		1059

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

	Platted	Un-Platted	Total Lots
Assessment Area One	301	279	580
Assessment Area Two	479	0	479
Total Lots	780	279	1059
Assigned ERU	1.00	1.00	
Total Assigned ERU	780.00	279	1059
% Allocation per share of ERU	73.65%	26.35%	

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	57,616	20,609	78,225	12.19%	Yes
INSURANCE	5,819	2,081	7,900	1.23%	Yes
DEBT ADMINISTRATION	17,000	-	17,000	2.65%	No
UTILITIES ¹	182,500	-	182,500	28.44%	No
PHYSICAL ENVIRONMENT ¹	356,120	-	356,120	55.49%	No
Subtotal (Net) / [a]	619,055	22,690	641,745	100.0%	
Early Payment Discount	26,915	987	27,902		
County Charges	26,915	987	27,902		
Total (Gross)	672,886	24,663	697,549 [b]		
Share of Total Expenditures ²	96.46%	3.54%	100.00%		
Total ERU	780.0	279.0	1,059.0 [c]		
Total AR / ERU - GROSS	\$ 862.68	\$ 88.40	\$ 658.69 [b] / [c]		
Total AR / ERU - NET	\$ 793.67	\$ 81.33	\$ 606.00 [a] / [c]		

2a. Allocation of O&M Assessment: FY 2021

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	780	1.00	\$ 793.67	\$ 862.68	\$ 672,890
Un-Platted	279	1.00	\$ 81.33	\$ 88.40	\$ 24,664
Total	1059				\$ 697,554

3. Allocation of O&M Assessment: FY 2020

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	780	1.00	\$ 632.81	\$ 687.84	\$ 536,515
Un-Platted	279	1.00	\$ 79.65	\$ 86.57	\$ 24,153
Total	1059				\$ 560,668

4. Change from Prior Fiscal Year

Status	Change in Gross Assmt / Lot	% Change Gross Assmt / Lot
Platted	\$ 174.84	27.63%
Un-Platted	\$ 2	2.30%
Total		

Footnotes:

1. Fiscal Year 2022 assessments will be sub-allocated by assessment area.

2. Assessment Area Three lots are anticipated to be added to Fiscal Year 2021 allocation.

NOTE: The CDD's O&M Assessments for Fiscal Year 2020/2021 attach only to lots that have been sold to end users, as evidenced by the tax-roll provided by the County to the CDD, or as evidenced by requests for estoppel letters in connection with home closings. At such time, the O&M Assessment will attach to the lot in the amounts set forth herein. All additional funding for the CDD's Fiscal Year 2020/2021 General Fund budget will be provided via a developer funding agreement.

**STATEMENT 3
AVALON GROVES CDD
FY 2021 ADOPTED 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	\$1,650	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	\$7,900	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		\$30,000	Estimated for irrigation related to Basswood Lane Irrigation - \$1,800 monthly, also inclusive of Tot Lot at Goldcrest Loop and Butterfly Pea Court Cul-de-sac \$225 per mo. Included additional for new areas to be added
LAKE & POND MAINTENANCE	Lake & Wetland 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 \$10,000 annually. Active adult is estimated at 10 new ponds.
LANDSCAPE MAINTENANCE	Yellowstone & CLI	\$247,520	Amounts for Serenoa Blvd., Phase 1A & 1B , Village entrances 1 and 2 - estimated to be \$11,760 monthly., An additional \$10,000 added for active adult. And an additional \$52,000 for Sawgrass Blvd extension for phase 3 based on proposal from Yellowstone. Amounts for CLI approximate \$3,605 per month for pond mowings of ponds 200 through 209.
LANDSCAPE REPLINISHMENT		\$15,000	Miscellaneous
WETLAND MITIGATION & MONITORING	BioTech Consulting	\$32,000	Quarterly Maintenance - \$3,000 per event, Bi-annual monitoring - \$2,400 per event. Annual Monitoring event - \$2,000 per annual report. Wetland Maintenance - Collector Road - \$2,000 quarterly. Phase 1 is \$800 quarterly.
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		\$25,000	Estimated
HARDSCAPE REPAIRS & MAINTENANCE		\$5,000	Estimated
BUILDOUT CONTINGENCY		\$0	
Total		\$641,745	

**STATEMENT 4
AVALON GROVES CDD
FY 2021 PROPOSED BUDGET
\$2,415,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017 (ASSESSMENT AREA ONE)**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 185,153
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(7,715)
TOTAL REVENUE	177,439
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	7,715
INTEREST EXPENSE	
05/01/21	66,106
11/01/21	65,231
PRINCIPAL RETIREMENT	
05/01/21	35,000
TOTAL EXPENDITURES	174,052
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,390
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 3,390

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
Total	580		580.00	100.00%	170,338	

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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
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		-
Total	\$2,415,000.00		2,833,174.48	5,248,174.48	5,078,430.73	

Max annual ds: \$170,337.50

Footnote:

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

**STATEMENT 6
AVALON GROVES CDD
FY 2021 PROPOSED BUDGET
\$3,500,000 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019 (ASSESSMENT AREA ONE)**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 228,907
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(9,156)
TOTAL REVENUE	219,751
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	9,156
INTEREST EXPENSE	
05/01/21	70,976
11/01/21	70,976
PRINCIPAL RETIREMENT	
11/01/21	65,000
TOTAL EXPENDITURES	216,109
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,640
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 3,640

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
Total	301		301.00	100.00%	210,594	

MADS Assmt. per ERU - net	699.65
MADS Assmt. per ERU - gross	760.49
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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
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	-
Total	\$3,500,000		2,782,267	6,282,267	6,282,267	

Max annual ds: \$210,593.75

Footnote:

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

**STATEMENT 8
AVALON GROVES CDD
FY 2021 PROPOSED BUDGET
SERIES 2017A-1 ASSESSMENT AREA TWO**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL, net	\$ 560,625
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(22,425)
TOTAL REVENUE	538,200
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	22,425
INTEREST EXPENSE	
05/01/21	206,544
11/01/21	203,722
PRINCIPAL RETIREMENT	
05/01/21	105,000
TOTAL EXPENDITURES	537,691
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	510
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 510

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	78,453.25	945	1,027
50	294	1.00	294.00	308,771.84	1,050	1,142
60	102	1.20	122.40	128,549.91	1,260	1,370
Total	479		491.10	515,775		

MADS per ERU 1,050.24
gross assmt per ERU 1,141.57

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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
5/1/2020	100,000	5.375%	209,231	309,231		7,020,000
11/1/2020		5.375%	206,544	206,544	515,775	6,990,000
5/1/2021	105,000	5.375%	206,544	311,544		6,885,000
11/1/2021		5.375%	203,722	203,722	515,266	6,885,000
5/1/2022	110,000	5.375%	203,722	313,722		6,775,000
11/1/2022		5.375%	200,766	200,766	514,488	6,775,000
5/1/2023	115,000	5.375%	200,766	315,766		6,660,000
11/1/2023		5.375%	197,675	197,675	513,441	6,660,000
5/1/2024	120,000	5.375%	197,675	317,675		6,540,000
11/1/2024		5.375%	194,450	194,450	512,125	6,540,000
5/1/2025	130,000	5.375%	194,450	324,450		6,410,000
11/1/2025		5.375%	190,956	190,956	515,406	6,410,000
5/1/2026	135,000	5.375%	190,956	325,956		6,275,000
11/1/2026		5.375%	187,328	187,328	513,284	6,275,000
5/1/2027	145,000	5.375%	187,328	332,328		6,130,000
11/1/2027		5.375%	183,431	183,431	515,759	6,130,000
5/1/2028	150,000	5.375%	183,431	333,431		5,980,000
11/1/2028		5.375%	179,400	179,400	512,831	5,980,000
5/1/2029	160,000	6.000%	179,400	339,400		5,820,000
11/1/2029		6.000%	174,600	174,600	514,000	5,820,000
5/1/2030	170,000	6.000%	174,600	344,600		5,650,000
11/1/2030		6.000%	169,500	169,500	514,100	5,650,000
5/1/2031	180,000	6.000%	169,500	349,500		5,470,000
11/1/2031		6.000%	164,100	164,100	513,600	5,470,000
5/1/2032	190,000	6.000%	164,100	354,100		5,280,000
11/1/2032		6.000%	158,400	158,400	512,500	5,280,000
5/1/2033	205,000	6.000%	158,400	363,400		5,075,000
11/1/2033		6.000%	152,250	152,250	515,650	5,075,000
5/1/2034	215,000	6.000%	152,250	367,250		4,860,000
11/1/2034		6.000%	145,800	145,800	513,050	4,860,000
5/1/2035	230,000	6.000%	145,800	375,800		4,630,000
11/1/2035		6.000%	138,900	138,900	514,700	4,630,000
5/1/2036	245,000	6.000%	138,900	383,900		4,385,000
11/1/2036		6.000%	131,550	131,550	515,450	4,385,000
5/1/2037	260,000	6.000%	131,550	391,550		4,125,000
11/1/2037		6.000%	123,750	123,750	515,300	4,125,000
5/1/2038	275,000	6.000%	123,750	398,750		3,850,000
11/1/2038		6.000%	115,500	115,500	514,250	3,850,000
5/1/2039	290,000	6.000%	115,500	405,500		3,560,000
11/1/2039		6.000%	106,800	106,800	512,300	3,560,000
5/1/2040	310,000	6.000%	106,800	416,800		3,250,000
11/1/2040		6.000%	97,500	97,500	514,300	3,250,000
5/1/2041	330,000	6.000%	97,500	427,500		2,920,000
11/1/2041		6.000%	87,600	87,600	515,100	2,920,000
5/1/2042	350,000	6.000%	87,600	437,600		2,570,000
11/1/2042		6.000%	77,100	77,100	514,700	2,570,000
5/1/2043	365,000	6.000%	77,100	442,100		2,205,000
11/1/2043		6.000%	66,150	66,150	508,250	2,205,000
5/1/2044	390,000	6.000%	66,150	456,150		1,815,000
11/1/2044		6.000%	54,450	54,450	510,600	1,815,000

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

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
5/1/2045	415,000	6.000%	54,450	469,450		1,400,000
11/1/2045		6.000%	42,000	42,000	511,450	1,400,000
5/1/2046	440,000	6.000%	42,000	482,000		960,000
11/1/2046		6.000%	28,800	28,800	510,800	960,000
5/1/2047	465,000	6.000%	28,800	493,800		495,000
11/1/2047		6.000%	14,850	14,850	508,650	495,000
5/1/2048	495,000	6.000%	14,850	509,850	509,850	-
Total	\$6,990,000.00		7,796,975	14,886,975	14,886,975	

Max annual ds: \$515,775.00

Footnote:

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

Avalon Groves CDD
FY2020-2021 Assessment Roll

ParcelId	LegalDescription	PhysStreet	Area	CDD USE	O&M ERU	DS 2017 (AA1) ERU	DS 2019 (AA1) ERU	DS 2017A-1 (AA2) ERU	O&M Assmt	DS 2017 (AA1) Assmt	DS 2019 (AA1) Assmt	DS 2017A-1 (AA2) Assmt	Total Assmt
132426000100002800	BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE	SAWGRASS BAY BLVD	0	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426000200000800	FROM SE COR OF SEC 13-24-26 RUN S 89-59-54 W ALONG S LINE OF		0	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426000200001300	FROM NW COR OF SEC 13-24-26 RUN S 0-17-32 W ALONG W LINE		0	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426000200001500	FROM NW COR OF SEC 13-24-26 RUN S 0-17-32 W ALONG W LINE OF		0	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426000300000400	BEG AT NE COR OF NW 1/4 OF NE 1/4 OF SEC 13-24-26, RUN S	SAWGRASS BAY BLVD	0	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426010000023400	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 234	17264 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000023500	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 235	17260 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000023600	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 236	17256 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000023700	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 237	17252 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000023800	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 238	17248 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000023900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 239	17244 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000024000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 240	17240 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000031900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 319	17048 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 320	17044 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032100	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 321	17040 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 322	17036 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032300	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 323	17032 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032400	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 324	17028 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032500	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 325	17024 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032600	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 326	17263 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032700	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 327	17261 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032800	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 328	17255 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000032900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 329	17253 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 330	17249 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033100	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 331	17243 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 332	17241 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033300	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 333	17308 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033400	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 334	17312 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033500	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 335	17316 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033600	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 336	17320 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033700	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 337	17324 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033800	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 338	17328 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000033900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 339	17332 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 340	17340 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034100	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 341	17344 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 342	17348 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034300	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 343	17352 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034400	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 344	17356 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034500	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 345	17360 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034600	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 346	17047 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034700	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 347	17043 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034800	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 348	17039 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000034900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 349	17035 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000035000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 350	17031 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000035100	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 351	17027 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000035200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 352	17023 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000037200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 372	17385 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010000037300	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 373	17381 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000037400	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 374	17377 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000037500	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 375	17373 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09

Avalon Groves CDD
 FY2020-2021 Assessment Roll

ParcelId	LegalDescription	PhysStreet	Area	CDD USE	O&M ERU	DS 2017 (AA1) ERU	DS 2019 (AA1) ERU	DS 2017A-1 (AA2) ERU	O&M Assmt	DS 2017 (AA1) Assmt	DS 2019 (AA1) Assmt	DS 2017A-1 (AA2) Assmt	Total Assmt
132426010000037600	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 376	17369 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000037700	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 377	17365 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000037800	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 378	17361 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000037900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 379	17357 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 380	17353 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038100	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 381	17349 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 382	17341 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038300	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 383	17337 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038400	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 384	17333 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038500	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 385	17329 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038600	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 386	17325 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038700	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 387	17321 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038800	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 388	17317 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000038900	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 389	17313 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000039000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 390	17309 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000039100	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 391	17305 BRACKEN FERN LN	Two	40	1	0	0	0.9	\$862.68	\$0.00	\$0.00	\$1,027.41	\$1,890.09
132426010000039200	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 LOT 392	17301 BRACKEN FERN LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
1324260100C0500000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT C-5		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100C0600000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT C-6		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100D0100000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT D-1		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100D0200000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT D-2		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100D0300000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT D-3		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100F0200000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT F-2		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100G0100000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT G-1	17501 SERENOA BLVD	Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100N0600000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT N-6		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100S0100000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT S-1		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100S0200000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT S-2		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100S0300000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT S-3		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100S0400000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT S-4		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100T0300000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT T-3	17345 BRACKEN FERN LN	Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260100T0400000	SERENOA VILLAGE 1 PHASE 1A-1 PB 69 PG 20-23 TRACT T-4	17336 BRACKEN FERN LN	Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426010500024100	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 241	17236 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024200	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 242	17232 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024300	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 243	17228 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024400	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 244	17224 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024500	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 245	17220 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024600	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 246	17216 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024700	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 247	17212 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024800	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 248	17208 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500024900	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 249	17204 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031000	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 310	17084 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031100	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 311	17080 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031200	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 312	17076 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031300	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 313	17072 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031400	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 314	17068 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031500	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 315	17064 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031600	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 316	17060 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031700	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 317	17056 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500031800	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 318	17052 GOLDCREST LOOP	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426010500035300	SERENOA VILLAGE 1 PHASE 1A-2 PB 70 PG 5-7 LOT 353	17364 PAINTED LEAF WAY	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25

Avalon Groves CDD
 FY2020-2021 Assessment Roll

ParcelId	LegalDescription	PhysStreet	Area	CDD USE	O&M ERU	DS 2017 (AA1) ERU	DS 2019 (AA1) ERU	DS 2017A-1 (AA2) ERU	O&M Assmt	DS 2017 (AA1) Assmt	DS 2019 (AA1) Assmt	DS 2017A-1 (AA2) Assmt	Total Assmt
132426014000020300	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 203	17879 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000020400	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 204	17871 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000020500	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 205	17867 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000020600	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 206	17863 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000020700	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 207	17859 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000020800	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 208	17855 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000020900	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 209	17851 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000021000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 210	17847 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000021100	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 211	17843 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000021200	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 212	17827 PASSIONFLOWER CIR	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000021300	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 213	17807 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000021400	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 214	17801 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000021500	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 215	17795 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000021600	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 216	17791 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000021700	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 217	17787 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000021800	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 218	17783 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000021900	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 219	17779 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000022000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 220	17775 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000022100	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 221	17773 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000022200	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 222	17769 PASSIONFLOWER CIR	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000022300	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 223	2908 BLUESTEM LN	Two	60	1	0	0	1.2	\$862.68	\$0.00	\$0.00	\$1,369.88	\$2,232.56
132426014000022400	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 224	2912 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000022500	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 225	2916 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000022600	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 226	2920 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000022700	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 227	2924 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000022800	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 228	2928 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000022900	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 229	2932 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000023000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 230	2936 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000023100	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 231	2940 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000023200	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 232	2944 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
132426014000023300	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 LOT 233	2948 BLUESTEM LN	Two	50	1	0	0	1	\$862.68	\$0.00	\$0.00	\$1,141.57	\$2,004.25
1324260140A0100000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 TRACT A-1		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260140C0200000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 TRACT C-2		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260140C0400000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 TRACT C-4		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260140C0500000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 TRACT C-5		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260140D0200000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 TRACT D-2		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260140T0100000	SERENOA VILLAGE 2 PHASE 1B-2 PB 72 PG 48-50 TRACT T-1		Two	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
132426020000000100	PALMS AT SERENOA PB 70 PG 80-91 LOT 1	17270 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000200	PALMS AT SERENOA PB 70 PG 80-91 LOT 2	17274 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000300	PALMS AT SERENOA PB 70 PG 80-91 LOT 3	17278 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000400	PALMS AT SERENOA PB 70 PG 80-91 LOT 4	17282 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000500	PALMS AT SERENOA PB 70 PG 80-91 LOT 5	17286 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000600	PALMS AT SERENOA PB 70 PG 80-91 LOT 6	17290 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000700	PALMS AT SERENOA PB 70 PG 80-91 LOT 7	3761 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000800	PALMS AT SERENOA PB 70 PG 80-91 LOT 8	3765 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000000900	PALMS AT SERENOA PB 70 PG 80-91 LOT 9	3769 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000001000	PALMS AT SERENOA PB 70 PG 80-91 LOT 10	3773 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000001100	PALMS AT SERENOA PB 70 PG 80-91 LOT 11	3777 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000001200	PALMS AT SERENOA PB 70 PG 80-91 LOT 12	3781 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000001300	PALMS AT SERENOA PB 70 PG 80-91 LOT 13	3785 MYRTLE OAK CT	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40

Avalon Groves CDD
 FY2020-2021 Assessment Roll

ParcelId	LegalDescription	PhysStreet	Area	CDD USE	O&M ERU	DS 2017 (AA1) ERU	DS 2019 (AA1) ERU	DS 2017A-1 (AA2) ERU	O&M Assmt	DS 2017 (AA1) Assmt	DS 2019 (AA1) Assmt	DS 2017A-1 (AA2) Assmt	Total Assmt
132426020000034600	PALMS AT SERENOA PB 70 PG 80-91 LOT 346	17841 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000034700	PALMS AT SERENOA PB 70 PG 80-91 LOT 347	17849 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000034800	PALMS AT SERENOA PB 70 PG 80-91 LOT 348	17853 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000034900	PALMS AT SERENOA PB 70 PG 80-91 LOT 349	17857 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035000	PALMS AT SERENOA PB 70 PG 80-91 LOT 350	17357 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035100	PALMS AT SERENOA PB 70 PG 80-91 LOT 351	17361 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035200	PALMS AT SERENOA PB 70 PG 80-91 LOT 352	17365 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035300	PALMS AT SERENOA PB 70 PG 80-91 LOT 353	17369 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035400	PALMS AT SERENOA PB 70 PG 80-91 LOT 354	17373 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035500	PALMS AT SERENOA PB 70 PG 80-91 LOT 355	17377 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035600	PALMS AT SERENOA PB 70 PG 80-91 LOT 356	17381 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035700	PALMS AT SERENOA PB 70 PG 80-91 LOT 357	17385 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035800	PALMS AT SERENOA PB 70 PG 80-91 LOT 358	17389 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000035900	PALMS AT SERENOA PB 70 PG 80-91 LOT 359	17393 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000036000	PALMS AT SERENOA PB 70 PG 80-91 LOT 360	17397 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000039500	PALMS AT SERENOA PB 70 PG 80-91 LOT 395	3646 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000039600	PALMS AT SERENOA PB 70 PG 80-91 LOT 396	3650 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000039700	PALMS AT SERENOA PB 70 PG 80-91 LOT 397	3654 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000039800	PALMS AT SERENOA PB 70 PG 80-91 LOT 398	3658 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000039900	PALMS AT SERENOA PB 70 PG 80-91 LOT 399	3662 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000040000	PALMS AT SERENOA PB 70 PG 80-91 LOT 400	3666 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000040100	PALMS AT SERENOA PB 70 PG 80-91 LOT 401	3670 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000040200	PALMS AT SERENOA PB 70 PG 80-91 LOT 402	3674 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000040300	PALMS AT SERENOA PB 70 PG 80-91 LOT 403	3678 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044000	PALMS AT SERENOA PB 70 PG 80-91 LOT 440	17811 BLAZING STAR CIR	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044100	PALMS AT SERENOA PB 70 PG 80-91 LOT 441	3604 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044200	PALMS AT SERENOA PB 70 PG 80-91 LOT 442	3608 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044300	PALMS AT SERENOA PB 70 PG 80-91 LOT 443	3612 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044400	PALMS AT SERENOA PB 70 PG 80-91 LOT 444	3616 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044500	PALMS AT SERENOA PB 70 PG 80-91 LOT 445	3620 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044600	PALMS AT SERENOA PB 70 PG 80-91 LOT 446	3624 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044700	PALMS AT SERENOA PB 70 PG 80-91 LOT 447	3628 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000044800	PALMS AT SERENOA PB 70 PG 80-91 LOT 448	3632 BLUE SAGE LOOP	One (AA)	AA	1	1	1	0	\$862.68	\$319.23	\$760.49	\$0.00	\$1,942.40
132426020000200000	PALMS AT SERENOA PB 70 PG 80-91 TRACT 2		One (AA)	ndevelope	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200A0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT A-1		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-1		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C0500000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-5		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C0600000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-6		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C0700000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-7		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C0900000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-9		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C1000000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-10		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C8A00000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-8A		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200C8B00000	PALMS AT SERENOA PB 70 PG 80-91 TRACT C-8B		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0000000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-0		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-1		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0200000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-2		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0300000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-3		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0400000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-4		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0500000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-5		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0600000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-6		One (AA)	x	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Avalon Groves CDD
 FY2020-2021 Assessment Roll

ParcelId	LegalDescription	PhysStreet	Area	CDD USE	O&M ERU	DS 2017 (AA1) ERU	DS 2019 (AA1) ERU	DS 2017A-1 (AA2) ERU	O&M Assmt	DS 2017 (AA1) Assmt	DS 2019 (AA1) Assmt	DS 2017A-1 (AA2) Assmt	Total Assmt
1324260200D0700000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-7		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0800000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-8		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200D0900000	PALMS AT SERENOA PB 70 PG 80-91 TRACT D-9		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200E0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT E-1		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200E0200000	PALMS AT SERENOA PB 70 PG 80-91 TRACT E-2		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200F0000000	PALMS AT SERENOA PB 70 PG 80-91 TRACT F-0		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200G0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT G-1	17410 BLAZING STAR CIR	One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200J0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT J-1	17246 BAY CEDAR WAY	One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200N0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT N-1		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200N1A00000	PALMS AT SERENOA PB 70 PG 80-91 TRACT N-1A		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-1		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0200000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-2		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0300000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-3		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0400000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-4		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0500000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-5		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0600000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-6		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0700000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-7		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0800000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-8		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200O0900000	PALMS AT SERENOA PB 70 PG 80-91 TRACT O-9		One (AA)	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
1324260200X0100000	PALMS AT SERENOA PB 70 PG 80-91 TRACT X-1		One (AA)	Indevelope	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
242426000100001800	THAT PART OF SECTION 24 TOWNSHIP 24 SOUTH RANGE 26 EAST	SAWGRASS BAY BLVD	0	x	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00
Total			771		675	196	196	491.1	\$582,309.00	\$62,569.08	\$149,056.04	\$560,624.37	\$1,354,558.49

EXHIBIT 11

RESOLUTION 2020-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT RESETTING THE DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; ADDRESSING CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Avalon Groves Community Development District ("**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 is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

WHEREAS, on April 23, 2020, at a duly noticed public meeting, the Board adopted Resolution 2020-03 setting the date for the landowners' meeting and election for Thursday, November 26, 2020, at 11:30 a.m. at the Avalon Groves Amenity Center, 17555 Sawgrass Bay Boulevard, Clermont, Florida 34714; and

WHEREAS, the Board now desires to reschedule and reset the landowners' meeting and election for _____, 2020 at _____ a/p.m. at the Avalon Groves Amenity Center, 17555 Sawgrass Bay Boulevard, Clermont, Florida 34714.

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

Section 1. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors for the District, shall be rescheduled and reset to be held on _____, 2020 at _____ a/p.m. at the Avalon Groves Amenity Center, 17555 Sawgrass Bay Boulevard, Clermont, Florida 34714.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

Section 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election has been announced by the Board at its April 23, 2020 meeting and the date, time and location of the rescheduled landowners' meeting and election has been announced by the Board at its August 26, 2020 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at the April 23, 2020 meeting and are attached to Resolution 2020-03 as **Composite Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, DPG Management and Consulting, LLC, District Manager, 250 International Parkway, Suite 280, Lake Mary FL 32746, (321) 263-0132.

Section 4. This Resolution is intended to amend Resolution 2020-03, which remains in full force and effect except to the extent amended hereby.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2020.

**AVALON GROVES COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT 12

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into this 27th day of August, 2020 by and between **VK AVALON GROVES LLC**, a Florida limited liability company, whose address is 101 NE 1st Street, Delray Beach, Florida 33444 (“**VK Avalon Groves**”), **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 (“**Pulte**”), and together with VK Avalon Groves, “**Licensors**”), and **AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is c/o DPF Management and Consulting, LLC, 250 International Parkway, Suite 280, Lake Mary, Florida 32746 (“**District**” or “**Licensee**”).

RECITALS

WHEREAS, the District was established pursuant to the Uniform Special District Accountability Act, Chapter 189, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure within the District’s boundaries; and

WHEREAS, Licensors have constructed certain improvements including, but not limited to, roadways, stormwater management, landscaping, and other infrastructure (“**Improvements**”) as described in the *Avalon Groves Community Development District Preliminary Engineer’s Report*, dated October 11, 2016, the *Avalon Groves Community Development District Engineer’s Supplemental Report*, dated February 10, 2017, and the *Avalon Groves Community Development District Engineer’s Supplement Report – 2019 Bond Issuance*, dated July 19, 2019 (together, “**Capital Improvement Plan**”); and

WHEREAS, Licensors, to the extent of their respective interests, hold and possess the real property on which the Improvements were constructed, which is described in **Exhibit “A”** attached hereto and incorporated herein by this reference (“**License Area**”); and

WHEREAS, Licensee has requested that Licensors grant to Licensee a non-exclusive license over the License Area for the sole purpose of accessing and maintaining the Improvements (“**Improvement Maintenance**”), and Licensors are agreeable to granting such a license on the terms and conditions set forth herein.

NOW, THEREFORE, Licensors, for and in consideration of the mutual covenants contained herein and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Licensee a non-exclusive license for the sole purpose of activities related to the Improvement Maintenance, subject to the following terms and conditions:

1. Recitals. The Recitals above are true, correct, and are incorporated herein by this reference.

2. Grant of License. Licensors hereby grant to Licensee, to the extent of their respective interests, a non-exclusive license over, upon, under, through, and across the License Area related to the Improvement Maintenance (“**License**”). Licensors reserve the right to modify the Improvements within the License Area at their discretion and nothing in this License prevents Licensors from doing so. Furthermore, the District is not obligated to maintain any Improvements within the License Area undergoing construction which render the Improvements inaccessible.

3. Term and Termination. This Agreement shall become effective upon the date hereof and shall remain in effect for the duration of the Improvement Maintenance.

4. Damage. The parties shall use all due care to protect the License Area and adjoining property from damage resulting from the parties’ use of the License Area. In the event a party, or its respective employees, agents, assignees, contractors (or their subcontractors, employees, or materialmen) or representatives cause damage to the License Area or to adjacent property or improvements in the exercise of the License granted herein, that party, at its sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps, and other structures or improvements of any kind.

5. Insurance. Licensee shall ensure that any contractors performing work for Licensee in the License Area shall at all times maintain general liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance shall be issued directly by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Licensee, and its staff, consultants, and supervisors, and Licensors and their employees and representatives, as additional insureds, as their interests may appear in a combined-single limit of not less than One Million Dollars per occurrence (\$1,000,000.00) with respect to bodily injury or death and property damage.

6. Limitations on Liability. Licensors agree that nothing contained in this Agreement shall constitute or be construed as a waiver of Licensee’s limitations on liability set forth in Section 768.28, *Florida Statutes*, and other applicable law.

7. Enforcement of Agreement. In the event that the Licensee seeks to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys’ fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

8. Controlling Law; Venue. This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Lake County, Florida.

9. Public Records. Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and are to be treated as public records in accordance with Florida law.

10. Third Parties and No Assignment. This Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. This Agreement may not be assigned to any party whatsoever without the prior written consent by another party.

12. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, Licensors and Licensee caused this Agreement to be executed, effective as of the day and year first written above.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

VK AVALON GROVES LLC

Witness

By: _____
Its: _____

PULTE HOME COMPANY, LLC

Witness

By: _____
Its: _____

Exhibit A: Map of License Area

Exhibit A Map of License Area

Those certain tracts and utility easements identified below as Tract E1 (Right-of-Way, also designated at Sawgrass Bay Boulevard), Tracts E2 and E3 (Stormwater Ponds), Tracts E5, E6 and E7 (Conservation Areas) and those certain 23' Utility Easements located on the east and west sides of Tract E1.

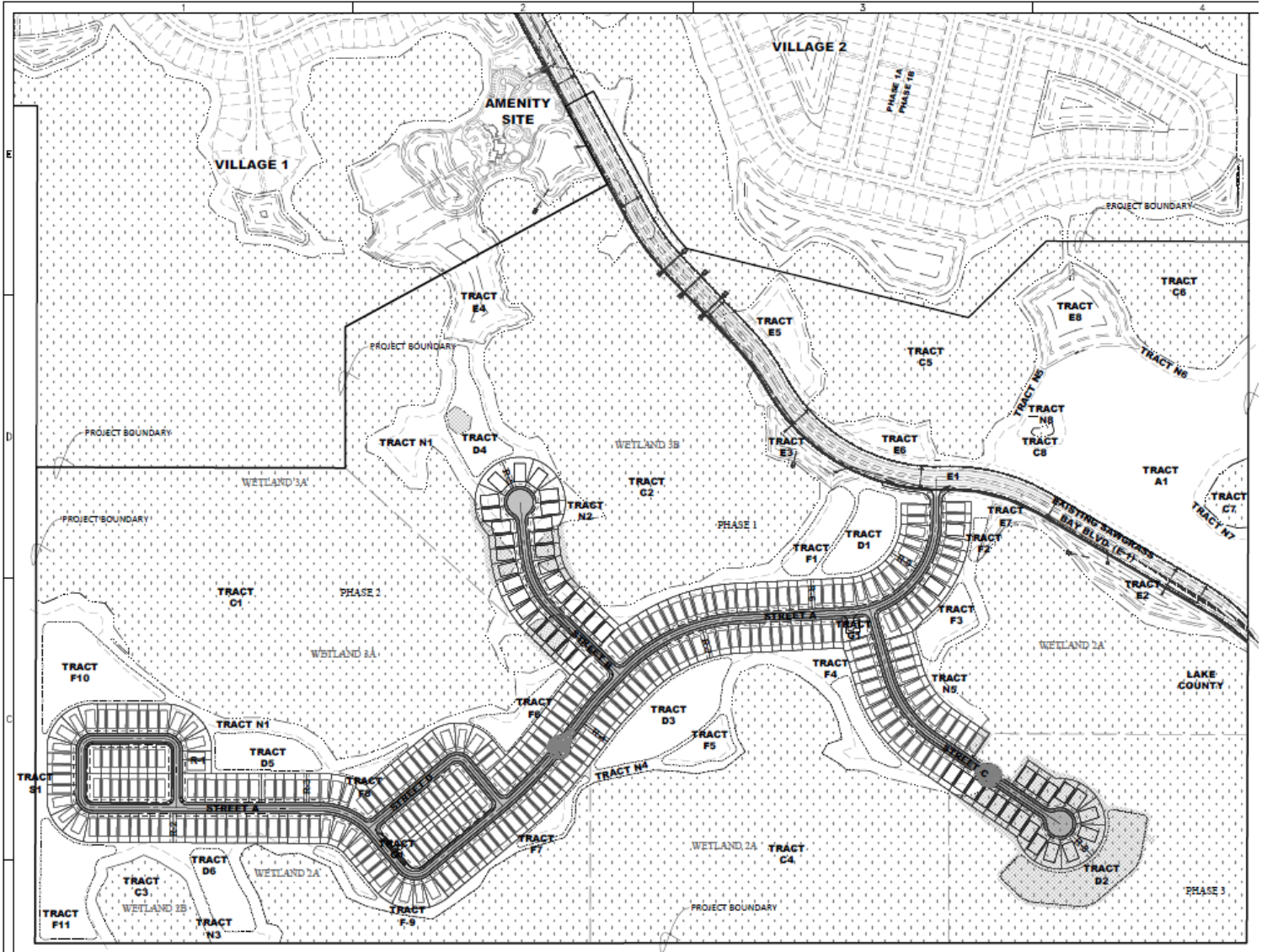


EXHIBIT 13



AUTHORIZATION FOR PROFESSIONAL SERVICES

To: Avalon Groves CDD
c/o DPGF
250 international Parkway, Suite 280
Lake Mary, FL 32746

Date: August 11, 2020
Project Name: Avalon Groves CDD Professional Services
Job Number: CDD AG 1006-1007

Attn: Patricia Comings-Thibault

Heidt Design, LLC proposes to provide the following services:

1. CDD Engineer that includes attendance of meetings, conference calls and miscellaneous professional consulting/engineering services.
2. CDD Engineer to provide professional consulting/engineering services in support of the Capital Improvement Project (CIP).

Compensation

Task #	Task Description	HD Job #	Fee Type
1	CDD District Engineer Services (Interim)	CDD AG 1006	Hourly
2	CDD Engineer Services (CIP Interim)	CDD AG 1007	Hourly

All work herein is subject to the conditions described in Attachment "A" attached herewith and made a part of this "Authorization for Work".

ACCEPTANCE:

AVALON GROVES CDD

HEIDT DESIGN, LLC

By: _____

By:  _____

Timothy M. Plate, P.E.

Senior Vice President / Project Manager

Date: _____

Please return one signed copy to Mrs. RikkiLee Glass.

CC: Candice Smith, Kolter
Jeremy Morton, P.E., Heidt Design
Ling Schuchert, Heidt Design
E-File

C:\Users\rglass\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\AO7GECDW\Draft Avalon Groves CDD WO.doc

Attachment "A"

HEIDT DESIGN, LLC

GENERAL CONDITIONS

Your acceptance of this proposal shall constitute an Agreement between the Client and Heidt Design, LLC. The Agreement is comprised of these General Conditions and the accompanying written proposal or authorization for services.

Section 1. Heidt Design, LLC's Responsibilities

1.01 Heidt Design, LLC agrees to provide the professional services described in the Scope of Services portion of the proposal.

1.02 The scope of services does not include site investigations or other engineering evaluations to determine the presence or extent of hazardous wastes or soil and groundwater contamination. Heidt Design, LLC accepts no responsibility or liability in this regard.

1.03 Opinions of probable construction costs provided by Heidt Design, LLC represent our best judgment but do not constitute a guarantee since we have no control over contractor pricing.

Section 2. Client's Responsibilities

2.01 The signature on this contract authorizes the work herein described and does so on behalf of the owner in question and warrants that he has the authority to sign this agreement on behalf of the Owner.

2.02 Unless otherwise stated, Heidt Design, LLC will have access to the site for activities necessary for the performance of the services. Heidt Design, LLC will take precautions to minimize damages due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

2.03 Client acknowledges that the work described herein will constitute a lien against the property.

2.04 In the event improvements are dedicated to public use or otherwise alienated by the Owner, then Heidt Design, LLC shall be entitled to a lien on all property abutting said improvements.

Section 3. Deliverables

3.01 Unless otherwise agreed to in this contract, all sketches, tracings, drawings, computations, details, design calculations, permits, and other documents and plans prepared by Heidt Design, LLC, pursuant to this contract are instruments of service and are the property of Heidt Design, LLC. Client may not use or modify such documents on other projects or extensions of this project without the prior written approval of Heidt Design, LLC. Notwithstanding any provision in this contract to the contrary, in the event of a default by Client (including, without limitation, any failure to pay amounts due within 30 days of invoice date), Heidt Design, LLC, shall be entitled to exclusive ownership and possession of any and all documents prepared pursuant to this contract.

Section 4. Compensation

4.01 All fees stated in this contract shall be payable in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at our prevailing hourly rates, subject to any agreed upon limits.

4.02 Work will be billed at the end of each month under the terms of this contract, and Heidt Design, LLC shall expect payment by the twenty-fifth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due Heidt Design, LLC for services within 30 days of the invoice date, the amount(s) due shall include an additional interest charge based upon the rate of 1 ½ percent applied to the unpaid balance per month after the thirtieth day.

4.03 In addition to the fees in this contract, we charge all out-of-pocket expenses such as printing, photocopying, long distance telephone calls, postage, etc. These expenses will be charged to you at our cost. Consultant fees and permit fees, (if necessary), etc. will be charged at our cost plus 15%. Client shall pay the following items in advance: (a) all review/permit fees required by governmental agencies, and (b) any fees or other charges to be imposed upon Heidt Design, LLC, by its insurance carriers in excess of those

necessary to obtain a standard certificate of insurance (including, without limitation, for earmarking of policy coverage to the project or for a waiver of subrogation). In the event Heidt Design, LLC pays such fees, Client shall reimburse them in addition to the contract prices stated herein.

4.04 Any work requested which is not included in the stated fees shall be performed only after the execution of an "Authorization for Work" form. Fees for the additional work shall be at the rates prevailing at the time of the additional service.

4.05 Notwithstanding any other terms or conditions herein to the contrary, it is expressly understood and agreed that Heidt Design, LLC, at its sole discretion, shall have the right to cease work on the project and withhold all information and documents concerning the project in the event until any amounts then due have been outstanding for more than 30 days from the date of the invoice. It is further agreed that Client shall hold Heidt Design, LLC harmless for any and all damages resulting from ceasing work and/or withholding information or documents concerning the project.

4.06 All rates and fees are subject to renegotiation after a one-month period from the date of this Contract if it has not been accepted.

Section 5. Termination

5.01 The Client or Heidt Design, LLC may terminate this agreement should the other fail to perform its obligations hereunder.

5.02 In the event this contract is terminated prior to completion, Heidt Design, LLC shall be entitled to payment for services performed as of the date of termination, plus out-of-pocket expenses.

Section 6. Indemnification

6.01 Client shall indemnify, defend and hold harmless Heidt Design, LLC, from and against any claims, liability, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) Heidt Design, LLC, may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this contract, except to the extent such claims arise from the gross negligence or intentional misconduct of Heidt Design, LLC.

6.02 The Client shall, to the fullest extent permitted by law, indemnify and hold harmless Heidt Design, LLC, its officers, directors, employees, agents and sub-consultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above-named of the services under this agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of the Firm.

Section 7. Limitation of Liability

7.01 In recognition of the relative risks, rewards and benefits of the project to both the Client and Heidt Design, LLC, the risks have all been allocated such that the Client agrees that, to the fullest extent permitted by law, Heidt Design, LLC's total liability to the Client for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this agreement from any cause or causes, shall not exceed Heidt Design, LLC's fees under this agreement or \$50,000, whichever is less. Such causes include, but are not limited to, Heidt Design, LLC's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Section 8. Dispute Resolution

8.01 Any claims or disputes made during design, construction or post-construction between the Client and Heidt Design, LLC shall be submitted to non-binding mediation. Client and Heidt Design, LLC agree to include a similar mediation agreement with all contractors, subcontractors, sub-consultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

8.02 The prevailing party in any litigation between the parties relating to or arising out of this contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

Attachment B
HEIDT DESIGN, LLC
FEE SCHEDULE
(Effective March 15, 2018)

<u>DESCRIPTION</u>	<u>HOURLY RATE</u>
Administrative Assistant	\$85.00
Designer I	\$95.00
Designer II	\$105.00
Designer III	\$115.00
GIS Analyst	\$130.00
Construction Inspector II	\$140.00
Ecologist II	\$150.00
Community Planner I	\$115.00
Community Planner II	\$145.00
Land Planner II	\$145.00
Landscape Architect II	\$135.00
Landscape Architect III	\$150.00
Engineer I	\$130.00
Engineer II	\$145.00
Engineer III	\$155.00
Project Manager I	\$145.00
Project Manager II	\$170.00
Principal	\$220.00
District Engineer	\$225.00

EXHIBIT 14



Aquagenix
Managing Your Liquid Assets

Waterway Maintenance Program

Avalon Groves CDD

Clermont, FL



Thursday, August 13, 2020

Avalon Groves CDD

Logan Muether
17555 Sawgrass Bay Blvd
Clermont, FL 34714

Dear Logan Muether:

Following is the quote that you requested for professional lake management services and additional information on the many services that we provide.

Your program is designed to promote an environmentally balanced aquatic ecosystem, using cost effective methods.

Benefits of Aquagenix Programs are:

- * Optional stocking of Bass, Bream and Channel Catfish.
- * Research for the introduction of the Triploid Grass Carp to assist in biological weed control.
- * The creation of aquatic sanctuary areas, which may be left for aesthetic value and wildlife benefit, if desired.
- * Control of algae and undesirable water weeds.
- * Border grass and brush control (to the water's edge).
- * Bacteria Monitoring and water analysis.
- * Post Treatment Management Reports indicating details of work performed.

Other services available from our company include:

- * Wetland Planting
- * Decorative Fountains / Aeration Systems / Fountain Service
- * Blue Dye / Water Clarity Treatment
- * Turbidity Curtains / Weed Barriers
- * Waterway and Wetland Consulting



Advantages of doing business with us are:

- * Ten million dollars of insurance coverage, with pollution control coverage, to adequately protect you and your organization.
- * Radio-equipped fleet of trucks and supervisor's vehicles for quick response to customer calls (usually the same working day).
- * Fiberglass skiffs and four wheel drive maintenance vehicles with spray systems.
- * Computerized water analysis and property management service records for use in meetings and submission to government agencies, when required.
- * An educational library, literature and staff biologists to give video, slide and movie presentations to interested groups.
- * Our field crews wear neat, collared uniforms with our company name embroidered on the shirts for security identification.
- * Our trucks, boats and spray vehicles are clearly identified with our name, seal and telephone numbers.

Attached is an agreement covering the services you require and a copy of our Insurance Certificate, and Service Guide.

If, at any time, you are not fully satisfied with our service cancellation clause is included in the agreement.

Neat, clean waterways enhance real estate values, sales potential and are pleasing!

Our company's goal is to work toward a growth pattern of natural balance, allowing beneficial aquatic plants to propagate while controlling filamentous algae and other rapidly growing noxious weeds.

Properly managed waterways will maintain water quality, clarity, and provide an environmental and recreational asset to the property owners at the least cost of maintenance.

Please sign agreement and return the original to our office for immediate scheduling of service.

We look forward to the opportunity of serving you.

Respectfully yours,

Aquagenix
Enclosure



AQUATIC MANAGEMENT AGREEMENT

This agreement, proposal #119418 dated 8/13/2020, is made between AQUAGENIX and CUSTOMER:

Avalon Groves CDD
 Logan Muether
 Development Planning & Financing Group, Inc.
 250 International Parkway, Suite 280
 Lake Mary, FL 32746 (321) 263-0132

Both CUSTOMER and AQUAGENIX agree to the following terms and conditions:

1. General Conditions:

AQUAGENIX will provide aquatic management services on behalf of the CUSTOMER in accordance with the terms and conditions of this Agreement at the following aquatic site(s):

34 ponds located in Clermont, FL.

2. Contract Term:

The term of this Agreement shall be 1 Year(s) or as otherwise provided by Contract Addendum.

3. Contract Services:

CUSTOMER agrees to pay Aquagenix the following amounts during the term of this Agreement for these specific water management services.

Algae and Aquatic Weed Control - Out 25' On Perimeter Only	Included
Border Grass and Brush Control to Water's Edge	Included
Water Testing (see addendum 13a)	Included
Blue Dye Treatments As Necessary	Included
Aquatics Consulting	Included
Trash removal along borders of lakes during regular visits	Included
Management Reporting	Included
Biological Control Agent Permit Applications (Triploid Grass Carp, Mosquito Fish)	Included
Submersed Aquatic Vegetation Will Incur An Additional Cost	

Note: If unforeseen conditions outside of the scope of our regular monthly maintenance arise, additional revenue for herbicides would be needed.

Visual inspection of lake & lake structure conditions will be performed during each maintenance event.	Included
--	----------

Annual stormwater inspection (visual inspection of all structures) with written report provided on status, erosion and functionality.	Included
---	----------



Aquagenix
Managing Your Liquid Assets

Total Annual Program Investment Annual: \$47,280.00 Monthly: \$3,940.00

2 inspections per Month with treatment as necessary

**Triploid Grass Carp stocking subject to required approval of Fish Wildlife Conservation Commission



Aquagenix
Managing Your Liquid Assets

Scheduled Visits

January 2	February 2	March 2	April 2	May 2	June 2
July 2	August 2	September 2	October 2	November 2	December 2

4. Starting Date:

The starting day of this Agreement is the first day of the month in which services are first provided without regard to the actual days unless otherwise agreed to in writing, by both parties. Services shall be continuous without interruption.

5. Schedule of Payment:

\$3,940.00 shall be due and payable upon execution of this Agreement; the balance shall be payable in advance as outlined in Paragraph 3 above. CUSTOMER agrees to pay Aquagenix within thirty (30) days after date of invoice at Aquagenix's home office. Failure to pay any amount when due shall constitute a default under this Agreement.

6. Limited Offer:

The offer contained in this Agreement is valid for thirty (30) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.

7. Safety:

Aquagenix agrees to use specialized equipment and products, which in its sole discretion, will provide safe and effective results for the specific site(s).

8. Address Change:

In the event that AQUAGENIX or CUSTOMER undergoes a change in address, notification to the other party shall be made by first class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

9. Termination Procedure:

This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to Aquagenix, 100 N Conahan Dr, Hazleton, PA 18201. Aquagenix reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products.

- a. "Date of Termination" will be defined as: one (1) month after the last day of the month in which "Notice of Cancellation" was received by Aquagenix in accordance with Paragraphs 9b and 9c.
- b. In the event that your account is not settled in full at the same time as your cancellation letter is received, Aquagenix will continue to bill you until the contract expires. Settlement in full includes payment for one months service after the end of the month in which the cancellation letter is received by Aquagenix.
- c. Payment in full shall be defined as payment to Aquagenix through the effective "Date of Termination" as determined by the procedure outlined above in Paragraphs 9a and 9b.



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10. Insurance:

Aquagenix agrees to maintain, at its sole expense, the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

11. Automatic Renewal:

Unless other-wise agreed upon by both parties, this Agreement shall automatically renew for a term equal to its original term, unless a "Notice of Cancellation" has been received as outlined in Paragraph 9. The contract amount may be adjusted at a rate of 4% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

12. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that Aquagenix may at its sole discretion seek any or all of the following remedies:

- a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage.
- b. Imposition of "Collections Charge" for monies due. If this action is deemed necessary, in the sole judgement of Aquagenix, CUSTOMER agrees to pay Aquagenix's reasonable attorney fees (including those on appeal), court costs, collection costs and all other expenses incurred by Aquagenix resulting from this collection activity.
- c. Filing of a mechanics lien on property for all monies due plus interest, costs and attorneys fees.

13. Addenda:

- a. Water testing and bacteria monitoring shall be conducted at the sole discretion of Aquagenix for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Work as requested by CUSTOMER such as trash clean-up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra work will be invoiced separately at our current hourly equipment and labor rates.

14. Contract Documents:

This Agreement constitutes the entire Agreement of Aquagenix and the CUSTOMER. In the event that any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both Aquagenix and CUSTOMER.

Michael W. Wright
AQUAGENIX
Michael W. Wright
PRINT NAME
8/13/20
DATE

CUSTOMER

PRINT NAME

DATE



Aquagenix
Managing Your Liquid Assets

Waterway Survey Chart

8/13/2020 04:39 PM

Customer Name Avalon Groves CDD

Inspection Date	Waterway Number	Average Depth (In Feet Deep)	Surface Cover (In Acres)	Perimeter (Linear Feet)
8/13/2020	34 Ponds		50.29	34,682.00
	1 Waterways for Avalon Groves CDD		50.29	34,682.00



Avalon Groves CDD

Aquatic Maintenance Proposal

July 9th, 2020

Prepared for:

Avalon Groves CDD

Patricia Comings-Thibault, District Manager

250 International Parkway, Suite #280 Lake Mary FL 32746



Prepared by:

Mr. Joe Hamilton, Owner/Operator

Steadfast Environmental, LLC

30435 Commerce Dr. Suite 102

San Antonio, FL 33576

(813) 610-3927 Mobile

joe@steadfastenv.com • www.steadfastenv.com/home

July 9th, 2020

Avalon Groves CDD

Patricia Comings-Thibault, District Manager

250 International Parkway, Suite #280 Lake Mary FL 32746

Dear Patricia,

We greatly appreciate the opportunity to bid on this project for you. Attached is the Agreement for waterway services at Avalon Groves CDD.

Our range of aquatic services are listed below;

- Long lasting results based off applied herbicide techniques
- Superior buffering and littoral maintenance
- Exceptional physical removal of nuisance and invasive vegetation.
- Planting of native beneficial vegetation.
- Conservation Cutback Services.
- Pond dye application.
- Stocking of Triploid grass carp for submersed aquatic plant species control.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Steadfast Environmental, LLC.

Signature



Joseph C. Hamilton, Owner/Operator

Monthly Maintenance Program:

Program to consist of: (Areas #1-34 as indicated on attached map) Area to be serviced measures 34,682 LF & 50.29 AC

- Monthly herbicide treatment of invasive and exotic vegetation.
- Inspections of outflow structures.
- Removal of normal size trash and debris items.
- Pond dye applications (If desirable).

Occurrence: 2 events/month

Annual Cost: \$23,236.92

(\$1,936.41 per month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request. These will be proposed on separate estimates outside of the monthly maintenance service agreement.

Special Services Include:

- Physical & Mechanical Removals of invasive and exotic vegetation.
- Planting of native and desirable, low lying aquatic vegetation.
- Triploid Grass Carp stocking for submersed aquatic vegetation.
- Aluminum Sulfate Applications to better control algae.
- Bush hogging & Conservation/Woodline Cutbacks.

Thank you for reaching out with interest in our services! We look forward to building a long term, professional relationship.



Joseph Hamilton, Owner/Operator.

Avalon Groves CDD Rep.



SERVICES CONTRACT

CUSTOMER NAME: Avalon Grove CDD
PROPERTY NAME: Avalon Grove CDD
CONTRACT EFFECTIVE DATE: July 1, 2020 – June 30, 2021
SUBMITTED BY: Marti Veatch

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Annual Contract Price is **\$25,320.00**. SOLitude shall invoice Customer **\$2110.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment to be made in twelve (12) equal monthly payments due by the last day of each month. As a courtesy, the customer will be invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. The Annual Contract Price is based on the total value of services to be provided over a period of twelve (12) months. For the convenience of the customer, we offer Monthly Contract Pricing that is simply an even twelve (12) month amortization of the Annual Contract Price. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date. For this reason, should the Customer cancel the contract early, or be in default for any reason, Customer will be responsible for immediately paying the remaining portion of annual contract work completed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to

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by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.

4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

5. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

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9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Avalon Grove CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23451**

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SCHEDULE A – ANNUAL MANAGEMENT SERVICES

Annual pond maintenance for 34 ponds : 34,682 LF – 50.29 acres



Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae

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- Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
 3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
 4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:

1. Pond(s) will be inspected on a **two (2) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **two (2) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.

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3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Pond(s) will be inspected on a **two (2) times per month** basis.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

3. Trash and light debris will be removed from the pond(s) on a **two (2) times per month** basis.
4. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee.
5. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and

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- determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will continue to maintain all appropriate training and licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
 7. Company will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.

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EXHIBIT 15

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

HOPPING GREEN & SAMS P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of the 7th day of August, 2020, by and between **AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, Florida Statutes (“**Grantor**”), whose address is c/o DPFM Management and Consulting, LLC, 250 International Parkway, Suite 280, Lake Mary, Florida 32746 and **PARK SQUARE ENTERPRISES, LLC** (“**Grantee**”), and whose address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, and more particularly below (“**Property**”):

Tract T-1, as identified in “Serenoa Village 2 Phase 1B-2”, recorded in Plat Book 72, Pages 48 - 50, of the Official Records of Lake County, Florida.

Lot 45, as identified in “Serenoa Village 2 Phase 1B-2 - Replat”, recorded in Plat Book 73, Pages 47-48, of the Official Records of Lake County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESS

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Name: MATTHEW ARNSO

By: [Signature]
James P. Harvey
Its: Chairman

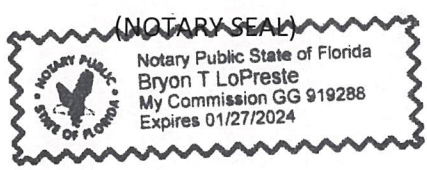
By: [Signature]
Name: JARED CYBERT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of August, 2020, by James P. Harvey, as Chairperson of Avalon Groves Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

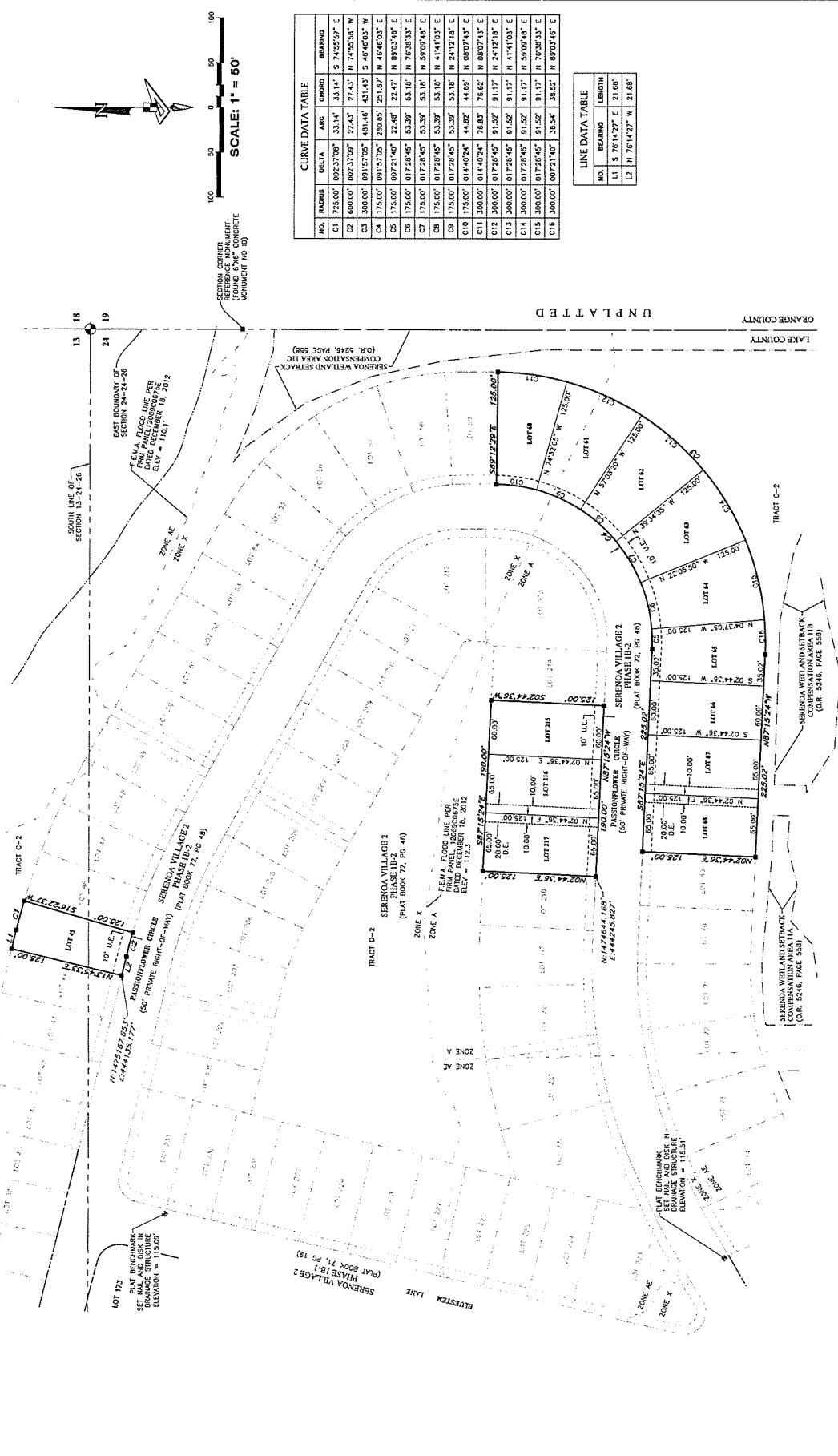
Name: Bryon T. LoPreste
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

SERENOA VILLAGE 2 PHASE 1B-2 - REPLAT

A REPLAT OF LOT 45, LOTS 60 THROUGH 68, LOTS 215 THROUGH 217 AND TRACT T-1, SERENOA VILLAGE 2 PHASE 1B-2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 48 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA LYING IN SECTIONS 13 AND 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	725.00'	002°37'00"	33.14'	33.14'	S 74°53'57" E
C2	600.00'	002°37'00"	27.63'	27.63'	N 74°53'58" W
C3	300.00'	091°57'00"	481.46'	431.45'	S 66°40'03" W
C4	175.00'	091°57'00"	289.85'	251.97'	N 89°03'46" E
C5	175.00'	007°21'40"	22.48'	22.47'	N 89°03'46" E
C6	175.00'	017°28'45"	53.39'	53.18'	N 76°58'33" E
C7	175.00'	017°28'45"	53.39'	53.18'	N 89°09'48" E
C8	175.00'	017°28'45"	53.39'	53.18'	N 41°41'03" E
C9	175.00'	017°28'45"	53.39'	53.18'	N 84°17'18" E
C10	175.00'	014°40'24"	44.92'	44.69'	N 60°07'43" E
C12	300.00'	017°28'45"	91.92'	91.17'	N 84°17'18" E
C13	300.00'	017°28'45"	91.92'	91.17'	N 41°41'03" E
C14	300.00'	017°28'45"	91.92'	91.17'	N 89°09'48" E
C15	300.00'	017°28'45"	91.92'	91.17'	N 76°58'33" E
C16	300.00'	007°21'40"	35.54'	35.52'	N 89°03'46" E

NO.	BEARING	LENGTH
L1	S 70°14'37" E	21.60'
L3	N 78°14'37" W	21.68'

LEGEND:
 ----- INDICATES PERMANENT REFERENCE MONUMENT -
 * 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.M. 187798" UNLESS OTHERWISE NOTED.
 O.R. ORIGINAL RECORDS BOOK
 U.E. UTILITY EASEMENT
 ELEV. ELEVATION
 FIRM FLOOD INSURANCE RATE MAP
 C/F CURVE TAG/TABLE NUMBER
 L/T LINE TAG/TABLE NUMBER

GeoPoint
 Surveying, Inc.
 1403 E. 5th Avenue
 Tampa, Florida 33605
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 www.geopointsurvey.com
 Licensed Business Number LB 77668

SEE NOTE ON SHEET 1 OF 2 FOR RANGE OF BEARINGS.

EXHIBIT 16

Lighting Services Agreement


Amendment #1

AMENDMENT to the LIGHTING SERVICES AGREEMENT (the "Agreement") dated April 2nd, 2019, by and between Recovered Energy Technologies (USA) (The "Company"), and Avalon Groves Community Development District (the "Customer") provides as follows:

1. LIGHTING SERVICES DESCRIPTION. The Company shall furnish, install, operate and maintain, for the term of the original agreement (16) additional UP4 solar streetlights, all of which, together with accessories, attachments, replacements parts, additions and repairs, shall be referred to herein as the "Equipment."
2. This amendment does not alter, change or affect the original LSA in any way and all of the clauses in the "Agreement" apply to this amendment.
3. PERMITS. The Customer shall be responsible for securing all permits required to deploy the Equipment at the Customer's expense.
4. INSTALLATION. The Company shall be responsible for installing the equipment in a workmanlike manner.
5. PAYMENTS. The Customer agrees to increasing the current monthly payments= of \$12,500 to \$13,400 following the installation of the additional 16 street lights.

SIGNED,

Recovered Energy Technologies,

By: 
[Name]

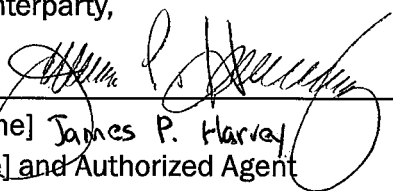
Joel Brayman Managing Partner

Date

August 15th, 2020

Avalon Groves CDD

Counterparty,

By: 
[Name] James P. Harvey
[Title] and Authorized Agent

Chairman

Date

8/18/2020