



**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

May 25, 2023

1:00 p.m.

Location:

Avalon Groves Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 34714

*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

c/o DPF Management & Consulting LLC

250 International Parkway, Suite 208

Lake Mary, FL 32746

321-263-0132 x742

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, May 25, 2023 at 1:00 p.m.** at **Avalon Groves Amenity Center – 17555 Sawgrass Bay Blvd., Clermont, FL 34714.**

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.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 742 or kdarin@vestadpropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Cc: Attorney
Engineer
District Records

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, May 25, 2023

Time: 1:00 p.m.

Location: Avalon Groves Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

Dial-in Number: 1-904-348-0776
Phone Conference ID: 862 156 243#
(Mute/Unmute: *6)

Agenda

The full draft agenda packet will be posted to the [CDD website under Meeting Documents](#) when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

I. Roll Call:

S5: Candice Smith (Chair)

S4: William Flint (Vice)

S1: Bill Fife

S2: Greg Meath

S3: Michael Aube

II. Audience Comments – Agenda Items

(Limited to 3 Minutes per Individual for Agenda Items)

III. Staff Reports

A. District Counsel – *Jere Earlywine, Kutak Rock*

1. Consideration of the Conservation Restrictive Covenant Joinder Request [Exhibit 1](#)

2. Consideration of the Edgemont Plat Conveyance [Exhibit 2](#)

B. District Engineer – *Greg Woodcock, Stantec*

C. District Manager – *Kyle Darin, Vesta District Services*

1. Landscape Maintenance Report – *Dana Bryant, Yellowstone*

2. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 3](#)

3. Mitigation Monitoring Reports – *Bio-Tech Consulting Inc.* [Exhibit 4](#)

a. [Permit #135777-5](#)

b. [Permit #135777-15](#)

D. Serenoa POA Amenity Manager – *Tim Quinlan, Evergreen Lifestyles Management*

E. Palms at Serenoa HOA Manager – *Thomas Prince, Leland Management*

IV. Business Matters

- A. Consideration and Adoption of **Resolution 2023-11, Appointing and Removing Secretary** [Exhibit 5](#)
- B. Discussion on Authorizing District Engineer to Complete an Ownership/Maintenance Map – NTE \$7,000.00
- C. Discussion on Authorizing Staff to Proceed with Landscape Maintenance Request For Proposals (RFP)

V. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 27, 2023 [Exhibit 6](#)
- B. Consideration and Acceptance of the April 2023 Unaudited Financial Report [Exhibit 7](#)
- C. Consideration and Acceptance of LLS Tax Solutions Arbitrage Report for Special Assessment Bonds Series 2017A-1 and Series 2017A-2 Indicating No Cumulative Rebate Requirement Liability as of March 31, 2023. [Exhibit 8](#)
- D. Consideration and Acceptance of the Lake County Supervisor of Election Voter Count – 1,660 [Exhibit 9](#)
- E. Ratification of the Amended License Agreement for Serenoa Property Owners Association’s Use of District Property (Village 1 Bulletin Board Installation and Maintenance) [Exhibit 10](#)

VI. Audience Comments – New Business

(Limited to 3 Minutes per Individual for Non-Agenda Items)

VII. Supervisor Requests

(Includes Next Meeting Agenda Item Requests)

VIII. Action Items Summary

IX. Next Meeting Quorum Check

Confirmation of Quorum for Next Meeting Scheduled for 1 p.m. on June 22, 2023 at the Avalon Groves Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)

X. Adjournment



EXHIBIT 1



This Instrument Prepared by and
After Recording Please Return to:

Jarrett D. Bingemann, Esquire
Akerman LLP
420 S. Orange Avenue, Suite 1200
Orlando, Florida 32801
Telephone: (407) 423-4000

COVENANT OF RESTRICTION
(Walker Planned Unit Development/Edgemont Plat)

THIS COVENANT OF RESTRICTION (Walker Planned Unit Development/Edgemont Plat) (“Covenant”) is made this ___ day of _____, 2023 (“**Effective Date**”), by D.R. HORTON, INC., a Delaware corporation (“**Declarant**”), having a principal place of business at 7835 Osceola Polk Line Road, Davenport, Florida 33896, joined by the AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, a Florida local unit of special-purpose government, established and existing pursuant to Chapter 190, Florida Statutes, whose address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“**CDD**”).

RECITALS:

WHEREAS, Declarant is the owner of certain real property located in Lake County, Florida (the “**County**”), as described on the attached **Exhibit “A”** (the “**Property**”);

WHEREAS, the Property is located within the boundaries for the CDD;

WHEREAS, on November 20, 2018, the Lake County Board of County Commissioners (“**BCC**”) approved Ordinance 2018-56, Walker Planned Unit Development (PUD), RZ-17-30-1, as recorded in the Official Records for the County, as Official Records Book 5211, Pages 160-166 (“**PUD Ordinance**”), to approve the rezoning of the Property to Planned Unit Development (“**PUD**”);

WHEREAS, Section 1.G.3 of the PUD Ordinance requires all wetlands and wetland buffers within the Property be placed into a conservation easement and be enforceable by a homeowner’s association;

WHEREAS, the plat for the Property (Edgemont Plat) (“**Plat**”) contains Plat Note 15, which requires the Conservation Tracts (Tracts E, F, and H) (the “**Conservation Tracts**”), as specifically described and depicted on **Exhibit “B,”** be owned and maintained in perpetuity by the CDD, its successors and assigns;

WHEREAS, as of the date of this Covenant, Conservation Tracts H and F consist of forested wetlands with trees 6’ or taller and underbrush and Conservation Tract E consists of an



unnamed pond, all as depicted in the 2020 aerial image posted on the Lake County, Florida, Property Appraiser’s website and also attached to this Covenant as **Exhibit “C”**;

WHEREAS, Declarant desires to transfer and the CDD agrees to accept the Conservation Tracts, by quit-claim deed;

WHEREAS, Declarant will quit-claim the Conservation Tracts to the CDD immediately after the execution of this Covenant; and

WHEREAS, Declarant desires to preserve the Conservation Tracts in their natural, scenic, open, agricultural, or wooded condition in perpetuity.

NOW THEREFORE, Declarant declares that the Conservation Tracts shall be owned, used, and conveyed subject to this Covenant, which shall run with the land and be binding on all persons having any right, title or interest in the land, or any part thereof, and their heirs, successors, and assigns.

1. **Recitals**. The recitals set forth above are true and correct and are incorporated into and made a part of this Covenant.

2. **Purpose**. The purpose of this Covenant is to maintain the Conservation Tracts in their existing, natural, vegetative, hydrologic, scenic, open or wooded condition and to retain the Conservation Tracts as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, Florida Statutes (“**Conservation Purpose**”).

3. **Prohibited Uses**. Except for restoration, creation, enhancement, maintenance and monitoring activities consistent with the Conservation Purpose, any activity on or use of the Conservation Tracts inconsistent with the Conservation Purpose is prohibited.

4. **Riparian Rights**. This Covenant does not restrict riparian rights of ingress and egress as necessary to construct, use and maintain water dependent structures such as docks and waterways consistent with the PUD Ordinance.

5. **Lake County as Third Party Beneficiary**. Lake County (“**County**”) is hereby granted third party beneficiary rights to enforce this Covenant consistent with Section 704.06(8), Florida Statutes.

6. **No Dedication**. No right of access by the general public to any portion of the Conservation Tracts is conveyed by the Covenant.

7. **Successors**. The covenants, terms, conditions and restrictions of this Covenant shall be binding upon and inure to the benefit of the parties and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity.

Signatures on the following page.



Signed, sealed and delivered in the presence of:

DECLARANT – D.R. HORTON, INC., a Delaware corporation

Printed Name: _____

Name: Timothy P. Hultgren
Title: Vice President

Printed Name: _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2023, by Timothy P. Hultgren, as Vice President for D.R. HORTON, INC., a Delaware corporation. Said person (check appropriate box) is personally known to me or has produced _____ as identification.

(Notary Stamp or Seal)

Print Name: _____
Notary Public, State of _____
My Commission Expires: _____
Commission Number: _____



CDD JOINDER

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, a Florida local unit of special-purpose government, established and existing pursuant to Chapter 190, Florida Statutes, whose address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746, the entity identified in the Edgemont Plat as the entity responsible for operating and maintaining the Conservation Tracts, hereby approves and joins in the Covenant of Restriction (Walker Planned Unit Development/Edgemont Plat) and the Exhibits attached thereto and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the Covenant.

In Witness Whereof, AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT has executed this Joinder on this ____ day of _____, 2023.

Signed, sealed and delivered in the presence of:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, a Florida local unit of special-purpose government

Printed Name: _____

Name: _____
Title: _____

Printed Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2023, by _____, as _____ for AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, a Florida local unit of special-purpose government. Said person (check appropriate box) is personally known to me or has produced _____ as identification.

(Notary Stamp or Seal)

Print Name: _____
Notary Public, State of Florida
My Commission Expires: _____
Commission Number: _____



EXHIBIT A

(Property Legal Description)

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH,
RANGE 26 EAST, LAKE COUNTY, FLORIDA.

TOGETHER WITH DECLARATION OF ACCESS EASEMENT AND SECOND
MODIFICATION TO ROADWAY EASEMENT AGREEMENTS RECORDED NOVEMBER
4, 2004 IN OFFICIAL RECORDS BOOK 2690, PAGE 2279 ALL OF THE PUBLIC RECORDS
OF LAKE COUNTY, FLORIDA.

CONTAINING 174,109 SQUARE FEET OR 39.97 ACRES MORE OR LESS.



EXHIBIT B (Conservation Tracts)

DESCRIPTION CONSERVATION EASEMENT, "TRACT E"

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, RUN 500°15'25"W FOR A DISTANCE OF 569.80 FEET; THENCE, DEPARTING SAID EAST LINE, RUN N89°44'11"W FOR A DISTANCE OF 26.10 FEET; THENCE S00°20'55"W FOR A DISTANCE OF 103.32 FEET; THENCE S76°47'13"W FOR A DISTANCE OF 85.69 FEET; THENCE S85°36'46"W FOR A DISTANCE OF 6.85 FEET; THENCE N00°08'10"W FOR A DISTANCE OF 17.74 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 131°36'38", WITH A CHORD BEARING OF N65°56'29"W AND A CHORD DISTANCE OF 136.82 FEET; THENCE RUN NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 172.28 FEET TO A POINT ON SAID CURVE, BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE, DEPARTING SAID CURVE, RUN S62°41'06"W FOR A DISTANCE OF 52.70 FEET; THENCE N49°07'31"W FOR A DISTANCE OF 56.67 FEET; THENCE N44°25'48"W FOR A DISTANCE OF 53.84 FEET; THENCE N60°54'08"W FOR A DISTANCE OF 35.08 FEET; THENCE N35°38'07"W FOR A DISTANCE OF 107.11 FEET; THENCE N42°35'07"W FOR A DISTANCE OF 28.01 FEET; THENCE N13°21'00"W FOR A DISTANCE OF 71.77 FEET; THENCE N09°44'29"W FOR A DISTANCE OF 21.87 FEET; THENCE N09°11'23"W FOR A DISTANCE OF 26.95 FEET; THENCE N28°41'59"W FOR A DISTANCE OF 36.88 FEET; THENCE N11°45'48"W FOR A DISTANCE OF 25.57 FEET; THENCE N19°24'02"W FOR A DISTANCE OF 26.03 FEET; THENCE N06°48'44"W FOR A DISTANCE OF 76.26 FEET; THENCE N31°21'10"E FOR A DISTANCE OF 54.45 FEET; THENCE N39°19'22"E FOR A DISTANCE OF 47.27 FEET; THENCE N32°12'58"E FOR A DISTANCE OF 55.56 FEET; THENCE N63°58'06"E FOR A DISTANCE OF 68.94 FEET; THENCE N55°55'55"E FOR A DISTANCE OF 12.16 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE, ALONG SAID NORTH LINE, RUN N89°53'49"E FOR A DISTANCE OF 389.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING THEREIN 6.89± ACRES.

ABBREVIATIONS LEGEND

EB	ENGINEERING BUSINESS	CM	CONCRETE MONUMENT
LB	LICENSE BUSINESS	ID	IDENTIFICATION
(NR)	NON RADIAL	NT	NON-TANGENT
O.R.B.	OFFICIAL RECORDS BOOK		
(M)	MEASURED		
POC	POINT ON A CURVE		
PC	POINT OF CURVATURE		
P.O.B.	POINT OF BEGINNING		

THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE NORTH SECTION LINE OF THE NW 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, AS HAVING A BEARING OF N89°53'49"E.
- THIS IS A SKETCH AND DESCRIPTION AND IS NOT A BOUNDARY SURVEY AS SUCH.**
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT-OF-WAYS, OR ENCUMBRANCES OF RECORD, NOR WAS THE TITLE WORK PROVIDED TO THIS SURVEYOR. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES OF RECORDS WHICH AFFECT OR OVERLAP INTO THE PARCEL BEING DESCRIBED HEREIN.
- ALL MENTIONS OF OFFICIAL RECORDS CITED HEREIN REFER TO THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF FLORIDA STATUTES.



City of Lake County, Florida
 State of Florida
 Department of Transportation
 Division of Highway Safety
 Date: 05/20/2022 17:48:00 EDT

MITCHEL W. HILL
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NUMBER 157374

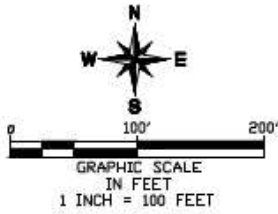
THIS SKETCH IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

(UNLESS AN ELECTRONIC SEAL IS USED)

NOT VALID WITHOUT SHEET 2 OF 2

DESCRIPTION	DATE	 KPMFranklin ENGINEERS • PLANNERS • SURVEYORS 1012 EMMETT STREET, SUITE A KISSIMEE, FL 34741 PHONE (407) 846-1216 CERTIFICATE OF AUTHORIZATION 32059 EB NO. 8238 LB NO. 6185	PROJECT INFORMATION	
PREPARED	12-1-2020		JOB #	20-0160.001
REVISED	5-5-2022		DRAWN BY	JP
			REVIEWED BY	DRH
SHEET 1 OF 2				

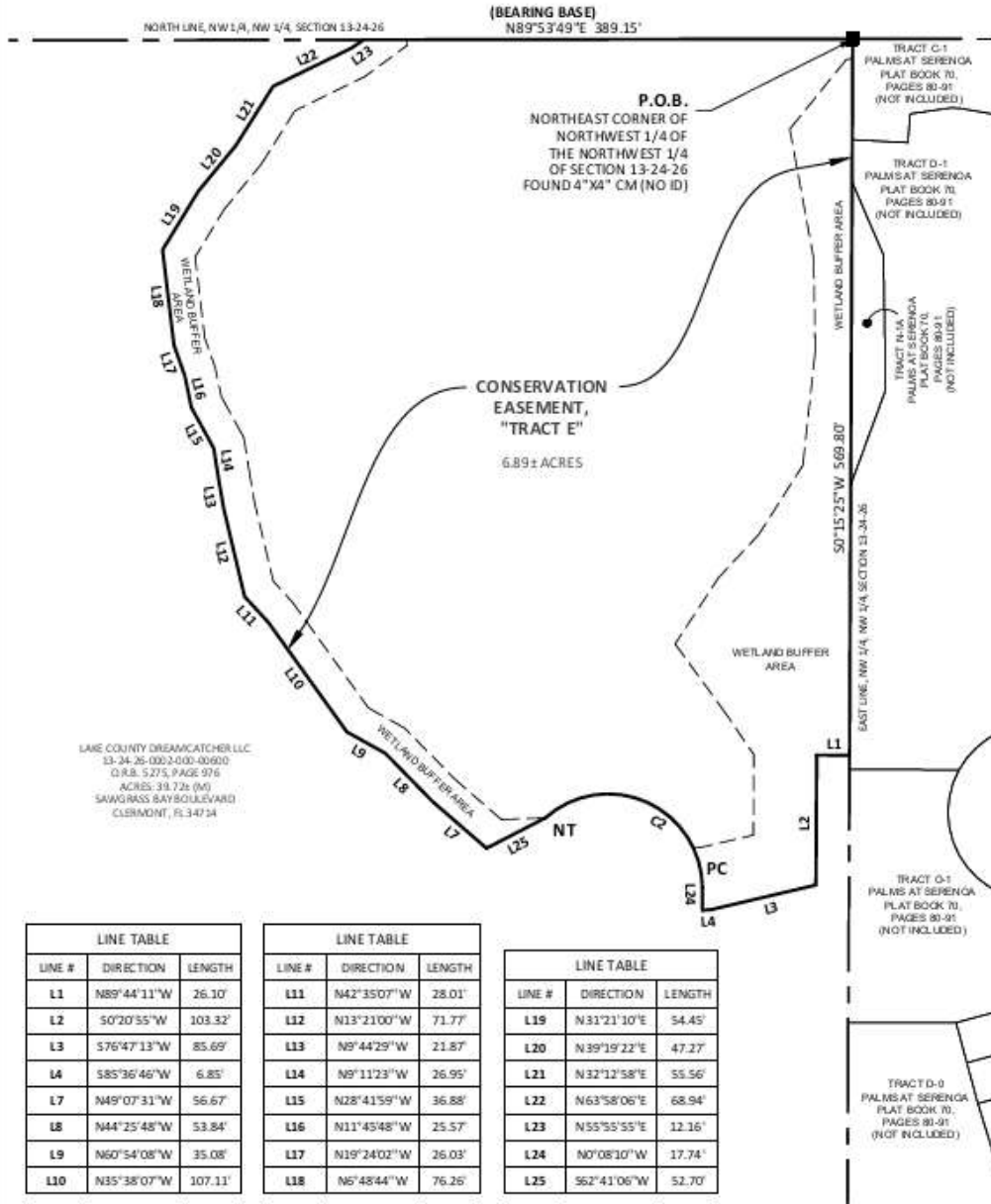




SKETCH OF DESCRIPTION
CONSERVATION EASEMENT, "TRACT E"

JJR PROPERTIES LLC
13-24-26-000-000-00400
O.R.B. 5275, PAGE 970
SAWGRASS BAY BOULEVARD
CLERMONT, FL 34714

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	131°36'38"	75.00'	172.28'	N65°56'29"W	136.82'



LAKE COUNTY DREAMCATCHER LLC
13-24-26-000-000-00900
O.R.B. 5275, PAGE 976
ACRES: 39.72± (60)
SAWGRASS BAY BOULEVARD
CLERMONT, FL 34714

LINE #	DIRECTION	LENGTH
L1	N89°44'11"W	26.10'
L2	S0°20'55"W	103.32'
L3	S76°47'13"W	85.69'
L4	S85°36'46"W	6.85'
L7	N49°07'31"W	56.67'
L8	N44°25'48"W	53.84'
L9	N60°54'08"W	35.08'
L10	N35°38'07"W	107.11'

LINE #	DIRECTION	LENGTH
L11	N42°35'07"W	28.01'
L12	N13°21'00"W	71.77'
L13	N9°44'29"W	21.87'
L14	N9°11'23"W	26.95'
L15	N28°41'59"W	36.88'
L16	N11°45'48"W	25.57'
L17	N19°24'02"W	26.03'
L18	N6°48'44"W	76.26'

LINE #	DIRECTION	LENGTH
L19	N31°21'10"E	54.45'
L20	N39°19'22"E	47.27'
L21	N32°12'58"E	55.56'
L22	N63°58'06"E	68.94'
L23	N55°55'55"E	12.16'
L24	N0°08'10"W	17.74'
L25	S62°41'06"W	52.70'

THIS IS NOT A BOUNDARY SURVEY.

NOT VALID WITHOUT SHEET 1 OF 2

DESCRIPTION	DATE
PREPARED	12-1-2020
REVISED	5-5-2022

1012 EMMETT STREET, SUITE A
KISSIMEE, FL 34741 | PHONE (407) 846-1218
CERTIFICATE OF AUTHORIZATION 12059
EB NO. 8338 | LS NO. 8825

PROJECT INFORMATION	
JOB #	20-0160.001
DRAWN BY	JP
REVIEWED BY	DRH
SHEET 2 OF 2	



DESCRIPTION
CONSERVATION EASEMENT, "TRACT F"

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°53'49"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 392.53 FEET FOR A **POINT OF BEGINNING**; THENCE, ALONG SAID NORTH SECTION LINE, CONTINUE N89°53'49"E FOR A DISTANCE OF 9.36 FEET; THENCE, DEPARTING SAID NORTH SECTION LINE, RUN S01°33'39"E FOR A DISTANCE OF 6.55 FEET; THENCE RUN S51°39'51"W FOR A DISTANCE OF 30.00 FEET; THENCE RUN S38°20'09" E FOR A DISTANCE OF 13.95 FEET TO A POINT ON A NON-TANGENTIAL CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 78.00 FEET AND A CENTRAL ANGLE OF 112°12'57", WITH A CHORD BEARING OF S15°31'52"E AND A CHORD DISTANCE OF 129.49 FEET; THENCE RUN SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE 152.77 FEET TO A POINT ON SAID CURVE, BEING AN INTERSECTION WITH A NON-TANGENT LINE; THENCE, DEPARTING SAID CURVE, RUN S14°00'48"E FOR A DISTANCE OF 14.49 FEET; THENCE RUN S17°58'08"W FOR A DISTANCE OF 89.00 FEET; THENCE RUN S01°17'30"W FOR A DISTANCE OF 85.69 FEET; THENCE RUN S37°06'56"E FOR A DISTANCE OF 48.32 FEET; THENCE RUN S00°08'10" E FOR A DISTANCE OF 453.06 FEET; THENCE RUN S86°21'58"W FOR A DISTANCE OF 111.39 FEET; THENCE RUN S82°49'45"W FOR A DISTANCE OF 70.11 FEET; THENCE RUN S89°51'54"W FOR A DISTANCE OF 93.63 FEET; THENCE RUN N69°54'15" W FOR A DISTANCE OF 20.41 FEET; THENCE RUN N 00°13'31" E FOR A DISTANCE OF 29.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1432.00 FEET AND A CENTRAL ANGLE OF 34°49'41", WITH A CHORD BEARING OF N17°38'21"E AND A CHORD DISTANCE OF 857.12 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 870.46 FEET TO THE **POINT OF BEGINNING**.

CONTAINING THEREIN 3.86± ACRES.

ABBREVIATIONS LEGEND

EB	ENGINEERING BUSINESS	Δ	DELTA (CENTRAL ANGLE)
LB	LICENSED BUSINESS	R	RADIUS
(NR)	NON RADIAL	L	(ARC) LENGTH
O.R.B.	OFFICIAL RECORDS BOOK	CB	CHORD BEARING
(M)	MEASURED	C	CHORD (DISTANCE)
POC	POINT ON A CURVE	NT	NON-TANGENT(L)
PC	POINT OF CURVATURE	LS	LICENSED SURVEYOR
P.O.A.	POINT OF COMMENCEMENT	CM	CONCRETE MONUMENT
P.O.B.	POINT OF BEGINNING	PRM	PERMANENT REFERENCE MONUMENT
CCR	CERTIFIED CORNER RECORD		

THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE NORTH SECTION LINE OF THE NW 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, AS HAVING A BEARING OF N89°53'49"E.
- THIS IS A SKETCH AND DESCRIPTION AND IS NOT A BOUNDARY SURVEY AS SUCH.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT-OF-WAYS, OR ENCUMBRANCES OF RECORD, NOR WAS THE TITLE WORK PROVIDED TO THIS SURVEYOR. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES OF RECORDS WHICH AFFECT OR OVERLAP INTO THE PARCEL BEING DESCRIBED HEREIN.
- ALL MENTIONS OF OFFICIAL RECORDS CITED HEREIN REFER TO THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF FLORIDA STATUTES.



Digitally signed by Mitchel W. Hill
DN: cn=Mitchel W. Hill, o=Professional Surveyor and Mapper
Date: 2023.08.08 17:51:25 -0400

MITCHEL W. HILL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS7374

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

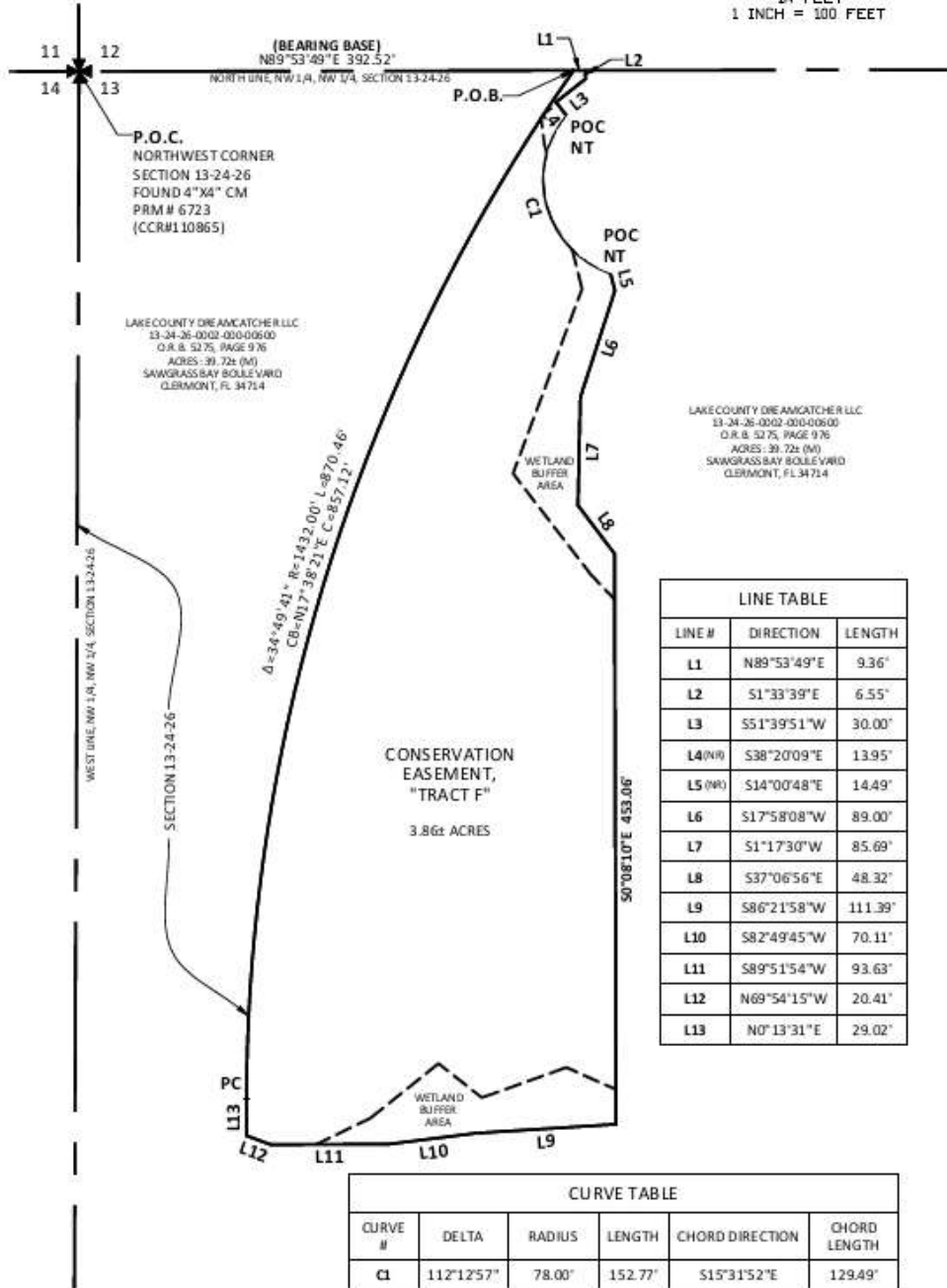
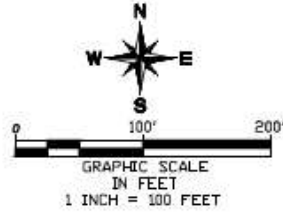
(UNLESS AN ELECTRONIC SEAL IS USED)

NOT VALID WITHOUT SHEET 2 OF 2

DESCRIPTION	DATE	 1012 KIRKWOOD STREET, SUITE A KISSIMMEE, FL 34741 PHONE (407) 846-1216 CERTIFICATE OF AUTHORIZATION: 32059 EB NO. 8336 LB NO. 6805	PROJECT INFORMATION	
PREPARED	12-1-2020		JOB #	20-0160.001
REVISED	5-5-2022		DRAWN BY	AR
			REVIEWED BY	DRH
			SHEET 1 OF 2	



SKETCH OF DESCRIPTION
CONSERVATION EASEMENT, "TRACT F"



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°53'49"E	9.36'
L2	S1°33'39"E	6.55'
L3	S51°39'51"W	30.00'
L4(NR)	S38°20'09"E	13.95'
L5(NR)	S14°00'48"E	14.49'
L6	S17°58'08"W	89.00'
L7	S1°17'30"W	85.69'
L8	S37°06'56"E	48.32'
L9	S86°21'58"W	111.39'
L10	S82°49'45"W	70.11'
L11	S89°51'54"W	93.63'
L12	N69°54'15"W	20.41'
L13	N0°13'31"E	29.02'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	112°12'57"	78.00'	152.77'	S15°31'52"E	129.49'

THIS IS NOT A BOUNDARY SURVEY.

NOT VALID WITHOUT SHEET 1 OF 2

<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>PREPARED</td> <td>12-1-2020</td> </tr> <tr> <td>REVISED</td> <td>5-5-2022</td> </tr> </tbody> </table>	DESCRIPTION	DATE	PREPARED	12-1-2020	REVISED	5-5-2022	<p>1012 ENWETT STREET, SUITE A KISSIMEE, FL 34741 PHONE (407) 846-1216 CERTIFICATE OF AUTHORIZATION 32069 CS NO. 8338 LS NO. 6928</p>	<table border="1"> <thead> <tr> <th colspan="2">PROJECT INFORMATION</th> </tr> </thead> <tbody> <tr> <td>JOB #</td> <td>20-0160.001</td> </tr> <tr> <td>DRAWN BY</td> <td>AR</td> </tr> <tr> <td>REVIEWED BY</td> <td>DRH</td> </tr> <tr> <td align="center" colspan="2">SHEET 2 OF 2</td> </tr> </tbody> </table>	PROJECT INFORMATION		JOB #	20-0160.001	DRAWN BY	AR	REVIEWED BY	DRH	SHEET 2 OF 2	
DESCRIPTION	DATE																	
PREPARED	12-1-2020																	
REVISED	5-5-2022																	
PROJECT INFORMATION																		
JOB #	20-0160.001																	
DRAWN BY	AR																	
REVIEWED BY	DRH																	
SHEET 2 OF 2																		



DESCRIPTION
CONSERVATION EASEMENT, "TRACT H"

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°53'49"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 229.61 FEET TO A POINT ON A NON-TANGENTIAL CURVE; CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1568.00 FEET AND A CENTRAL ANGLE OF 31° 23' 54", WITH A CHORD BEARING OF S15° 55' 28"W AND A CHORD DISTANCE OF 848.56 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 859.27 FEET TO A POINT ON SAID CURVE, BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE, DEPARTING SAID CURVE, RUN N00° 13' 30" E FOR A DISTANCE OF 815.59 FEET TO THE **POINT OF BEGINNING**.

CONTAINING THEREIN 1.39± ACRES.

ABBREVIATIONS LEGEND

EB	ENGINEERING BUSINESS	Δ	DELTA (CENTRAL ANGLE)
LB	LICENSED BUSINESS	R	RADIUS
(NR)	NON RADIAL	L	(ARC) LENGTH
O.R.B.	OFFICIAL RECORDS BOOK	CB	CHORD BEARING
(M)	MEASURED	C	CHORD (DISTANCE)
POC	POINT ON A CURVE	PRM	PERMANENT REFERENCE MONUMENT
P.O.A.	POINT OF COMMENCEMENT	CM	CONCRETE MONUMENT
P.O.B.	POINT OF BEGINNING	LS	LICENSED SURVEYOR
CCR	CERTIFIED CORNER RECORD	NT	NON-TANGENT (IAL)

THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE NORTH SECTION LINE OF THE NW 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, AS HAVING A BEARING OF N89°53'49"E.
- THIS IS A SKETCH AND DESCRIPTION AND IS NOT A BOUNDARY SURVEY AS SUCH.**
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT-OF-WAYS, OR ENCUMBRANCES OF RECORD, NOR WAS THE TITLE WORK PROVIDED TO THIS SURVEYOR. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES OF RECORDS WHICH AFFECT OR OVERLAP INTO THE PARCEL BEING DESCRIBED HEREIN.
- ALL MENTIONS OF OFFICIAL RECORDS CITED HEREIN REFER TO THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF FLORIDA STATUTES.



Digitally signed by Mitchell W Hill
DN: cn=Mitchell W Hill
c=US, email=mhill@kpmfranklin.com, ou=KPMF, ou=KPMF
Date: 2020.05.05 17:12:36 EDT

MITCHEL W. HILL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 7374

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

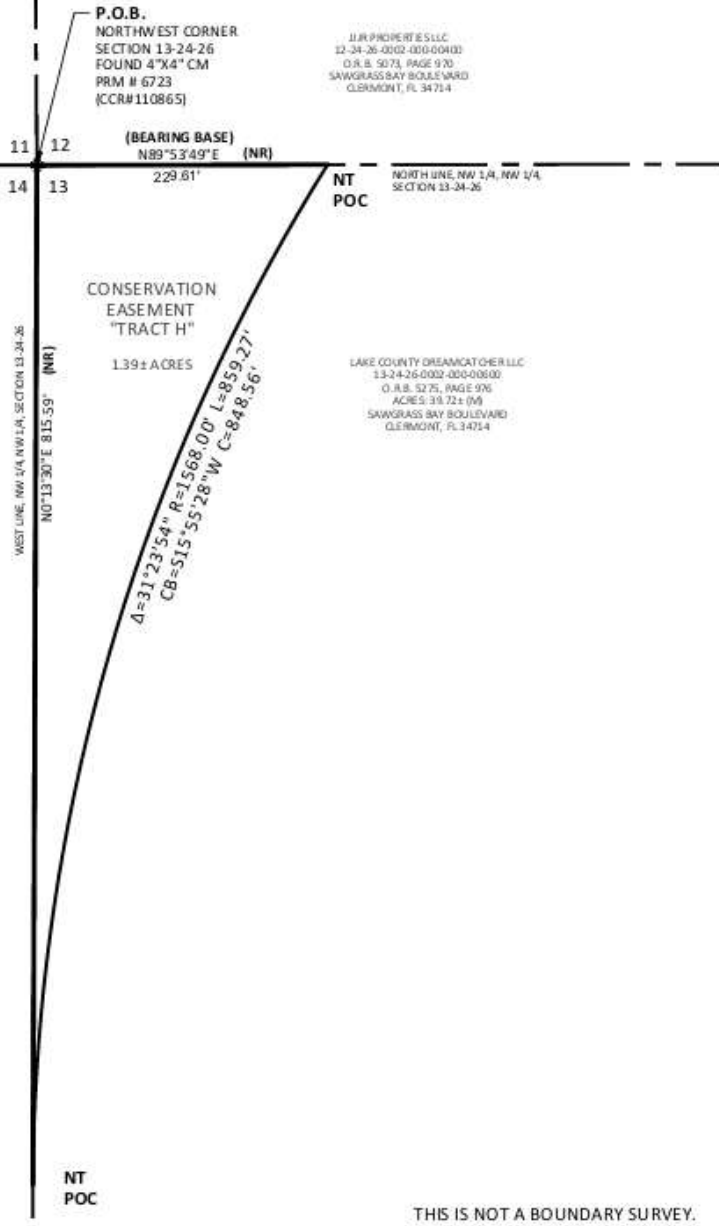
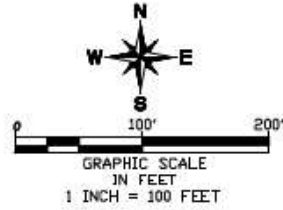
(UNLESS AN ELECTRONIC SEAL IS USED)

NOT VALID WITHOUT SHEET 2 OF 2

DESCRIPTION	DATE	 1012 EMMETT STREET, SUITE A KISSIMEE, FL 34741 PHONE: (407) 848-1218 CERTIFICATE OF AUTHORIZATION: 32059 EB NO. 8338 LS NO. 6925	PROJECT INFORMATION	
PREPARED	12-1-2020		JOB #	20-0160.001
REVISED	5-5-2022		DRAWN BY	JP
			REVIEWED BY	DRH
			SHEET 1 OF 2	



SKETCH OF DESCRIPTION
CONSERVATION EASEMENT, "TRACT H"



JJR PROPERTIES LLC
12-34-26-002-000-00400
O.R.B. 5073, PAGE 970
SAWGRASS BAY BOULEVARD
CLEMONT, FL 34714

LAKE COUNTY DREAMCAT OER LLC
13-34-26-002-000-00600
O.R.B. 5275, PAGE 926
ACRES: 39.721 (M)
SAWGRASS BAY BOULEVARD
CLEMONT, FL 34714

THIS IS NOT A BOUNDARY SURVEY.
NOT VALID WITHOUT SHEET 1 OF 2

DESCRIPTION	DATE
PREPARED	12-1-2020
REVISED	5-5-2022



9112 ENNETT STREET, SUITE A
KISSIMEE, FL 34741 | PHONE (407) 848-1218
CERTIFICATE OF AUTHORIZATION 32859
EB NO. 8308 | LB NO. 8805

PROJECT INFORMATION	
JOB #	20-0160.001
DRAWN BY	JP
REVIEWED BY	DRH
SHEET 2 OF 2	



EXHIBIT C
(2020 Aerial with Plat Overlay)

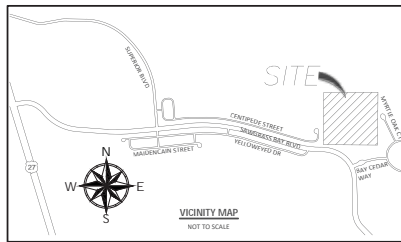


EXHIBIT 2



EDGEMONT

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA



LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

TOGETHER WITH DECLARATION OF ACCESS EASEMENT AND SECOND MODIFICATION TO ROADWAY EASEMENT AGREEMENTS RECORDED NOVEMBER 4, 2004 IN OFFICIAL RECORDS BOOK 2690, PAGE 2279 ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINING 174,309 SQUARE FEET OR 39.97 ACRES MORE OR LESS.

ABBREVIATIONS AND SYMBOLS LEGEND.

- ADJ = ADJACENT
 - A.E. = ACCESS EASEMENT
 - CL = CURVE LABEL (SEE TABLE)
 - CD = CHORD DISTANCE
 - CS = CHORD BEARING
 - COR = CERTIFIED CORNER RECORD
 - CCD = COMMUNITY DEVELOPMENT DISTRICT
 - CL = CENTERLINE
 - CON = CONCRETE MONUMENT
 - DE = DEVELOPMENT EASEMENT
 - DRC = DEVELOPMENT REVIEW COMMITTEE
 - DUE = DRAINAGE & UTILITY EASEMENT
 - E = EASE
 - EB = ENGINEERING BUSINESS
 - EL = ELEVATION
 - ESM = EASEMENT
 - FP = FORDING MONOPY
 - ID = IDENTIFICATION
 - LF = LINE LABEL (SEE TABLE)
 - L = ARC LENGTH
 - LS = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - N = NORTH
 - NR = NON-RADIAL
 - NTS = NOT TO SCALE
 - D.B.R. = OFFICIAL RECORD BOOK
 - FB = PLAT BOOK
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PCP = PERMANENT CONTROL POINT
 - PI = PILE
 - PI = POINT OF INTERSECTION
 - PI = POINT OF NON-TANGENCY
 - PNC = POINT OF REVERSE CURVATURE
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - PT = POINT OF TANGENCY
 - R = RADIUS
 - RP = RADIUS POINT
 - R/W = RIGHT-OF-WAY
 - RSE = RANGE
 - S = SOUTH
 - SEC = SECTION
 - SEE = SEVERAL EASEMENT
 - TWP = TOWNSHIP
 - UE = UTILITY EASEMENT
 - W = WEST
- SET PERMANENT REFERENCE MONUMENTS (P.M.M.) ON (AS NOTED)
- SET PERMANENT CONTROL POINT (NAIL & DISC - DISC STAMPED: "PC-LB 6505")
- SET "X" BEARER & CAP (UNLESS NOTED) (CAP STAMPED: "18 6507")
- CENTRAL ANGLE
- SECTION CORNER
- 1/4 SECTION CORNER
- SECTION CORNER @ RANGE LINE

PLAT NOTES:

1. BEARINGS ARE BASED ON STATE PLANE GRID, COORDINATE ZONE EAST (801), NAD (NORTH AMERICAN DATUM) 1983, 2011 ADJUSTMENT. THE BEARING BASE IS THE WEST LINE OF NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THAT BEARING BEING N07°13'31"E.
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. IF IT IS THE RESPONSIBILITY OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE RIGHTS OF WAY OF ROADS UNLESS SUCH RESPONSIBILITY IS VOLUNTARILY ASSIGNED BY LAKE COUNTY AND IN SUCH CASES, LAKE COUNTY SHALL BE ENTITLED TO UTILIZE ALL TRACTS AND DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT FOR STORMWATER PURPOSES.
5. LAKE COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, STORMWATER MANAGEMENT AREAS AND THE DRAINAGE EASEMENTS, INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREIN. A BARNET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF LAKE COUNTY, FOR SAID PURPOSE.
6. THIS PLAT IS SUBJECT TO A DECLARATION OF ACCESS EASEMENT AND SECOND MODIFICATION TO ROADWAY EASEMENT AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2690, PAGE 2279 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
7. THIS PLAT IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS BY AND BETWEEN REX H. WALKER AND JUDY W. WALKER, HUSBAND AND WIFE AND JEFFERSON S. LOVELL, LUCILE LOVELL, AND JERRY W. BLACKMER RECORDED IN OFFICIAL RECORDS BOOK 3481, PAGE 2315, AS AFFECTED BY AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 5536, PAGE 1555 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
8. THIS PLAT IS SUBJECT TO AN AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND REX H. WALKER AND JUDY STONE FOR RIGHT OF WAY AND LEGAL ACCESS RECORDED IN OFFICIAL RECORDS BOOK 5231, PAGE 5041, AS AMENDED BY OFFICIAL RECORDS BOOK 5908, PAGE 1002, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
9. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS FOR ORDINANCE 2038-56 WALKER PLANNED UNIT DEVELOPMENT (PUD) 02-12-30-A RECORDED IN OFFICIAL RECORDS BOOK 5211, PAGE 140, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
10. THIS PLAT IS SUBJECT TO THE SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR SERENCA RECORDED IN OFFICIAL RECORDS BOOK 5730, PAGE 763, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
11. THIS PLAT IS SUBJECT TO A NOTICE OF BOUNDARY AMENDMENT OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 1465, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
12. ALL STREET LIGHTS ARE TO BE OWNED AND MAINTAINED BY THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT AND/OR THE UTILITY PROVIDER WHICHEVER APPLIES.
13. TRACT A AND TRACT G ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF, THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS, AND ASSIGNS.
14. TRACT C, IS AN OPEN SPACE, RECREATION, POND AREA AND DRAINAGE TRACT THAT SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF, THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS, AND ASSIGNS.
15. TRACTS E, F, AND H ARE CONSERVATION TRACTS AND SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF, THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS, AND ASSIGNS.
16. TRACT I IS A LANDSCAPE AND SIGNAGE TRACT AND SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF, THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS, AND ASSIGNS.
17. TRACT G, SHOWN HEREON AS STREET "E" IS SUBJECT TO THE AGREEMENT FOR RIGHT-OF-WAY AND LEGAL ACCESS RECORDED IN OFFICIAL RECORDS BOOK 5231, PAGE 5041, AS AMENDED BY FIRST AMENDMENT THEREIN IN OFFICIAL RECORDS BOOK 5908, PAGE 1002, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
18. TRACT J IS A LANDSCAPE / WALL / FENCE TRACT AND SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF, THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS, AND ASSIGNS.
19. TRACT K IS AN OPEN SPACE / RECREATION TRACT AND SHALL BE OWNED AND MAINTAINED BY, AND BE THE PERPETUAL RESPONSIBILITY OF, THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS, AND ASSIGNS.
20. TRACT LS-1, LEFT STATION, IS DEDICATED TO AND TO BE MAINTAINED BY UTILITIES INC., THEIR SUCCESSORS, AND ASSIGNS.
21. TRACT M IS A LANDSCAPE TRACT AND SHALL BE OWNED, MAINTAINED, AND BE THE PERPETUAL RESPONSIBILITY OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, THEIR SUCCESSORS, AND ASSIGNS.
22. THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR, AND REPLACE STORMWATER IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ALL CURBS, GUTTERS, DRAINAGE, AND CATCH BASINS) AND STREET LIGHTS WITHIN TRACTS A AND G AND ALL DRAINAGE EASEMENTS. THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH IMPROVEMENTS.
23. HORIZONTAL DATA IS BASED ON FLORIDA STATE PLANE COORDINATE EAST ZONE (801) NAD (NORTH AMERICAN DATUM) 1983/2011 ADJUSTMENT. THE HORIZONTAL CONTROL POINT USED WAS LAKE COUNTY PUBLIC WORKS DEPARTMENT SURVEY CONTROL POINT DESIGNATED LX 281 (NAD 1983 WITH THE 2011 ADJ) BEING A 1/2 ALUMINUM DISK.
24. VERTICAL DATA IS BASED ON NATIONAL GEODETIC SURVEY POINT (PND DLS54) DESIGNATED: F 711 ELEV: 217.95' LOCATED IN LAKE COUNTY, FLORIDA (NORTH AMERICAN VERTICAL DATUM) 1988 (U.S. SURVEY FOOT).
25. THE BASE FLOOD ELEVATION SHOWN HEREON IS: 109.7' NORTH AMERICAN VERTICAL DATUM OF 1988 WAS DERIVED FROM THE FEMA FIRMETTE PANEL NUMBER 120606025E EFFECTIVE DECEMBER 18, 2012 WITH A LOMR REVISION 20-04-5238P.
26. FUTURE ROAD MAINTENANCE WILL BE FUNDED THROUGH THE USE OF A MUNICIPAL SERVICE TAXING 1 UNIT (MSTU), OR MUNICIPAL SERVICE BENEFIT UNIT (MSBU) AS AUTHORIZED UNDER SECTION 212.01(1)(b), FLORIDA STATUTES, BEFORE OR CONCURRENT WITH ANY FINAL PLAT OR SITE PLAN APPROVAL. THE OWNER SHALL PROVIDE ANY DOCUMENTATION REQUIRED BY THE COUNTY TO IMPOSE A MSTU OR MSBU, AT THE COUNTY'S DISCRETION, ON THE PLATTED LOTS. ADDITIONALLY, THE OWNER ACKNOWLEDGES AND AGREES THAT THE MTO OR MSBU SHALL BE COLLECTED AS A NON-AD VALUATION ASSESSMENT USING THE UNIFORM METHOD OF COLLECTION SET FORTH UNDER SECTION 7-103.36(2), FLORIDA STATUTES.

SHEET 1 OF 8

CERTIFICATE OF APPROVAL BY COUNTY STAFF

COUNTY ENGINEER _____ DATE _____

PLANNING AND ZONING MANAGER _____ DATE _____

COUNTY ATTORNEY _____ DATE _____

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE LAKE COUNTY LAND DEVELOPMENT CODE AND WAS FILED FOR RECORD ON _____ AT _____ FILE NO. _____

_____, CLERK OF THE CIRCUIT COURT IN AND FOR LAKE COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD _____

ATTY: _____

CLERK OF THE BOARD _____

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL BE IN CIRCUMSTANCES BE SUPPLEMENTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPEARED THIS _____ 2022 BY
D. B. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF THE
I) PERSONALLY KNOWN TO ME OR
I) PRODUCED, AS IDENTIFICATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ 2022.

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

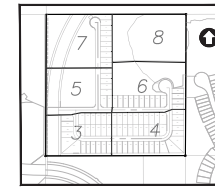
MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

ONLINE NOTARY: I)
(CHECK IF ACKNOWLEDGMENT BY ONLINE NOTARIZATION)

SHEET INDEX

SHEET 1 OF 8 - LEGAL DESCRIPTION, DEDICATIONS & NOTES
SHEET 2 OF 8 - GENERAL PLAT BOUNDARY
SHEETS 3 OF 8 - LOT, BLOCK, AND TRACT GEOMETRY



SHEET LAYOUT INDEX

NOT TO SCALE

PLAT BOOK PAGE

EDGEMONT DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE COMPANY OF B. HORTON, INC., A DELAWARE CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY EASEMENTS AND GRADING EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

A DRAINAGE, GRADING, AND UTILITY EASEMENT IS HEREBY DEDICATED OVER THE ENTIRETY OF TRACT M AND SPECIFIED LOCATIONS SHOWN HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

THE OWNER OF REAL PROPERTY DESCRIBED IN THIS PLAT HEREBY DEDICATES TO UTILITIES INC., THEIR SUCCESSORS, AND ASSIGNS, PERPETUAL UTILITY EASEMENTS TO, OVER, ABOVE AND UNDER TRACT A, TRACT G, AND THE UTILITY EASEMENTS AS DEPICTED ON THIS PLAT FOR THE PURPOSE OF HORSES AND GORES TO AND INSTALLING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING WATER, WASTEWATER AND REUSE WATER UTILITIES AND ASSOCIATED FACILITIES FOR THE PERPETUAL USE OF THE PUBLIC.

TRACT A AND TRACT G ARE RIGHT-OF-WAY TRACTS AND ARE HEREBY DEDICATED TO LAKE COUNTY, FLORIDA AND FOR USE BY THE GENERAL PUBLIC. FINAL CONVEYANCE OF ANY ROADWAY IMPROVEMENTS (E.G., WITHIN TRACTS A AND G) IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS WILL BE CONVEYED BY THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS, AND ASSIGNS.

D. B. HORTON, INC., A DELAWARE CORPORATION

SIGNATURE: _____

NAME: _____

TITLE: _____

WITNESSED BY: _____

PRINT NAME: _____ PRINT NAME: _____

STATE OF FLORIDA COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

I) PHYSICAL PRESENCE OR

I) ONLINE NOTARIZATION.

APPEARED THIS _____ 2022 BY

D. B. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF THE

I) PERSONALLY KNOWN TO ME OR

I) PRODUCED, AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ 2022.

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

ONLINE NOTARY: I)
(CHECK IF ACKNOWLEDGMENT BY ONLINE NOTARIZATION)

REVIEWER STATEMENT

PURSUANT TO SECTION 177.085, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER. PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATE POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

REGISTRATION NUMBER: _____

SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, IS A LICENSED AND REGISTERED SURVEYOR AND MAPPER, THAT THE FOREGOING PLAT WAS PREPARED BY HIM OR UNDER HIS DIRECT SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS, AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND LAKE COUNTY LAND DEVELOPMENT CODE. THE LAND DESCRIBED HEREON IS IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

KPM FRANKLIN CERTIFICATE OF AUTHORIZATION NUMBER LB 6605

222 CHURCH STREET

ROSMARIE, FLORIDA 34741

PHONE: (407) 846-1216

BY: _____ DATE: _____

MICHELLE W. HILL

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

REGISTRATION NO. L0374



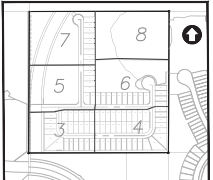
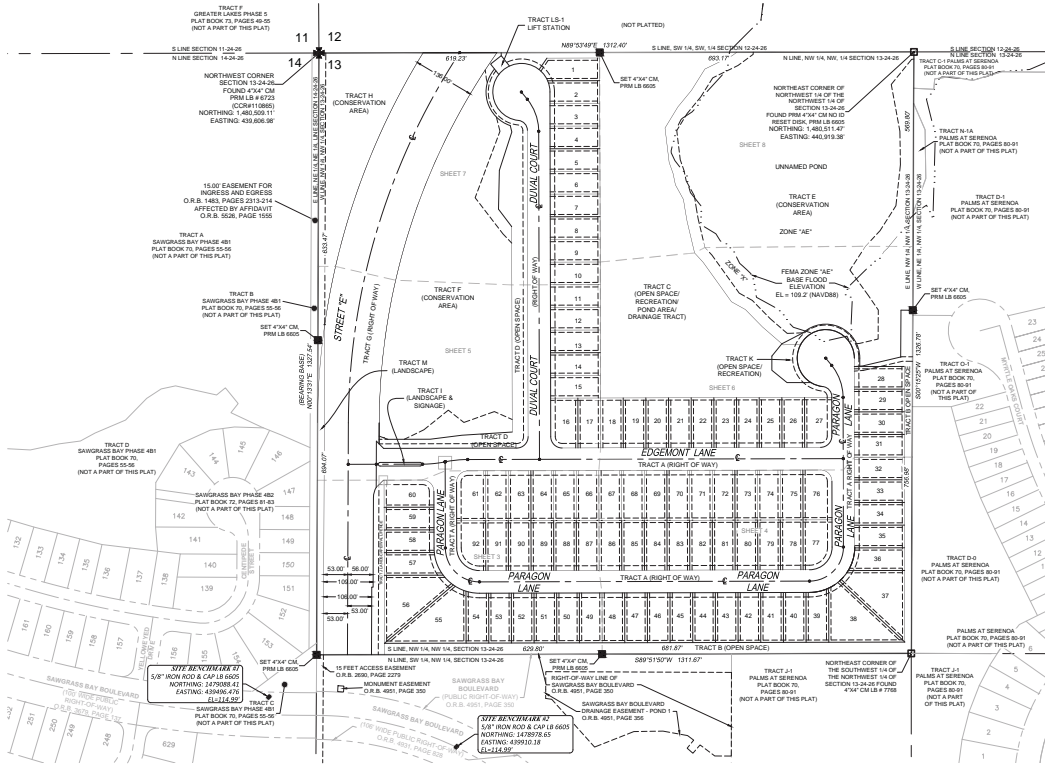
222 CHURCH STREET, ROSMARIE, FL 34741
PHONE: 407-846-1216
CERTIFICATE OF AUTHORIZATION 35059
EIN: 90-8386118, L.B. NO. 6605
E-MAIL: SURVEY@KPMFRANKLIN.COM

EDGEMONT

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

SHEET 2 OF 8

PLAT BOOK PAGE



SHEET LAYOUT INDEX
NOT TO SCALE

SHEET INDEX:
SHEET 1 OF 8 - LEGAL DESCRIPTION, DEDICATIONS & NOTES
SHEET 2 OF 8 - OVERALL PLAT BOUNDARY
SHEETS 3-4 OF 8 - ANNOTATION SHEETS



222 CHURCH STREET
KISSIMEE, FL 34741 | PHONE 407-848-1216
CERTIFICATE OF AUTHORIZATION 3009
ES NO. 036 | LB NO. 006
E-MAIL: SUPPORT@KPMFRANKLIN.COM

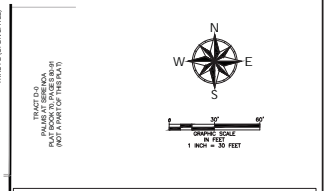
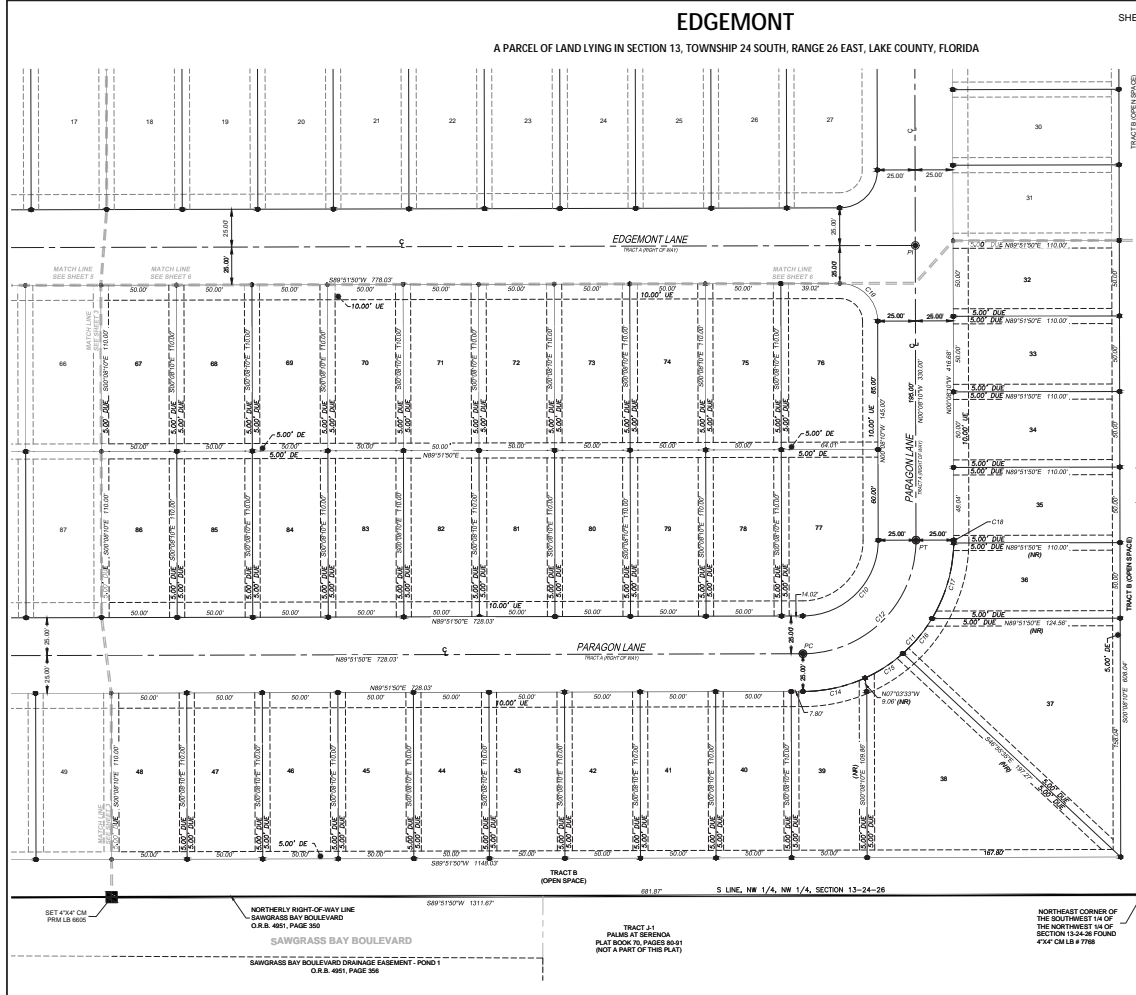
EDGEMONT

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

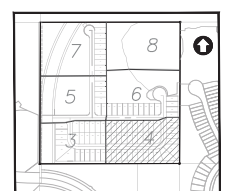
SHEET 4 OF 8

PLAT BOOK

PAGE



CURVE #	DELTA (CENTRAL ANGLE)	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C10	90°00'00"	50.00'	78.54'	N44° 51' 50"E	70.71'
C11	90°00'00"	100.00'	157.08'	N44° 51' 50"E	141.42'
C12	90°00'00"	75.00'	117.81'	N44° 51' 50"E	106.03'
C13	24°16'35"	100.00'	42.37'	N77° 43' 33"E	42.05'
C14	17°11'28"	100.00'	30.00'	N59° 59' 33"E	29.89'
C15	17°15'44"	100.00'	30.07'	N39° 46' 53"E	29.96'
C17	30°10'57"	100.00'	52.68'	N16° 04' 36"E	52.07'
C18	10°17'18"	100.00'	1.96'	N00° 25' 29"E	1.96'
C19	90°00'00"	25.00'	39.27'	N45° 08' 10"W	35.36'



SHEET INDEX

- SHEET 1 OF 8 - LEGAL DESCRIPTION, INDICATIONS & NOTES
- SHEET 2 OF 8 - OVERALL PLAT BOUNDARY
- SHEETS 3-4 OF 8 - ANNOTATION SHEETS



222 CHURCH STREET
 KISSIMEE, FL 34741 | PHONE 407-848-1216
 CERTIFICATE OF AUTHORIZATION 3009
 ES NO. E336 | LB NO. 6605
 E-MAIL: SURVEY@KPMFRANKLIN.COM

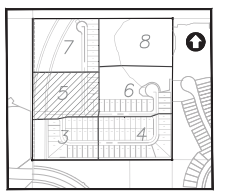
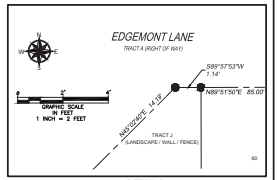
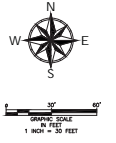
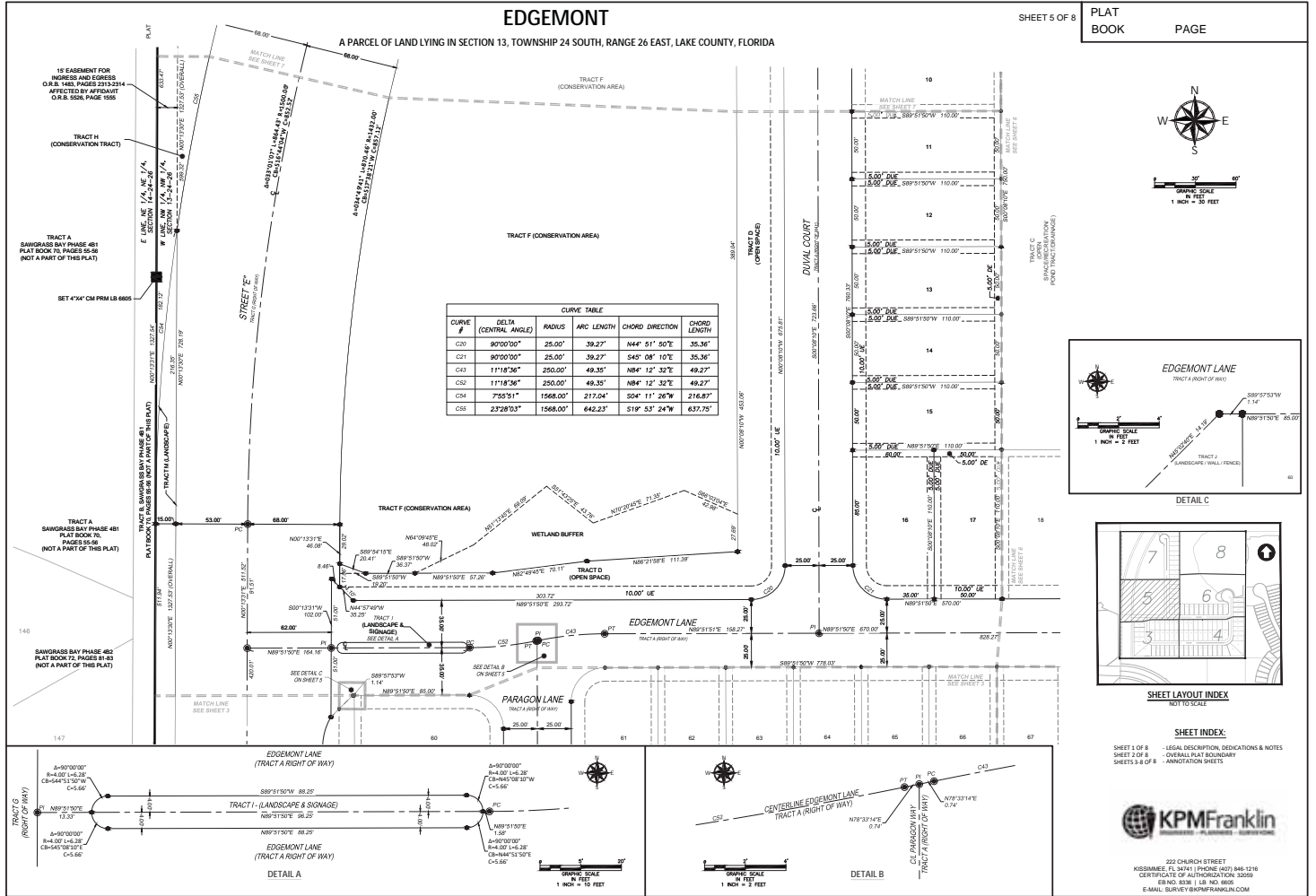
EDGEMONT

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

SHEET 5 OF 8

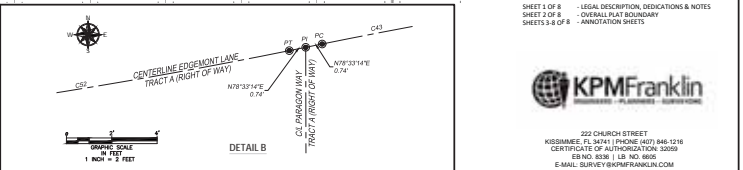
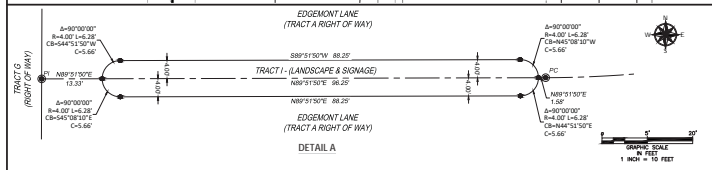
PLAT BOOK

PAGE



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SHEETS 3 & 4 OF 8 - ANNOTATION SHEETS

KPMFranklin
222 CHURCH STREET
KISSIMEE, FL 34741 | PHONE (407) 846-1216
CERTIFICATE OF AUTHORIZATION 30039
ES NO. 8336 | LB NO. 8602
E-MAIL: SURVEY@KPMFRANKLIN.COM



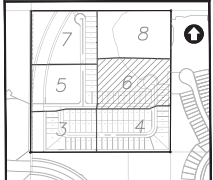
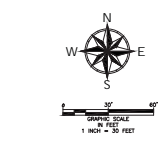
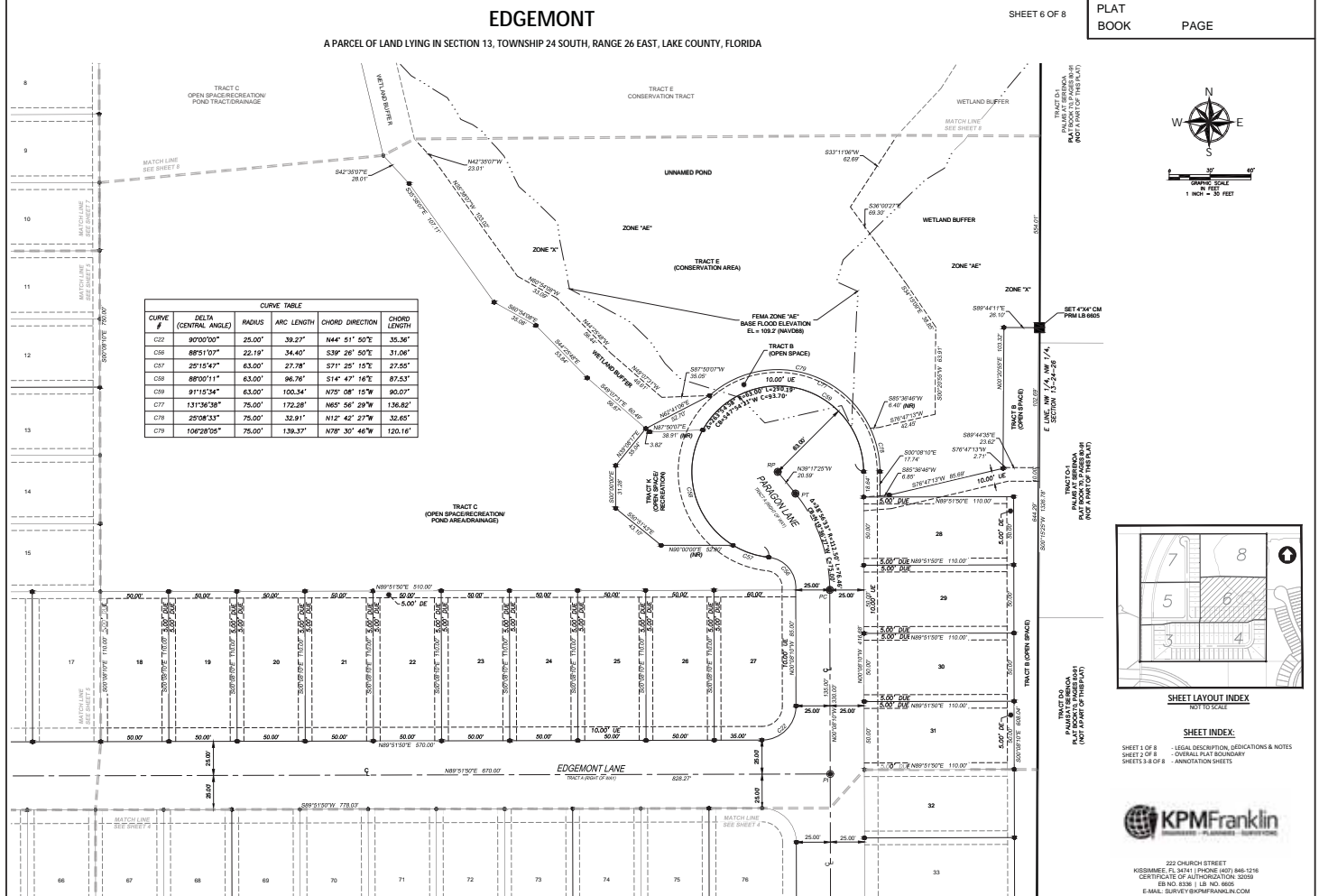
EDGEMONT

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

SHEET 6 OF 8

PLAT BOOK PAGE

CURVE TABLE					
CURVE #	DELTA (CENTRAL ANGLE)	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C22	90°00'00"	25.00'	39.27'	N44° 51' 50"E	35.36'
C66	88°51'07"	22.19'	34.40'	S39° 26' 50"E	31.06'
C27	25°15'47"	63.00'	27.78'	S71° 25' 15"E	27.55'
C28	89°00'11"	63.00'	86.76'	S14° 47' 16"E	87.53'
C29	91°15'24"	63.00'	100.34'	N79° 08' 15"W	90.07'
C27	131°36'38"	75.00'	172.28'	N65° 54' 29"W	136.82'
C28	29°04'33"	75.00'	32.91'	N12° 42' 27"W	32.65'
C29	106°28'06"	75.00'	139.37'	N78° 30' 46"W	120.16'



SHEET LAYOUT INDEX

SHEET INDEX:
 SHEET 1 OF 8 - LEGAL DESCRIPTION, DESIGNATIONS & NOTES
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 SHEETS 3 & 4 OF 8 - ANNOTATION SHEETS

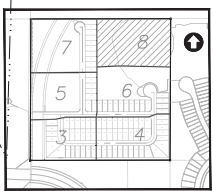
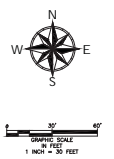
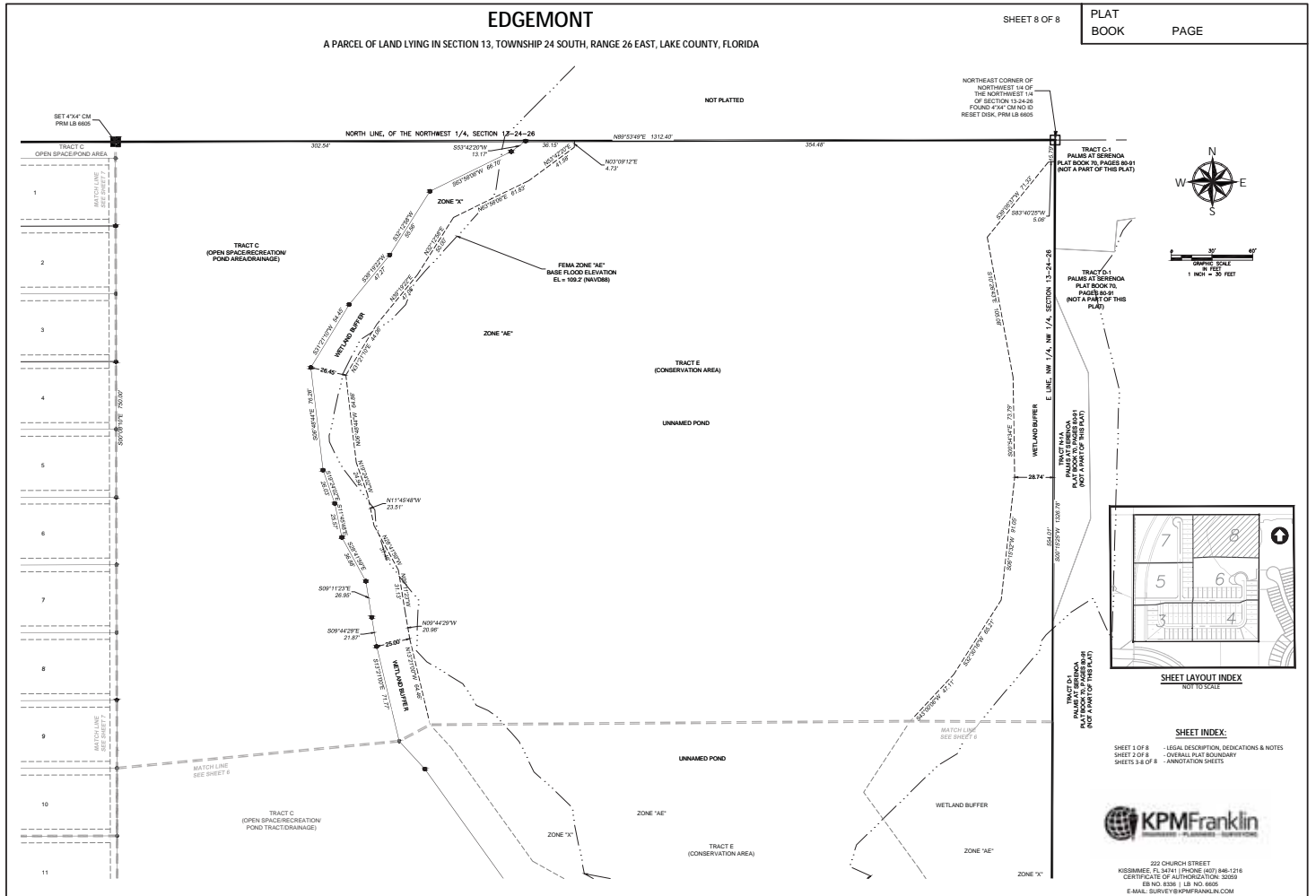
KPMFranklin
 222 CHURCH STREET
 KISSIMEE, FL 34741 | PHONE (407) 846-1216
 CERTIFICATE OF AUTHORIZATION 20098
 EB NO. 0536 | LB NO. 8022
 E-MAIL: SURVEY@KPMFRANKLIN.COM

EDGEMONT

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

SHEET 8 OF 8

PLAT BOOK PAGE



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222 CHURCH STREET
 KISSIMEE, FL 34741 | PHONE 407-948-1216
 CERTIFICATE OF AUTHORIZATION 3009
 ES NO. E336 | LB NO. 6605
 E-MAIL: SURVEY@KPMFRANKLIN.COM



EXHIBIT 3





Avalon Groves CDD Aquatics

Inspection Date:

5/16/2023 9:38 AM

Prepared by:

Kevin Riemensperger

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 30

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Low water level observed. The exposed bank is free of nuisance weeds, though some fringe Slender Spikerush remains. This to be administered treatment on the next visitation. Isolated patches of Water Lilies are being managed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: 33

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Routine maintenance and monitoring will continue here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 49

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Exposed areas host some nuisance weeds, to be hit during the next maintenance event. The back side of the pond hosts some Torpedograss growth. No algal activity observed. One of the Cypress trees along the bank is dead and is leaning.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 32

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Aside from mild nuisance weed growth on the exposed bank, this pond is in excellent health. Routine maintenance to continue here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 31

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

One patch of algae noted on the far side of the pond. It appears to be decaying from prior treatment.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

SITE: 40

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The exposed bank areas are almost clear of any nuisance weeds. Waters adjacent to the bank host some Slender Spikerush growth. This to be given treatment on the next maintenance visit.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input checked="" type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara



Inspection Report

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Despite the low water level, the pond is in excellent health. The tannic water here does an excellent job of reducing algal growth.

<u>WATER:</u>	Clear	Turbid	<input checked="" type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Extremely minimal algal growth observed, in the form of individual broken patches. This growth to be given cursory treatment during the next maintenance visit. The water is very clear here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 10

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

A moderate amount of subsurface algae observed, not unusual for a healthy stormwater retention pond, especially given the season. Treatment will be given to address any overgrowth during the next maintenance visit. Otherwise, the pond is in excellent health.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 11

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Routine maintenance and monitoring will continue here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	



MANAGEMENT SUMMARY



With increased temperatures, May brings with it a perfect storm for algae growth. Extended daylight results in the increased growth of both algae and nuisance grasses. The lack of substantial rainfall to flush nutrients out of the pond compounds the issue; since the hot, stagnant water conditions are perfect for algal growth.

Upkeep in the ponds will increase during this time, as residents will notice an increase in the growth of all vegetative and algal matter. We are beginning to see some scattered rain events, which could increase the rate that the ponds fill back up and filter out any older/decaying material. This will require some time and more consistent rain, but we should start seeing improvements. Technicians will continue on with routine treatment and make as much headway as possible on the exposed banks while they can.

Despite the high heat/sun, algae activity was very minimal. Most ponds were in great condition on this most recent visit. Some ponds simply require light touch ups to stay in good health during the pseudo-summer conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season looms. Due to low water levels, some sections of the beds and banks are exposed. It is here that technicians are trying to make progress on exposed subsurface growth.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along shorelines and within water.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA



Avalon Groves CDD

Sawgrass Bay Boulevard, Clermont

Gate Code:



EXHIBIT 4





Bio-Tech Consulting Inc.

Environmental and Permitting Services

February 25, 2023

Sandra Joiner
St. Johns River Water Management District
601 South Lake Destiny Road, Suite 200
Maitland, FL 32751

Proj: Serenoa (AKA Avalon Groves) Villages 1&2 - Phase 1A
Lake County, FL
SJRWMD Permit #135777-5
(BTC File #588-14)
Re: 5th Annual Mitigation Monitoring Report (2023)

Dear Ms. Joiner:

Bio-Tech Consulting, Inc. (BTC) is corresponding in order to provide the St. Johns River Water Management District (SJRWMD) with the 5th Annual Monitoring Report for the on-site wetland creation and upland enhancement areas for the approximately 141.9-acre Serenoa (AKA Avalon Groves) Villages 1&2 - Phase 1A project site, located east of SR 27 on Sawgrass Bay Boulevard, within Sections 13, 14, 23, 24, Township 24 South, Range 26 East, Lake County, Florida (Figures 1 & 2). This report includes the following information:

- Monitoring and maintenance methodology;
- monitoring results for the wetland areas and upland buffer areas;
- incidental wildlife observations; and,
- photographs of the mitigation areas.

INTRODUCTION

The approved mitigation plan for the Serenoa Phase 1A site involves offsetting the proposed wetland impacts (3.41 acres) with the wetland preservation areas (45.9 acres) placed under a conservation easement dedicated to the SJRWMD. The following monitoring report details the permit requirements for successful monitoring criteria, qualitative analysis and results for the wetland and upland areas involved.

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Jacksonville Office
11235 St Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Tampa Office
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Vero Beach Office
4445 North A1A
Suite 221
Vero Beach, FL 32963

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Land & Aquatic Management
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

info@bio-techconsulting.com

www.bio-techconsulting.com



MONITORING & MAINTENANCE METHODOLOGY

Monitoring

Monitoring will occur on a bi-annual basis for a period of five (5) years. Monitoring will consist of biannual assessments of nuisance and invasive vegetation as well as overall qualitative condition of the conservation areas identified as Monitoring Areas 1-5 within the project site. The records of the monitoring events, which will be provided to the SJRWMD on an annual basis in a written report, will include the following:

- A. The dates and time of the monitoring events.
- B. The person responsible for performing the measurements.
- C. The analytical techniques or methods utilized.
- D. The results of such analyses including:
 1. Status of invader species
 2. Coverage by wetland and FACW vegetation.
 3. A description of any problems encountered during evaluation and proposed solutions.
 4. Photographs of the area.

In addition to the vegetative portion of the monitoring to be conducted, wildlife information will also be gathered and described in the annual reports. Information and exhibits as to the location of the sampling stations will also be included in the annual reports (Figure 3).

Maintenance

Specific management practices will be employed within the wetland preservation areas and related upland buffer areas that will consist of hand clearing activities and the utilization of herbicidal applications to eliminate invasive and exotic species, as needed. These management practices will be implemented in an effort to control and eradicate any invasive, exotic, or opportunistic species within the mitigation areas.

All portions of the project's mitigation areas will be managed for the benefit of wildlife and vegetative composition. Obviously, the most important component of the management is treatment for control of invasive and exotic vegetation, in perpetuity. It is anticipated that the mitigation areas will require little long-term management once the natural systems succeed ecologically and become self-perpetuating. Maintenance will include removal of any invasive or exotic plant species (including, but not limited to cattails, primrose willow, cogon grass, etc.). No more than 5% total coverage of such exotic or nuisance species shall occur between maintenance events.



Success Criteria

The intent of this project is to provide the SJRWMD with qualitative results of the wetland enhancement/wetland creation areas. Perpetual maintenance will be performed as detailed previously in order to ensure the integrity and viability of both the preservation and creation areas. As part of the activities that are designed to achieve the functional gains indicated in the UMAM Analysis, the success criteria for the wetlands and respective upland buffer areas will consist of the following:

- Greater than 85 percent coverage by desirable species after 3 years; and,
- Less than 5 percent areal coverage by invasive and/or exotic species.

The wetland preservation areas will be monitored on a bi-annual basis so that nuisance and exotic species, per the 2011 FLEPPC list, do not exceed 5% areal coverage in the wetland. Maintenance will be implemented on a quarterly basis with the goal of the event being the elimination the exotic component (i.e., 0% after event). Additionally, these areas will be placed under a conservation easement dedicated to the SJRWMD.

RESULTS

Jim Torregrosa of BTC performed the 5th annual monitoring events for the mitigation areas on November 15, 2022 and February 21, 2023. Photographs of the mitigation areas are attached (Appendix A).

The vegetative species identified within these forested wetland systems include bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), sycamore maple (*Acer pseudoplatanus*), pond pine (*Pinus serotina*), sweetbay (*Magnolia virginiana*), laurel oak (*Quercus laurifolia*), loblolly bay (*Gordonia lasianthus*), water oak (*Quercus nigra*), cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), winged sumac (*Rhus copallinum*), swamp tupelo (*Nyssa sylvatica*), dahoon holly (*Ilex cassine*), wax myrtle (*Myrica cerifera*), American beautyberry (*Callicarpa americana*), fetterbush (*Lyonia lucida*), gallberry (*Ilex grabla*), bracken fern (*Pteridium aquilinum*), cinnamon fern (*Osmunda cinnamomea*), swamp fern (*Blechnum serrulatum*), sword fern (*Nephrolepis exaltata*), Virginia chain fern (*Woodwardia virginica*), poison ivy (*Toxicodendron radicans*), Greenbrier (*Smilax* spp.), wild azalea (*Rhododendron viscosum*), Carolina redroot (*Lachnanthes caroliana*), coinwort (*Centella asiatica*), pennywort (*Hydrocotyle umbellata*), maidencane (*Panicum hemitomon*), spike rush (*Eleocharis baldwinii*), soft rush (*Juncus effusus*), sedges (*Carex* & *Cyperus* spp.), crab grass (*Digitaria* spp.), broomsedge (*Andropogon virginicus*), beakrush (*Rhynchospora* spp.), Mexican primrose willow (*Ludwigia octovalvis*), cattails (*Typha* spp.), pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria lancifolia*), white water lily (*Nymphaea odorata*), duckweed (*Lemna minor*), hairy umbrella sedge



(*Fuirena squarrosa*), and elderberry (*Sambucus canadensis*). Coverage of desirable native species by wetland and FACW vegetation is currently over 95%.

Coverage of category I and II exotic species identified include Peruvian primrose willow (*Ludwigia peruviana*), caesarweed (*Urena lobata*) and torpedo grass (*Panicum repens*). Coverage of exotic vegetation is less than 2% occurring scattered through-out the wetland and upland preservation areas. Nuisance plant species consist of cattail (*Typha* spp.), muscadine grapevine (*Vitis rotundifolia*), dogfennel (*Eupatorium capillifolium*), and bahiagrass (*Paspalum notatum*) located within the upland at less than 3% areal coverage.

After a very dry season last year, water levels are somewhat low. Now more of the area has no surface water. Hydrology is adequate for the wetland areas. Conservation Area signs are in place. As of this report, last scheduled maintenance event was performed on December 16, 2022. This project continues to be in compliance at this time.

WILDLIFE UTILIZATION

The Serenoa Phase 1A site was evaluated to determine the wildlife species currently utilizing the area. The following is a list of those species present during the monitoring events and includes any direct and indirect (i.e. tracks, burrows, vocalizations, etc.) observations made.

Reptiles and Amphibians

American alligator (*Alligator mississippiensis*)
black racer (*Coluber constrictor*)
brown anole (*Norops sagrei*)
common cooter (*Pseudemys floridana*)
southern leopard frog (*Lithobates sphenoccephalus*)
water moccasin (*Agkistrodon piscivorus*)

Birds

Cattle Egret (*Bubulus ibis*)
Common Grackle (*Quiscalus quiscula*)
Double-crested Cormorant (*Phalacrocorax auritus*)
Florida Sandhill Crane (*Antigone canadensis pratensis*)
Great Blue Heron (*Ardea herodias*)
Mallard (*Anas platyrhynchos*)
Northern Mockingbird (*Mimus polyglottos*)
Red-shouldered Hawk (*Buteo lineatus*)
Sandhill crane (*Antigone canadensis*)



Birds (Continued)

Snowy egret (*Egretta thula*)
Swallow-tailed kite (*Elanoides forficatus*)
Turkey Vulture (*Cathartes aura*)
White Ibis (*Eudocimus albus*)

Mammals

eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
raccoon (*Procyon lotor*)
Virginia opossum (*Didelphis virginiana*)
white-tailed deer (*Odocoileus virginianus*)
wild pig (*Sus scrofa*)

SUMMARY

The Serenoa Phase 1A wetland preservation areas were monitored in November, 2022 and February, 2023, for the 5th annual monitoring period. Coverage of desirable native species is above 95% within the wetland preservation areas during the 5th annual monitoring period. Coverage of exotic vegetation is less than 2% occurring mostly within the transition areas between wetland and upland, and edges of ponds. Nuisance plant species account for less than 3% areal coverage. Maintenance events will continue as needed in perpetuity. Water levels encountered within the preservation areas ranged from dry soil to approximately 12 inches deep in the canals and lower elevation areas. Water conditions were consistent with historic norms and seasonal variations for this time of year and for this part of Florida.

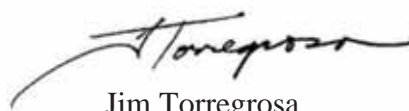
Maintenance events will continue on an as needed basis, with the goal of each maintenance event to eliminate all nuisance and exotic species. The mitigation areas continue to be in compliance at this time.



REQUEST FOR SIGN-OFF

At this time BTC is requesting sign-off from the monitoring and reporting requirements of the SJRWMD Permit No. 135777-5 for the Serenoa Phase 1A Project Site. This site has consistently been in compliance since the baseline monitoring event. This is the 5th annual and final monitoring report. If you have any questions, concerns, or require any additional information, please contact our office at (407) 894-5969. Thank you.

Sincerely,



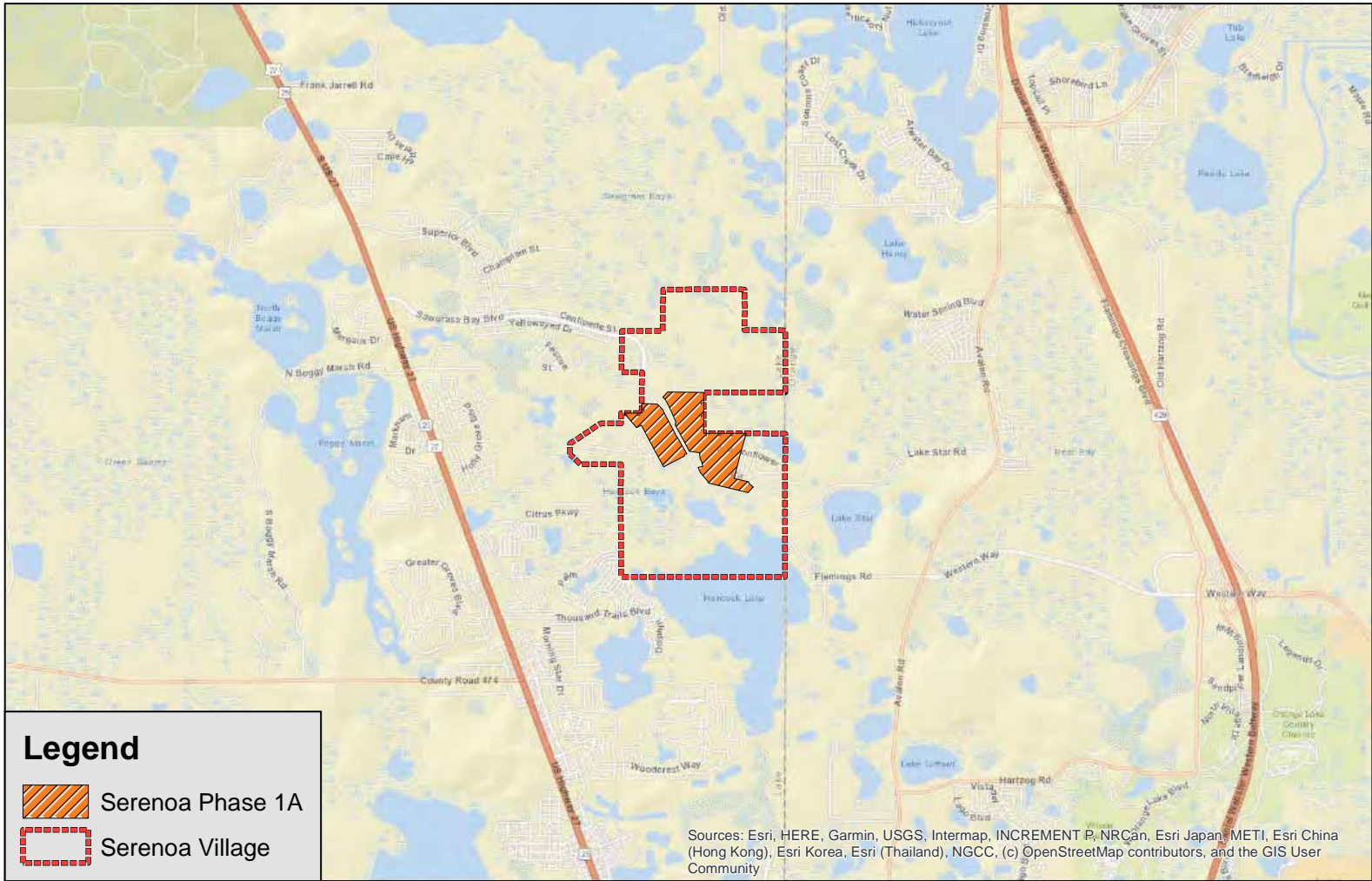
Jim Torregrosa
Field Biologist



John Miklos
President

Attachments





Bio-Tech Consulting Inc.
 Environmental and Permitting Services
 3025 E. South Street Orlando, FL 32803
 Ph: 407-894-5969 Fax: 407-894-5970
 www.bio-techconsulting.com

Serenoa Phase 1A
 Lake County, Florida
 Figure 1
 Location Map

2

0 0.5 1 Miles
 Project #: 588-14
 Produced By: CRS
 Date: 6/24/2021





Legend

- Serenoa Phase 1A
- Serenoa Village

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Serenoa Phase 1A
 Lake County, Florida
 Figure 2
 2020 Aerial Map

2

0 350 700 Feet
 Project #: 588-14
 Produced By: CRS
 Date: 6/24/2021





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Serenoa Phase 1A
 Lake County, Florida
 Figure 3
 Mitigation Monitoring Map

2

0 400 800 Feet
 Project #: 588-14
 Produced By: CRS
 Date: 6/24/2021



APPENDIX A


Serenoa Phase 1A

5th Annual Monitoring Photographs


November 15, 2022 & February 21, 2023




General ID: Conservation Area #1		
Notes: Station A		
Cardinal Direction: North		
Photo # 0865	Date of Photograph: 11/15/2022	

General ID: Conservation Area #1		
Notes: Station A		
Cardinal Direction: East		
Photo # 0866	Date of Photograph: 11/15/2022	



General ID: Conservation Area #1		
Notes: Station A		
Cardinal Direction: South		
Photo # 0867	Date of Photograph: 11/15/2022	

General ID: Conservation Area #1		
Notes: Station A		
Cardinal Direction: West		
Photo # 0868	Date of Photograph: 11/15/2022	



General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: North		
Photo # 0913	Date of Photograph: 11/15/2022	

General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: East		
Photo # 0914	Date of Photograph: 11/15/2022	




General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: South		
Photo # 0915	Date of Photograph: 11/15/2022	

General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: West		
Photo # 0916	Date of Photograph: 11/15/2022	



General ID: Conservation Area #3		
Notes: Station A		
Cardinal Direction: North		
Photo # 0921	Date of Photograph: 11/15/2022	

General ID: Conservation Area #3		
Notes: Station A		
Cardinal Direction: East		
Photo # 0922	Date of Photograph: 11/15/2022	




General ID: Conservation Area #3		
Notes: Station A		
Cardinal Direction: South		
Photo # 0923	Date of Photograph: 11/15/2022	

General ID: Conservation Area #3		
Notes: Station A		
Cardinal Direction: West		
Photo # 0924	Date of Photograph: 11/15/2022	



General ID: Conservation Area #4		
Notes: Station A		
Cardinal Direction: North		
Photo # 0928	Date of Photograph: 11/15/2022	

General ID: Conservation Area #4		
Notes: Station A		
Cardinal Direction: East		
Photo # 0929	Date of Photograph: 11/15/2022	



General ID: Conservation Area #4		
Notes: Station A		
Cardinal Direction: South		
Photo # 0930	Date of Photograph: 11/15/2022	

General ID: Conservation Area #4		
Notes: Station A		
Cardinal Direction: West		
Photo # 0931	Date of Photograph: 11/15/2022	



General ID:
Conservation Area #4

Notes:
Station B

Cardinal Direction:
North



Photo #
0935

Date of Photograph:
11/15/2022

General ID:
Conservation Area #4

Notes:
Station B

Cardinal Direction:
East




Photo #
0936

Date of Photograph:
11/15/2022



General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: South		
Photo # 0937	Date of Photograph: 11/15/2022	

General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: West		
Photo # 0938	Date of Photograph: 11/15/2022	



General ID:
Conservation Area #4

Notes:
Station C

Cardinal Direction:
North



Photo #
0942

Date of Photograph:
11/15/2022

General ID:
Conservation Area #4

Notes:
Station C

Cardinal Direction:
East




Photo #
0943

Date of Photograph:
11/15/2022



General ID: Conservation Area #4		
Notes: Station C		
Cardinal Direction: South		
Photo # 0944	Date of Photograph: 11/15/2022	

General ID: Conservation Area #4		
Notes: Station C		
Cardinal Direction: West		
Photo # 0946	Date of Photograph: 11/15/2022	



General ID:
Conservation Area #5

Notes:
Station A

Cardinal Direction:
North



Photo #
0891

Date of Photograph:
11/15/2022

General ID:
Conservation Area #5

Notes:
Station A

Cardinal Direction:
East




Photo #
0892

Date of Photograph:
11/15/2022



General ID: Conservation Area #5		
Notes: Station A		
Cardinal Direction: South		
Photo # 0893	Date of Photograph: 11/15/2022	

General ID: Conservation Area #5		
Notes: Station A		
Cardinal Direction: West		
Photo # 0894	Date of Photograph: 11/15/2022	



General ID: Conservation Area #1		
Notes: Station A		
Cardinal Direction: North		
Photo # 2193	Date of Photograph: 2/21/2023	


General ID: Conservation Area #1		
Notes: Station A		
Cardinal Direction: East		
Photo # 2194	Date of Photograph: 2/21/2023	




General ID: Conservation Area #1		
Notes: Station A		
Cardinal Direction: South		
Photo # 2195	Date of Photograph: 2/21/2023	

General ID: Conservation Area #1		
Notes: Station A		
Cardinal Direction: West		
Photo # 2196	Date of Photograph: 2/21/2023	




General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: North		
Photo # 2200	Date of Photograph: 2/21/2023	

General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: East		
Photo # 2201	Date of Photograph: 2/21/2023	



General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: South		
Photo # 2202	Date of Photograph: 2/21/2023	

General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: West		
Photo # 2203	Date of Photograph: 2/21/2023	



General ID:
Conservation Area #3

Notes:
Station A

Cardinal Direction:
North



Photo #
2207

Date of Photograph:
2/21/2023

General ID:
Conservation Area #3

Notes:
Station A

Cardinal Direction:
East



Photo #
2208

Date of Photograph:
2/21/2023



General ID:
Conservation Area #3

Notes:
Station A

Cardinal Direction:
South



Photo #
2209

Date of Photograph:
2/21/2023

General ID:
Conservation Area #3

Notes:
Station A

Cardinal Direction:
West




Photo #
2210

Date of Photograph:
2/21/2023




<p>General ID: Conservation Area #4</p> <p>Notes: Station A</p> <p>Cardinal Direction: North</p>		
<p>Photo # 2213</p>	<p>Date of Photograph: 2/21/2023</p>	

<p>General ID: Conservation Area #4</p> <p>Notes: Station A</p> <p>Cardinal Direction: East</p>		
<p>Photo # 2214</p>	<p>Date of Photograph: 2/21/2023</p>	



General ID: Conservation Area #4		
Notes: Station A		
Cardinal Direction: South		
Photo # 2215	Date of Photograph: 2/21/2023	

General ID: Conservation Area #4		
Notes: Station A		
Cardinal Direction: West		
Photo # 2216	Date of Photograph: 2/21/2023	



General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: North		
Photo # 2220	Date of Photograph: 2/21/2023	

General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: East		
Photo # 2221	Date of Photograph: 2/21/2023	



General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: South		
Photo # 2222	Date of Photograph: 2/21/2023	

General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: West		
Photo # 2223	Date of Photograph: 2/21/2023	




General ID: Conservation Area #4		
Notes: Station C		
Cardinal Direction: North		
Photo # 2228	Date of Photograph: 2/21/2023	

General ID: Conservation Area #4		
Notes: Station C		
Cardinal Direction: East		
Photo # 2229	Date of Photograph: 2/21/2023	



General ID: Conservation Area #4		
Notes: Station C		
Cardinal Direction: South		
Photo # 2230	Date of Photograph: 2/21/2023	

General ID: Conservation Area #4		
Notes: Station C		
Cardinal Direction: West		
Photo # 2231	Date of Photograph: 2/21/2023	



General ID: Conservation Area #5		
Notes: Station A		
Cardinal Direction: North		
Photo # 2256	Date of Photograph: 2/21/2023	

General ID: Conservation Area #5		
Notes: Station A		
Cardinal Direction: East		
Photo # 2257	Date of Photograph: 2/21/2023	



General ID: Conservation Area #5		
Notes: Station A		
Cardinal Direction: South		
Photo # 2258	Date of Photograph: 2/21/2023	

General ID: Conservation Area #5		
Notes: Station A		
Cardinal Direction: West		
Photo # 2259	Date of Photograph: 2/21/2023	





Bio-Tech Consulting Inc.

Environmental and Permitting Services

February 25, 2023

Sandra Joiner
St. Johns River Water Management District
601 South Lake Destiny Road, Suite 200
Maitland, FL 32751

Proj: Serenoa Roadway – Lake County, FL
SJRWMD Permit #135777-15
(BTC File #588-13)
Re: 5th Annual Mitigation Monitoring Report (2023)

Dear Ms. Joiner:

Bio-Tech Consulting, Inc. (BTC) is corresponding in order to provide the St. Johns River Water Management District (SJRWMD) with the 5th Annual Mitigation Monitoring Report for the on-site wetland preservation and upland buffer enhancement of the approximately 52.04-acre Serenoa Roadway site located east of SR 27 on Sawgrass Bay Boulevard, within Sections 13, 14, 23, 24, Township 24 South, Range 26 East, Lake County, Florida (Figures 1 & 2). This monitoring report will include the following information:

- Monitoring and maintenance methodology;
- monitoring results of the upland enhancement and wetland preservation areas;
- incidental wildlife observations and;
- photographs of the mitigation areas.

INTRODUCTION

The approved mitigation plan for the Serenoa Roadway site involves impacting 7.49 acres of wetland, and a wetland preservation area (144.3 acres) placed under a conservation easement dedicated to the SJRWMD. The following report details the permit requirements for successful monitoring criteria and qualitative analysis results of the wetland and upland areas.

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Jacksonville Office
11235 St Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Tampa Office
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Vero Beach Office
4445 North A1A
Suite 221
Vero Beach, FL 32963

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Land & Aquatic Management
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

info@bio-techconsulting.com

www.bio-techconsulting.com



MONITORING & MAINTENANCE METHODOLOGY

Monitoring

The monitoring will consist of general qualitative observations in the wetland preservation areas. A summary of the data collected will be included in an annual report submitted to the SJRWMD each year within 30 days of the last monitoring event. The recorded data obtained from the monitoring events will be provided annually to the SJRWMD in report form. The reports will include the following:

- A. The date and time of the monitoring events.
- B. The person responsible for performing the measurements.
- C. The analytical techniques or methods utilized.
- D. The results of such analyses including:
 1. Status of invader species
 2. Coverage by wetland and FACW vegetation.
 3. A description of any problems encountered during evaluation and proposed solutions.
 4. Photographs of the areas.

In addition to the vegetative portion of the monitoring to be conducted, wildlife information will also be gathered and described in the annual reports. Information and exhibits as to the location of the sampling stations will be included (Figure 3). Monitoring will consist of bi-annual investigations of desirable wetland and FACW, as well as exotic, nuisance and invasive vegetation coverage for a five (5) year period.

Maintenance

Specific management practices will be employed within the mitigation areas that will consist of hand clearing activities and the utilization of herbicidal applications to eliminate invasive and exotic species, as needed. These management practices will be implemented on a monthly basis for the first year, then quarterly for another 4 years, or until release from the monitoring component of the permit. After that, maintenance will occur as needed in perpetuity, in an effort to control and eradicate any invasive, exotic, or opportunistic species within the mitigation areas.

Obviously, the most important component of the management is treatment for control of invasive and exotic vegetation, in perpetuity. It is anticipated that the mitigation areas will require little long-term management since the natural systems are succeeding ecologically and are self-perpetuating. Maintenance will include removal of any invasive or exotic plant species (including, but not limited to cattails, Peruvian primrose willow, cogon grass, etc...). No more than a 5% total coverage of such exotic or nuisance species shall occur between maintenance events.



Success Criteria

The intent of this project is to provide the SJRWMD with qualitative results of the wetland preservation area. Perpetual maintenance will be performed as detailed previously in order to ensure the integrity and viability of the preservation areas. As part of the activities that are designed to achieve the functional gains indicated in the UMAM Analysis, the success criteria for the wetland enhancement areas will consist of the following:

Wetland Preservation Area

- Greater than 85 percent coverage by desirable species after 3 years; and,
- Less than 5 percent areal coverage by invasive and/or exotic species.

The wetland preservation areas will be monitored on a bi-annual basis so that nuisance and exotic species, per the 2011 FLEPPC list, do not exceed 5% areal coverage within the wetlands. Maintenance will be implemented on a quarterly basis and then as needed in perpetuity with the goal of the event being the elimination the exotic component (i.e., 0% after event). Additionally, these areas will be placed under a conservation easement dedicated to the SJRWMD.

RESULTS

Jim Torregrosa of BTC performed the 5th annual monitoring events for the mitigation areas on November 15, 2022 and February 21, 2023. Photographs of the mitigation areas are attached (Appendix A).

The vegetative species identified within these forested wetland systems include bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), sycamore maple (*Acer pseudoplatanus*), pond pine (*Pinus serotina*), sweetbay (*Magnolia virginiana*), laurel oak (*Quercus laurifolia*), loblolly bay (*Gordonia lasianthus*), water oak (*Quercus nigra*), cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), winged sumac (*Rhus copallinum*), swamp tupelo (*Nyssa sylvatica*), dahoon holly (*Ilex cassine*), wax myrtle (*Myrica cerifera*), American beautyberry (*Callicarpa americana*), fetterbush (*Lyonia lucida*), gallberry (*Ilex grabla*), bracken fern (*Pteridium aquilinum*), cinnamon fern (*Osmunda cinnamomea*), swamp fern (*Blechnum serrulatum*), sword fern (*Nephrolepis exaltata*), Virginia chain fern (*Woodwardia virginica*), poison ivy (*Toxicodendron radicans*), Greenbrier (*Smilax* spp.), wild azalea (*Rhododendron viscosum*), Carolina redroot (*Lachnanthes caroliana*), coinwort (*Centella asiatica*), pennywort (*Hydrocotyle umbellata*), maidencane (*Panicum hemitomon*), spike rush (*Eleocharis baldwinii*), soft rush (*Juncus effusus*), sedges (*Carex* & *Cyperus* spp.), crab grass (*Digitaria* spp.), broomsedge (*Andropogon virginicus*), beakrush (*Rhynchospora* spp.), Mexican primrose willow (*Ludwigia octovalvis*), cattail (*Typha* spp.), pickerelweed (*Pontedaria cordata*), duck potato (*Sagittaria*



lancifolia), water lily (*Nymphaea odorata*), duckweed (*Lemna minor*), umbrella grass (*Fuirena squarrosa*), button bush (*Cephalanthus occidentalis*), and elderberry (*Sambucus canadensis*). Coverage of desirable native species by wetland and FACW vegetation was approximately 95% during this monitoring event.

Coverage of category I and II exotic species identified include Peruvian primrose willow (*Ludwigia peruviana*), caesarweed (*Urena lobata*) and torpedo grass (*Panicum repens*). Coverage of exotic vegetation was approximately 2% occurring scattered through-out the wetland and upland preservation areas. Nuisance plant species consist of cattail (*Typha* spp.), muscadine grapevine (*Vitis rotundifolia*), dogfennel (*Eupatorium capillifolium*), and bahiagrass (*Paspalum notatum*) located within the upland at approximately 3% areal coverage.

After a very dry season last year, water levels are still somewhat low. Now less of the area has surface water but the soil has remained moist or saturated. Hydrology is adequate for the wetland areas. Conservation Area signs are in place. As of this report, last maintenance event on record was performed on December 16, 2022. This project continues to be in compliance at this time.

WILDLIFE UTILIZATION

The Serenoa Roadway site was evaluated to determine the wildlife species currently utilizing the area. The following is a list of those species present during the monitoring events and includes any direct and indirect (i.e. tracks, burrows, vocalizations, etc.) observations made.

Reptiles and Amphibians

American alligator (*Alligator mississippiensis*)
American bullfrog (*Lithobates catesbeianus*)
black racer (*Coluber constrictor*)
brown anole (*Norops sagrei*)
common cooter (*Pseudemys floridana*)
southern leopard frog (*Lithobates sphenoccephalus*)
water moccasin (*Agkistrodon piscivorus*)
yellow-bellied slider (*Trachemys scripta*)

Birds

Cattle Egret (*Bubulus ibis*)
Common Grackle (*Quiscalus quiscula*)
Double-crested Cormorant (*Phalacrocorax auritus*)
Florida Sandhill Crane (*Antigone canadensis pratensis*)
Great Blue Heron (*Ardea herodias*)
Mallard (*Anas platyrhynchos*)



Birds (Continued)

Green heron (*Butorides virescens*)
Little blue heron (*Egretta caerulea*)
Mourning dove (*Zenaida macroura*)
Northern Mockingbird (*Mimus polyglottos*)
Red-shouldered Hawk (*Buteo lineatus*)
Sandhill crane (*Antigone canadensis*)
Swallow-tailed kite (*Elanoides forficatus*)
Turkey Vulture (*Cathartes aura*)
White Ibis (*Eudocimus albus*)

Mammals

eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasybus novemcinctus*)
raccoon (*Procyon lotor*)
Virginia opossum (*Didelphis virginiana*)
white-tailed deer (*Odocoileus virginianus*)
wild pig (*Sus scrofa*)

SUMMARY

The Serenoa Roadway wetland preservation areas were monitored on November 15, 2022 and February 21, 2023, for the 5th annual monitoring period. Coverage of desirable native species has remained above 95% within the wetland preservation areas during the 5th annual monitoring period. Coverage of the exotic vegetation is less than 2% occurring mostly within the transition areas between wetland and upland, and edges of ponds. Nuisance plant species account for less than 3% areal coverage. Maintenance events will continue on an as needed basis in perpetuity. Water levels encountered within the preservation areas range from dry to approximately 12 inches deep in the canals and lower elevation areas. Water conditions were consistent with historic norms and seasonal variations for this time of year and for this part of Florida.

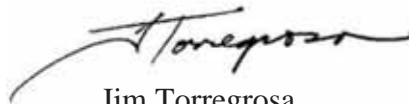
Maintenance events will continue on an as needed basis after sign-off from the monitoring aspect of the permit, with the goal of each maintenance event to eliminate all nuisance and exotic species. The mitigation areas continue to be in compliance at this time.



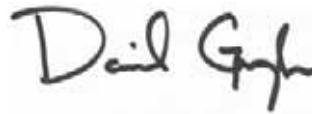
REQUEST FOR SIGN-OFF

At this time BTC is requesting sign-off from the monitoring and reporting requirements of the SJRWMD Permit No. 135777-15 for the Serenoa Roadway Project Site. This site has consistently been in compliance since the baseline monitoring event. This is the 5th annual and final monitoring report. If you have any questions, concerns, or require any additional information, please contact our office at (407) 894-5969. Thank you.

Sincerely,



Jim Torregrosa
Field Biologist




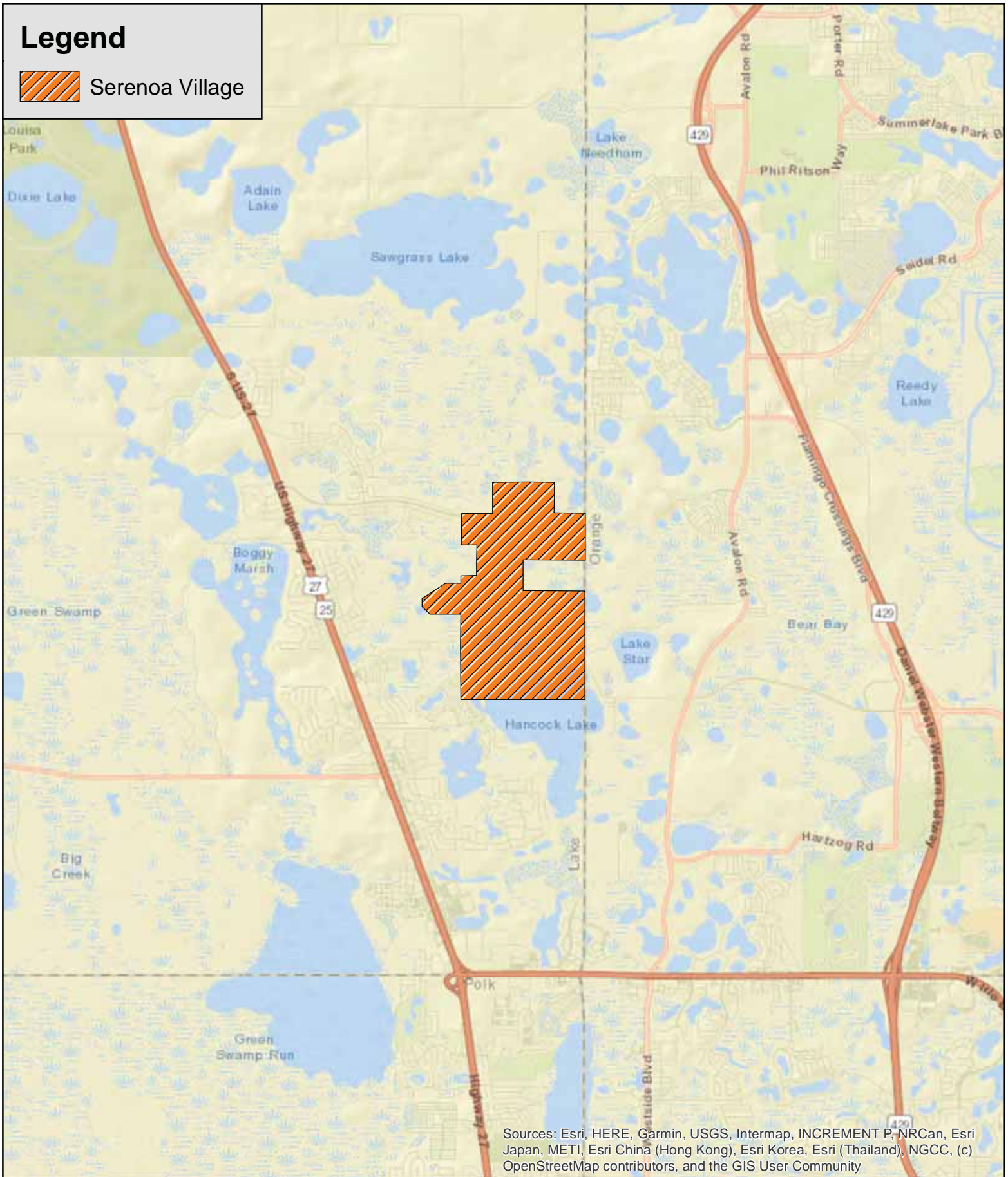
Danny Gough
Project Manager

Attachments





Legend

 Serenoa Village



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Legend

-  Serenoa Roadway
-  Serenoa Village



Serenoa Roadway Site
Lake County, Florida
Figure 2
2020 Aerial Map

2

1,000 Feet
Project #: 588-12
Produced By: C
Date: 6/24/2021



Serenoa Roadway Site
 Lake County, Florida
 Figure 3
 Mitigation Monitoring Map

2

1,000
 Feet
 Project #: 588-12
 Produced By: C
 Date: 6/24/2021

APPENDIX A

Serenoa Roadway

5th Annual Monitoring Photographs

November 2022 & February 2023



General ID:
Conservation Area #1

Notes:
Station A

Cardinal Direction:
North



Photo #
0856

Date of Photograph:
11/15/2022

General ID:
Conservation Area #1

Notes:
Station A

Cardinal Direction:
East



Photo #
0857

Date of Photograph:
11/15/2022



General ID:
Conservation Area #1

Notes:
Station A

Cardinal Direction:
South



Photo #	Date of Photograph:
0858	11/15/2022

General ID:
Conservation Area #1

Notes:
Station A


Cardinal Direction:
West




Photo #	Date of Photograph:
0859	11/15/2022




General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: North		
Photo # 0865	Date of Photograph: 11/15/2022	

General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: East		
Photo # 0866	Date of Photograph: 11/15/2022	



General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: South		
Photo # 0867	Date of Photograph: 11/15/2022	

General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: West		
Photo # 0868	Date of Photograph: 11/15/2022	



General ID: Conservation Area #2		
Notes: Station B		
Cardinal Direction: North		
Photo # 0870	Date of Photograph: 11/15/2022	

General ID: Conservation Area #2		
Notes: Station B		
Cardinal Direction: East		
Photo # 0871	Date of Photograph: 11/15/2022	




<p>General ID: Conservation Area #2</p> <p>Notes: Station B</p> <p>Cardinal Direction: South</p>		
<p>Photo # 0872</p>	<p>Date of Photograph: 11/15/2022</p>	

<p>General ID: Conservation Area #2</p> <p>Notes: Station B</p> <p>Cardinal Direction: West</p>		
<p>Photo # 0873</p>	<p>Date of Photograph: 11/15/2022</p>	



<p>General ID: Conservation Area #3</p> <p>Notes: Station A</p> <p>Cardinal Direction: North</p>		
<p>Photo # 0905</p>	<p>Date of Photograph: 11/15/2022</p>	

<p>General ID: Conservation Area #3</p> <p>Notes: Station A</p> <p>Cardinal Direction: East</p>		
<p>Photo # 0906</p>	<p>Date of Photograph: 11/15/2022</p>	



General ID:
Conservation Area #3

Notes:
Station A

Cardinal Direction:
South



Photo #
0907

Date of Photograph:
11/15/2022

General ID:
Conservation Area #3

Notes:
Station A

Cardinal Direction:
West




Photo #
0908

Date of Photograph:
11/15/2022



General ID: Conservation Area #3		
Notes: Station B		
Cardinal Direction: North		
Photo # 0921	Date of Photograph: 11/15/2022	

General ID: Conservation Area #3		
Notes: Station B		
Cardinal Direction: East		
Photo # 0922	Date of Photograph: 11/15/2022	



General ID:
Conservation Area #3

Notes:
Station B

Cardinal Direction:
South



Photo #
0923

Date of Photograph:
11/15/2022

General ID:
Conservation Area #3

Notes:
Station B

Cardinal Direction:
West




Photo #
0924

Date of Photograph:
11/15/2022



General ID: Conservation Area #4		
Notes: Station A		
Cardinal Direction: North		
Photo # 0928	Date of Photograph: 11/15/2022	

General ID: Conservation Area #4		
Notes: Station A		
Cardinal Direction: East		
Photo # 0929	Date of Photograph: 11/15/2022	



General ID:
Conservation Area #4

Notes:
Station A

Cardinal Direction:
South



Photo #	Date of Photograph:
0930	11/15/2022

General ID:
Conservation Area #4

Notes:
Station A

Cardinal Direction:
West



Photo #	Date of Photograph:
0931	11/15/2022




General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: North		
Photo # 0935	Date of Photograph: 11/15/2022	

General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: East		
Photo # 0936	Date of Photograph: 11/15/2022	



General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: South		
Photo # 0937	Date of Photograph: 11/15/2022	

General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: West		
Photo # 0938	Date of Photograph: 11/15/2022	



General ID:
Conservation Area #4

Notes:
Station C

Cardinal Direction:
North



Photo #	Date of Photograph:
0942	11/15/2022

General ID:
Conservation Area #4

Notes:
Station C


Cardinal Direction:
East



Photo #	Date of Photograph:
0943	11/15/2022



General ID: Conservation Area #4		
Notes: Station C		
Cardinal Direction: South		
Photo # 0944	Date of Photograph: 11/15/2022	

General ID: Conservation Area #4		
Notes: Station C		
Cardinal Direction: West		
Photo # 0946	Date of Photograph: 11/15/2022	



General ID: Conservation Area #5		
Notes: Station A		
Cardinal Direction: North		
Photo # 0948	Date of Photograph: 11/15/2022	

General ID: Conservation Area #5		
Notes: Station A		
Cardinal Direction: East		
Photo # 0949	Date of Photograph: 11/15/2022	




<p>General ID: Conservation Area #5</p> <p>Notes: Station A</p> <p>Cardinal Direction: South</p>		
<p>Photo # 0950</p>	<p>Date of Photograph: 11/15/2022</p>	

<p>General ID: Conservation Area #5</p> <p>Notes: Station A</p> <p>Cardinal Direction: West</p>		
<p>Photo # 0951</p>	<p>Date of Photograph: 11/15/2022</p>	



General ID: Conservation Area #6		
Notes: Station A		
Cardinal Direction: North		
Photo # 0896	Date of Photograph: 11/15/2022	

General ID: Conservation Area #6		
Notes: Station A		
Cardinal Direction: East		
Photo # 0897	Date of Photograph: 11/15/2022	



General ID: Conservation Area #6		
Notes: Station A		
Cardinal Direction: South		
Photo # 0898	Date of Photograph: 11/15/2022	

General ID: Conservation Area #6		
Notes: Station A		
Cardinal Direction: West		
Photo # 0899	Date of Photograph: 11/15/2022	



General ID: Conservation Area #6		
Notes: Station B		
Cardinal Direction: North		
Photo # 0884	Date of Photograph: 11/15/2022	

General ID: Conservation Area #6		
Notes: Station B		
Cardinal Direction: East		
Photo # 0885	Date of Photograph: 11/15/2022	



General ID: Conservation Area #6		
Notes: Station B		
Cardinal Direction: South		
Photo # 0886	Date of Photograph: 11/15/2022	

General ID: Conservation Area #6		
Notes: Station B		
Cardinal Direction: West		
Photo # 0887	Date of Photograph: 11/15/2022	



General ID:
Conservation Area #6

Notes:
Station C

Cardinal Direction:
North



Photo #	Date of Photograph:
0877	11/15/2022

General ID:
Conservation Area #6


Notes:
Station C


Cardinal Direction:
East



Photo #	Date of Photograph:
0878	11/15/2022



<p>General ID: Conservation Area #6</p> <p>Notes: Station C</p> <p>Cardinal Direction: South</p>		
<p>Photo # 0879</p>	<p>Date of Photograph: 11/15/2022</p>	

<p>General ID: Conservation Area #6</p> <p>Notes: Station C</p> <p>Cardinal Direction: West</p>		
<p>Photo # 0880</p>	<p>Date of Photograph: 11/15/2022</p>	



General ID:
Conservation Area #1

Notes:
Station A

Cardinal Direction:
North



Photo #
2185

Date of Photograph:
2/21/2023

General ID:
Conservation Area #1

Notes:
Station A

Cardinal Direction:
East



Photo #
2186

Date of Photograph:
2/21/2023




General ID: Conservation Area #1		
Notes: Station A		
Cardinal Direction: South		
Photo # 2187	Date of Photograph: 2/21/2023	

General ID: Conservation Area #1		
Notes: Station A		
Cardinal Direction: West		
Photo # 2188	Date of Photograph: 2/21/2023	



General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: North		
Photo # 2193	Date of Photograph: 2/21/2023	

General ID: Conservation Area #2		
Notes: Station A		
Cardinal Direction: East		
Photo # 2194	Date of Photograph: 2/21/2023	



General ID:
Conservation Area #2

Notes:
Station A

Cardinal Direction:
South



Photo #
2195

Date of Photograph:
2/21/2023

General ID:
Conservation Area #2

Notes:
Station A

Cardinal Direction:
West




Photo #
2196

Date of Photograph:
2/21/2023



General ID: Conservation Area #2		
Notes: Station B		
Cardinal Direction: North		
Photo # 2270	Date of Photograph: 2/21/2023	


General ID: Conservation Area #2		
Notes: Station B		
Cardinal Direction: East		
Photo # 2271	Date of Photograph: 2/21/2023	




<p>General ID: Conservation Area #2</p> <p>Notes: Station B</p> <p>Cardinal Direction: South</p>		
<p>Photo # 2272</p>	<p>Date of Photograph: 2/21/2023</p>	

<p>General ID: Conservation Area #2</p> <p>Notes: Station B</p> <p>Cardinal Direction: West</p>		
<p>Photo # 2273</p>	<p>Date of Photograph: 2/21/2023</p>	



General ID: Conservation Area #3		
Notes: Station A		
Cardinal Direction: North		
Photo # 2200	Date of Photograph: 2/21/2023	

General ID: Conservation Area #3		
Notes: Station A		
Cardinal Direction: East		
Photo # 2201	Date of Photograph: 2/21/2023	



General ID:
Conservation Area #3

Notes:
Station A

Cardinal Direction:
South



Photo #
2202

Date of Photograph:
2/21/2023

General ID:
Conservation Area #3

Notes:
Station A

Cardinal Direction:
West



Photo #
2203

Date of Photograph:
2/21/2023



General ID: Conservation Area #3		
Notes: Station B		
Cardinal Direction: North		
Photo # 2207	Date of Photograph: 2/21/2023	

General ID: Conservation Area #3		
Notes: Station B		
Cardinal Direction: East		
Photo # 2208	Date of Photograph: 2/21/2023	



General ID:
Conservation Area #3

Notes:
Station B

Cardinal Direction:
South



Photo #
2209

Date of Photograph:
2/21/2023

General ID:
Conservation Area #3

Notes:
Station B

Cardinal Direction:
West




Photo #
2210

Date of Photograph:
2/21/2023




<p>General ID: Conservation Area #4</p> <p>Notes: Station A</p> <p>Cardinal Direction: North</p>		
<p>Photo # 2213</p>	<p>Date of Photograph: 2/21/2023</p>	

<p>General ID: Conservation Area #4</p> <p>Notes: Station A</p> <p>Cardinal Direction: East</p>		
<p>Photo # 2214</p>	<p>Date of Photograph: 2/21/2023</p>	



General ID: Conservation Area #4		
Notes: Station A		
Cardinal Direction: South		
Photo # 2215	Date of Photograph: 2/21/2023	

General ID: Conservation Area #4		
Notes: Station A		
Cardinal Direction: West		
Photo # 2216	Date of Photograph: 11/15/2022	



General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: North		
Photo # 2220	Date of Photograph: 2/21/2023	

General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: East		
Photo # 2221	Date of Photograph: 2/21/2023	



General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: South		
Photo # 2222	Date of Photograph: 2/21/2023	

General ID: Conservation Area #4		
Notes: Station B		
Cardinal Direction: West		
Photo # 2223	Date of Photograph: 2/21/2023	




General ID: Conservation Area #4		
Notes: Station C		
Cardinal Direction: North		
Photo # 2228	Date of Photograph: 2/21/2023	

General ID: Conservation Area #4		
Notes: Station C		
Cardinal Direction: East		
Photo # 2229	Date of Photograph: 2/21/2023	



General ID: Conservation Area #4		
Notes: Station C		
Cardinal Direction: South		
Photo # 2230	Date of Photograph: 2/21/2023	

General ID: Conservation Area #4		
Notes: Station C		
Cardinal Direction: West		
Photo # 2231	Date of Photograph: 2/21/2023	



General ID: Conservation Area #5		
Notes: Station A		
Cardinal Direction: North		
Photo # 2235	Date of Photograph: 2/21/2023	

General ID: Conservation Area #5		
Notes: Station A		
Cardinal Direction: East		
Photo # 2236	Date of Photograph: 2/21/2023	



General ID: Conservation Area #5		
Notes: Station A		
Cardinal Direction: South		
Photo # 2237	Date of Photograph: 2/21/2023	

General ID: Conservation Area #5		
Notes: Station A		
Cardinal Direction: West		
Photo # 0951	Date of Photograph: 2/21/2023	



General ID:
Conservation Area #6

Notes:
Station A

Cardinal Direction:
North



Photo #
2242

Date of Photograph:
2/21/2023

General ID:
Conservation Area #6

Notes:
Station A

Cardinal Direction:
East




Photo #
2243

Date of Photograph:
2/21/2023




General ID: Conservation Area #6		
Notes: Station A		
Cardinal Direction: South		
Photo # 2244	Date of Photograph: 2/21/2023	

General ID: Conservation Area #6		
Notes: Station A		
Cardinal Direction: West		
Photo # 2245	Date of Photograph: 2/21/2023	




General ID: Conservation Area #6		
Notes: Station B		
Cardinal Direction: North		
Photo # 2249	Date of Photograph: 2/21/2023	

General ID: Conservation Area #6		
Notes: Station B		
Cardinal Direction: East		
Photo # 2250	Date of Photograph: 2/21/2023	



<p>General ID: Conservation Area #6</p> <p>Notes: Station B</p> <p>Cardinal Direction: South</p>		
<p>Photo # 2251</p>	<p>Date of Photograph: 2/21/2023</p>	

<p>General ID: Conservation Area #6</p> <p>Notes: Station B</p> <p>Cardinal Direction: West</p>		
<p>Photo # 2252</p>	<p>Date of Photograph: 2/21/2023</p>	



General ID: Conservation Area #6		
Notes: Station C		
Cardinal Direction: North		
Photo # 2263	Date of Photograph: 2/21/2023	

General ID: Conservation Area #6		
Notes: Station C		
Cardinal Direction: East		
Photo # 2264	Date of Photograph: 2/21/2023	



General ID: Conservation Area #6		
Notes: Station C		
Cardinal Direction: South		
Photo # 2265	Date of Photograph: 2/21/2023	


General ID: Conservation Area #6		
Notes: Station C		
Cardinal Direction: West		
Photo # 2266	Date of Photograph: 2/21/2023	



EXHIBIT 5



RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING A SECRETARY OF THE DISTRICT BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors desires to appoint and remove a Secretary the District Board of Supervisors.

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

SECTION 1. Kyle Darin is appointed Secretary of the District’s Board of Supervisors.

SECTION 2. The previously appointed Secretary is hereby removed.

SECTION 3. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 25TH DAY OF MAY, 2023.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors



EXHIBIT 6



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, April 27, 2023 at 1:04 p.m., at the Avalon Groves
6 Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

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

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Candice Smith (S5) <i>(via phone)</i>	Board Supervisor, Chair
11 William Tyler Flint (S4)	Board Supervisor, Vice Chair
12 Bill Fife (S1)	Board Supervisor, Assistant Secretary
13 Michael Aube (S3)	Board Supervisor, Assistant Secretary

14 Also present were:

15 David McInnes	District Manager, Vesta District Services
16 Kyle Darin	District Manager, Vesta District Services
17 Jere Earlywine	District Counsel, Kutak Rock LLP
18 Greg Woodcock <i>(via phone)</i>	District Engineer, Stantec
19 Dana Bryant	Yellowstone
20 Timothy Quinlan	Evergreen Lifestyles Management (Serenoa POA
21 Manager)	
22 Thomas Prince	Leland Management (Palms at Serenoa HOA Manager)
23 Gene Mastrangeli	Resident
24 Keith Bracknell	Resident
25 Cheri Johnson	Resident

26 *The following is a summary of the discussions and actions taken at the April 27, 2023 Avalon*
27 *Groves CDD Board of Supervisors Regular Meeting.*

28 **SECOND ORDER OF BUSINESS – Audience Comments – Agenda Items** *(Limited to 3*
29 *minutes per individual for agenda items)*

30 There being none, the next item followed.

31 **THIRD ORDER OF BUSINESS – Budget Workshop**

32 A. Exhibit 1: Discussion on FY 2023-2024 Operations & Maintenance Needs

33 Supervisors and staff discussed the proposed FY 2024 budget. No action was taken
34 during the workshop.

35 **FOURTH ORDER OF BUSINESS – Staff Reports**

36 B. District Counsel – *Jere Earlywine, Kutak Rock LLP*



37 Mr. Earlywine noted the a delay in the acquisition of the Edgemont plat and that the
38 permit has not yet been issued for commercial intersection, they're finalizing the drafting
39 of the deeds at the County level.

40 Comments have been received on the contract for District Engineer, and that will be
41 brought back for consideration once the agreement is finalized.

42 C. District Engineer

43 Mr. Woodcock had nothing to report and the Board had no action items for him.

44 D. District Manager – *Kyle Darin, Vesta District Services*

45 1. Landscape Maintenance Report – *Dana Bryant, Yellowstone*

46 Palm trimming is anticipated for next month, assuming there will be sufficient
47 rain events for the trimming to encourage growth rather than add stress. Mr.
48 Bryant will forward a copy of the Yellowstone contract to the District Manager
49 for the Board's review.

50 2. Exhibit 2: Aquatic Maintenance Report – *Steadfast Environmental*

51 There being no discussion, the next item followed.

52 3. Discussion on Authorizing Staff to Engage H.A.R.T. Hog Removal Services
53 (\$250/trap*3, \$85/hog)

54 The Board discussed options for hog deterrents, past action, and anticipated cost.

55 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board
56 approved H.A.R.T. to provide hog removal services in an amount not to exceed \$2,500.00 total,
57 for the Avalon Groves Community Development District.

58 E. Serenoa POA Amenity Manager – *Timothy Quinlan, Evergreen Lifestyles Management*

59 Mr. Quinlan provided an update on the Serenoa POA projects: Cabana replacement,
60 landscape and paint damage by the hailstorm, and repairs to the splashpad,
61 geothermal heater and the access system.

62 F. Palms at Serenoa HOA Manager – *Thomas Prince, Leland Management*

63 Mr. Prince provided an update on the Palms at Serenoa HOA projects: pressure
64 washing, minor repairs at the entryway monument, and the replacing of a Sylvester
65 palm at the front entrance. Reports of alligators and ATVs on CDD property have
66 been shared with District management and they are trying to educate homeowners
67 to send reports directly to the CDD so there is no gap in communication time. Phase
68 four is in progress, and minor hail damage reports are coming in.

69 **FIFTH ORDER OF BUSINESS – Business Matters**

70 A. Exhibit 3: Consideration of Resolution 2023-10, Approving FY 2024 Proposed Budget and
71 Setting Public Hearing

72 The Public Hearing was scheduled for July 27, 2023.



73 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, with Mr. Aube opposed, the Board adopted
74 Resolution 2023-10, Approving FY 2024 Proposed Budget and Setting Public Hearing, for the
75 Avalon Groves Community Development District.

76 *This vote was later reconsidered.*

77 B. Exhibit 4: Update on Proposals for Outlets and Monument Lighting at the Village
78 Entrances and Amenity Center (HOA)

79 *This item was held and addressed after Audience Comments – New Business.*

80 1. Ameresco (Solar Lights and Solar Outlets Sufficient for Holiday Lighting) -
81 \$31,320.00 (*Mounting Materials and Installation Not Included*)

82
83 2. Klinger Electric (Standard Lights and Standard Outlets) - \$61,896.00

84
85 3. Klinger Electric (Standard Outlets Only) - \$57,557.00

86
87 4. Ameresco (Solar Lights Only) - \$15,000.00 (*Mounting Materials and Installation Not*
88 *Included*)

89 The Board further discussed the budget, and the funding requirements to install
90 electrical outlets at the village entrances and requested a third proposal for materials
91 and labor.

92 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
93 reconsidered the vote by which Resolution 2023-10 was adopted, Approving FY 2024
94 Proposed Budget and Setting Public Hearing, for the Avalon Groves Community Development
95 District.

96 The Board amended the proposed FY 2024 budget by increasing the Field Contingency
97 line item by \$60,000 to accommodate the installation of electrical outlets at the village
98 entrances.

99 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
100 adopted Resolution 2023-10, Approving FY 2024 Proposed Budget and Setting Public
101 Hearing, incorporating the amendment to the proposed FY 2024 budget, for the Avalon Groves
102 Community Development District.

103 **SIXTH ORDER OF BUSINESS – Administrative Matters/Consent Agenda**

104 A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular
105 Meeting Held March 23, 2023

106 B. Exhibit 6: Consideration for Acceptance – The March 23 Unaudited Financial Report

107 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
108 approved all items of the Consent Agenda, for the Avalon Groves Community Development
109 District.



110 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business** *(Limited to 3*
111 *minutes per individual for non-agenda items)*

112 The Board heard comments from Mr. Mastrangeli requested an adjustment on a sprinkler
113 at the Village 2 entrance so that water is not directed at the keypad area causing drivers to
114 get wet. Mr. Bracknell asked why Mr. Aube was opposed to the resolution. Ms. Johnson
115 asked about plans to repair hog damaged landscape. In response, it was noted that
116 mitigation will not take place until after hogs have been addressed. And re-seeding would
117 not take place until the rainy season since no irrigation is installed in the affected areas
118 around the ponds. Mr. Mastrangeli also asked when there will be vacancies to add residents
119 to the Board. Mr. Earlywine responded that statutorily, elections take place every two
120 years. That said, there may be vacancies once the development projects are completed and
121 conveyed.

122 **EIGHTH ORDER OF BUSINESS – Supervisors Requests** *(Includes Next Meeting Agenda*
123 *Items Requests)*

124 Mr. Aube requested a pending project handout and an update on the streetlight repairs, and
125 asked staff to lobby the County to add a crosswalk and signs at the other end of Sawgrass
126 Bay Blvd. It was noted that traffic lights with a crosswalk will be included with the
127 commercial parcel intersection. Staff will reach out to Tim Plate with Heidt, for a
128 schematic to share with the Board.

129 **NINTH ORDER OF BUSINESS – Action Items Summary**

130 The action items from the meeting were noted as follows:

- 131 • DM to provide Board with pending project handout
- 132 • DM to look into light fixture repair
- 133 • DM to obtain copy of Yellowstone contract and provide to Board
- 134 • DM to obtain proposal from Yellowstone to repair hog damage once it ceases
- 135 • DM to contact Tim Plate regarding crosswalk design at the commercial property
- 136 • DM will forward the hog trapping proposal to District Counsel

137 **TENTH ORDER OF BUSINESS – Next Meeting Quorum Check**

138 *Confirmation of Quorum for Next Meeting Scheduled for 1 p.m. on May 25, 2023 at the Avalon*
139 *Groves Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)*

140 With the exception of Mr. Fife, all Supervisors present, confirmed their intent to attend the
141 next meeting.

142 **ELEVENTH ORDER OF BUSINESS – Adjournment**

143 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
144 adjourned the meeting at 2:26 p.m. for the Avalon Groves Community Development District.

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



148 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
149 **noticed meeting held on May 25, 2023.**

150

151

Signature

Signature

Printed Name

Printed Name

152 **Title:** **Secretary** **Assistant Secretary**

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



EXHIBIT 7



Avalon Groves Community Development District

Summary Financial Statements
(Unaudited)

Period Ending
April 30, 2023



Avalon Groves Community Development District
Balance Sheet
Unaudited
April 30, 2023

	GENERAL FUND	2017 (AA1)	2017A-1 (AA2)	2017A-2 (AA2)	2019	2021 AA3	2021 AA1	2022 AA4	CIP (AA1)	CIP A-1 (AA2)	CIP A-2 (AA2)	CIP 2019	TOTAL
ASSETS:													
CASH	\$ 1,203,464	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ 20	\$ -	\$ -	\$ 1,203,484
INVESTMENTS:													
REVENUE FUND	-	27	-	1	-	200	11	-	-	-	-	-	238
CAP INTEREST	-	63,531	197,213	0	68,503	104,353	58,057	46,038	-	-	-	-	537,695
DS RESERVE	-	180,241	533,459	-	105,663	168,960	96,929	32,860	-	-	-	-	1,118,112
COST OF ISSUANCE	-	-	-	-	13,499	13,284	1,154	-	-	-	-	-	27,937
PREPAYMENT ACCOUNT	-	4,009	3,099	0	1,299	4,909	-	-	-	-	-	-	13,317
SINK FUND	-	40,000	115,000	-	6	125,000	75,000	35,000	-	-	-	-	390,006
BOND REDEMPTION	-	-	-	-	47	200	-	-	-	-	-	-	247
ACQ. & CONST. 2017 (AA1)	-	-	-	-	-	-	-	-	0	-	-	-	0
ACQ. & CONST. 2017A-1 (AA2)	-	-	-	-	-	-	-	-	-	-	-	-	-
ACQ. & CONST. 2017A-2 (AA2)	-	-	-	-	-	-	-	-	-	1	0	-	1
ACQ. & CONST. 2019	-	-	-	-	-	-	-	-	-	-	-	1,646	1,646
PREPAID ITEMS	-	-	-	-	-	-	-	-	-	-	-	-	-
DUE FROM GF	-	69,539	148,996	-	173,868	(95,349)	212,489	155,595	-	-	-	-	665,138
ON ROLL - RECEIVABLE ASSMT.	138,925	28,235	84,264	-	34,908	55,861	32,008	21,329	-	-	-	-	395,531
ACCOUNTS RECEIVABLE	2,988	389	2,230	-	926	-	-	-	-	-	-	-	6,533
DEPOSITS	541	-	-	-	-	-	-	-	-	-	-	-	541
TOTAL ASSETS	\$ 1,345,919	\$ 385,972	\$ 1,084,260	\$ 1	\$ 398,718	\$ 377,419	\$ 475,649	\$ 290,821	\$ 0	\$ 21	\$ 0	\$ 1,646	\$ 4,360,426
LIABILITIES:													
ACCOUNTS PAYABLE	\$ 71,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ 71,985
ACCRUED EXPENSES	-	-	-	-	-	-	-		-	-	-	-	-
DUE TO DEBT SERVICE	611,478	-	-	-	-	-	-		-	-	-	-	611,478
DUE TO CONSTRUCTION	-	-	-	-	-	-	-		-	-	-	-	-
ON ROLL - DEFERRED REVENUE	138,925	28,235	84,264	-	34,908	55,861	32,008	21,329	-	-	-	-	395,531
RETAINAGE PAYABLE	-	-	-	-	-	-	-		-	-	-	-	-
FUND BALANCE:													
NONSPENDABLE:													
PREPAID AND DEPOSITS	541	-	-	-	-	-	-		-	-	-	-	541
ASSIGNED:													
OPERATING RESERVES	1,041	-	-	-	-	-	-		-	-	-	-	1,041
RESERVES - ROADWAYS	-	-	-	-	-	-	-		-	-	-	-	-
UNASSIGNED:	521,949	357,737	999,996	1	363,810	321,558	443,640	269,492	0	21	0	1,646	3,279,850
TOTAL LIABILITIES & FUND BALANCE	\$ 1,345,919	\$ 385,972	\$ 1,084,260	\$ 1	\$ 398,718	\$ 377,419	\$ 475,649	\$ 290,821	\$ 0	\$ 21	\$ 0	\$ 1,646	\$ 4,360,426

Avalon Groves Community Development District
Statement of Revenue, Expenditures And Change In Fund Balance
For The Period Ending April 30, 2023

	FY2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	VARIANCE Over / (Under) To Budget
REVENUES				
ON ROLL ASSESSMENTS	\$ 838,110	8,302	\$ 701,180	\$ (136,930)
DEVELOPER FUNDING OFF ROLL	-	1,711	95,049	95,049.31
DEVELOPER FUNDING				-
MISCELLANEOUS REVENUE		-	5	5.00
LOT CLOSINGS		-	28,988	28,987.50
TOTAL REVENUES	838,110	10,013	825,222	\$ (12,888)
EXPENDITURES				
GENERAL ADMINISTRATIVE				
DISTRICT MANAGEMENT SERVICES	32,960	2,747	19,227	(13,733)
BANK FEES	150	-	-	(150)
AUDITING	3,400	-	-	(3,400)
REGULATORY & PERMIT FEES	175	-	175	-
LEGAL ADVERTISEMENTS	4,000	135	1,531	(2,469)
ENGINEERING SERVICES	12,000	-	8,504	(3,496)
LEGAL SERVICES	25,000	2,985	22,883	(2,117)
TECHNOLOGY & WEBSITE ADMIN.	2,015	-	1,515	(500)
MISCELLANEOUS	1,500	310	5,064	3,564
BOS MEETING	12,000	600	3,200	(8,800)
TOTAL GENERAL ADMINISTRATIVE	93,200	6,777	62,099	\$ (31,101)
INSURANCE				
INSURANCE	12,000	-	25,044	13,044
TOTAL INSURANCE	12,000	-	25,044	\$ 13,044
DEBT SERVICE ADMIN.				
DISCLOSURE REPORT	5,150	-	5,150	-
ARBITRAGE REBATE	1,500	650	650	(850)
TRUSTEE FEES	10,500	3,500	7,000	(3,500)
TOTAL DEBT ADMINISTRATION	17,150	4,150	12,800	\$ (4,350)
UTILITIES				
UTILITIES-ELECTRICITY	6,180	1,298	11,279	5,099
STREETLIGHTS	160,800	18,080	124,813	(35,987)
UTILITY WATER	40,000	886	6,708	(33,292)
TOTAL UTILITIES	206,980	20,264	142,800	\$ (64,180)
PHYSICAL ENVIRONMENT				
LAKE & POND MAINTENANCE	52,000	2,733	19,134	(32,866)
LANDSCAPE MAINTENANCE	300,000	29,025	173,335	(126,665)
LANDSCAPE - REPLENISHMENT	15,000	-	-	(15,000)
WETLAND MITIGATION & MAINTENANCE	37,000	-	30,900	(6,100)
FIELD MANAGEMENT	6,180	515	3,605	(2,575)
FIELD CONTINGENCY	28,900	175	4,199	(24,701)
HARDSCAPE REPAIRS & MAINT.	15,000	-	-	(15,000)
STORMWATER REPORTING	25,000	-	-	(25,000)
PORTER SERVICES	10,000	-	-	(10,000)
POND PLANTINGS AND EROSION CONTROL	12,000	-	-	(12,000)
FOUNTAIN REPAIR	2,700	-	-	(2,700)
RESERVE STUDY	5,000	-	-	(5,000)
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	508,780	32,448	231,172	\$ (277,608)
INTEREST EXPENSE				
			-	
TOTAL EXPENDITURES	838,110	63,639	473,915	\$ (364,195)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES			351,307	
FUND BALANCE - BEGINNING			172,224	
FUND BALANCE - ENDING			\$ 523,531	

Avalon Groves Community Development District
SERIES 2017A-1 (AA1)

For The Period Starting October 1, 2022 Ending April 30, 2023

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 170,338	\$ 142,492
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)		-
INTEREST	-	4,243
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
LOT CLOSINGS	-	32,306
TOTAL REVENUE	170,338	179,041
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES	-	-
INTEREST EXPENSE		
NOVEMBER 1, 2022	64,231	63,531
MAY 1, 2023	63,231	-
PRINCIPAL RETIREMENT		
MAY 1, 2023	40,000	-
TOTAL EXPENDITURES	167,462	63,531
EXCESS REVENUE OVER (UNDER) EXPEND.	2,876	115,509
TRANSFER IN		-
TRANSFER OUT		-
FUND BALANCE - BEGINNING		242,227
FUND BALANCE - ENDING	\$ 2,876	\$ 357,737



Avalon Groves Community Development District
SERIES 2017A-1 (AA2)

For The Period Starting October 1, 2022 Ending April 30, 2023

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 508,350	\$ 426,316
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)		-
INTEREST	-	11,257
MISCELLANEOUS REVENUE	-	-
PREPAYMENT	-	-
TOTAL REVENUE	508,350	437,573
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	-	-
INTEREST EXPENSE		-
NOVEMBER 1, 2022	197,647	197,213
MAY 1, 2023	194,556	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	115,000	-
TOTAL EXPENDITURES	507,203	197,213
EXCESS REVENUE OVER (UNDER) EXPEND.	1,147	240,361
TRANSFER IN		-
TRANSFER OUT		(5)
FUND BALANCE - BEGINNING		759,640
FUND BALANCE - ENDING	\$ 1,147	\$ 999,996



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

For The Period Starting October 1, 2022 Ending April 30, 2023

	ACTUAL YEAR-TO-DATE
I. REVENUE	
SPECIAL ASSESSMENTS - ON/OFF ROLL	
INTEREST	0
LESS: DISCOUNT ASSESSMENTS (4%)	-
TOTAL REVENUE	0
II. EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	-
MAY 1, 2019	-
NOVEMBER 1, 2019	-
PRINCIPAL PREPAYMENT	-
MAY 1, 2019	-
TOTAL EXPENDITURES	-
EXCESS REVENUE OVER (UNDER) EXPEND.	0
TRANSFER IN	
TRANSFER OUT	-
FUND BALANCE - BEGINNING	1
FUND BALANCE - ENDING	\$ 1



Avalon Groves Community Development District
SERIES 2019

For The Period Starting October 1, 2022 Ending April 30, 2023

	FY2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL LOT CLOSINGS DR HORTON	\$ 210,594	176,612
INTEREST	-	2,615
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
MISC. REVENUE	-	-
TOTAL REVENUE	210,594	179,227
EXPENDITURES		
PREPAYMENT REDEMPTION	-	10,000
INTEREST EXPENSE		
NOVEMBER 1, 2022	68,715	69,882
MAY 1, 2023	68,715	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	70,000	70,000
TOTAL EXPENDITURES	207,430	149,882
EXCESS REVENUE OVER (UNDER) EXPEND.	3,164	29,345
TRANSFER IN		
TRANSFER OUT		(2,297)
FUND BALANCE - BEGINNING		336,763
FUND BALANCE - ENDING	\$ 3,164.00	\$ 363,810



Avalon Groves Community Development District
SERIES 2021 AA3
For The Period Starting October 1, 2022 Ending April 30, 2023

	FY2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON ROLL	\$ 337,000	281,139
SPECIAL ASSESSMENTS - OFF ROLL	-	104,714
INTEREST	-	4,082
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	337,000	389,935
EXPENDITURES		
PREPAYMENT REDEMPTION		20,000
INTEREST EXPENSE		
NOVEMBER 1, 2022	103,238	104,722
MAY 1, 2023	104,722	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	125,000	-
TOTAL EXPENDITURES	332,960	124,722
EXCESS REVENUE OVER (UNDER) EXPEND.	4,040	265,213
TRANSFER IN		130
TRANSFER OUT		(3,786)
FUND BALANCE - BEGINNING		60,001
FUND BALANCE - ENDING	\$ 4,040.00	\$ 321,558



Avalon Groves Community Development District
SERIES 2021 AA1 PH 3/4
For The Period Starting October 1, 2022 Ending April 30, 2023

	FY2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE	<u> </u>	<u> </u>
SPECIAL ASSESSMENTS - ON ROLL	\$ 193,100	161,092
SPECIAL ASSESSMENTS - OFF ROLL	-	147,084
INTEREST	-	2,377
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	<u>193,100</u>	<u>310,553</u>
EXPENDITURES		
PREPAYMENT REDEMPTION		-
INTEREST EXPENSE		
NOVEMBER 1, 2022	58,056	58,056
MAY 1, 2023	57,213	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	75,000	-
TOTAL EXPENDITURES	<u>190,269</u>	<u>58,056</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	2,831	252,497
TRANSFER IN		-
TRANSFER OUT		(2,096)
FUND BALANCE - BEGINNING		193,240
FUND BALANCE - ENDING	<u>\$ 2,831.00</u>	<u>\$ 443,640</u>



Avalon Groves Community Development District
SERIES 2022 AA4
For The Period Starting October 1, 2022 Ending April 30, 2023

	<u>FY2023 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>
REVENUE		
SPECIAL ASSESSMENTS - ON ROLL	\$ 128,675	107,346
SPECIAL ASSESSMENTS - OFF ROLL	-	128,674
INTEREST	-	903
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	<u>128,675</u>	<u>236,922</u>
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES		-
INTEREST EXPENSE		
NOVEMBER 1, 2022	46,038	46,549
MAY 1, 2023	45,338	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	35,000	-
TOTAL EXPENDITURES	<u>126,376</u>	<u>46,549</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	2,299	190,373
TRANSFER IN		
TRANSFER OUT		(130)
FUND BALANCE - BEGINNING		79,248
FUND BALANCE - ENDING	<u>\$ 2,299.00</u>	<u>\$ 269,491</u>



Avalon Groves Community Development District
Construction In Progress (AA1)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2022 Ending April 30, 2023

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
REVENUES	
BOND PROCEEDS	\$ -
INTEREST	-
TOTAL REVENUES	<u>-</u>
 EXPENDITURES	
REQUISITIONS	-
TRUSTEE FEES	-
TOTAL EXPENSE	<u>-</u>
 TOTAL EXPENDITURES	<u>-</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	-
 FUND BALANCE - ENDING	 <u><u>\$ -</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 Starting October 1, 2022 Ending April 30, 2023

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
REVENUES	
NET PROCEEDS	\$ -
INTEREST	-
TOTAL REVENUES	<u>-</u>
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
TRUSTEE FEES	-
TOTAL EXPENSE	<u>-</u>
 TOTAL EXPENDITURES	<u>-</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	21
 FUND BALANCE - ENDING	<u><u>\$ 21</u></u>



Avalon Groves Community Development District
Construction In Progress A-2 (AA2)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2022 Ending April 30, 2023

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
DEVELOPER FUNDING	-
INSURANCE CLAIM	\$ -
INTEREST	4
TOTAL REVENUES	<u>4</u>
EXPENDITURES	
REQUISITIONS	57,985
TRUSTEE FEES	-
TOTAL EXPENSE	<u>57,985</u>
TOTAL EXPENDITURES	<u>57,985</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(57,982)
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	57,982
FUND BALANCE - ENDING	<u><u>\$ 0</u></u>



Avalon Groves Community Development District
Construction In Progress 2019
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2022 Ending April 30, 2023

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
REVENUES	
DEVELOPER FUNDING	\$ -
INSURANCE CLAIM	-
INTEREST	10
TOTAL REVENUES	<u>10</u>
EXPENDITURES	
REQUISITIONS	-
TRUSTEE FEES	-
TOTAL EXPENSE	<u>-</u>
TOTAL EXPENDITURES	<u>-</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	10
TRANSFER IN	455
TRANSFER OUT	-
FUND BALANCE - BEGINNING	1,180
FUND BALANCE - ENDING	<u><u>\$ 1,646</u></u>



Avalon Groves Community Development District
Bank Reconciliation
April 30, 2023

	<u>BU</u>
Balance Per Bank Statement	\$ 1,223,720.37
Less: Outstanding AP Checks	(20,236.32)
<i>Adjusted Bank Balance</i>	<u><u>\$ 1,203,484.05</u></u>
Beginning Bank Balance Per Books	\$ 2,138,003.45
Deposits & Interest	25,347.49
Cash Disbursements	(959,866.89)
<i>Balance Per Books</i>	<u><u>\$ 1,203,484.05</u></u>



Avalon Groves CDD
Check Register
Operating Account
FY 2023

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
10/1/2022	EOY		Balance	-	-	548,162.78
10/01/2022	1590	Egis Insurance and Risk Advisors	Insurance FY 10/1/22 - 10/1/23 Policy # 100122288		25,044.00	523,118.78
10/04/2022	ACH1100422	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/16-9/15/22		36.26	523,082.52
10/04/2022	ACH2100422	SECO Energy	17325 Sawgrass Bay Blvd 08/16-09/15/22		393.45	522,689.07
10/04/2022	ACH3100422	SECO Energy	17052 Basswood Lane 08/16/22-09/15/22		35.68	522,653.39
10/04/2022	ACH4100422	SECO Energy	17650 Sawgrass Bay Blvd 08/16/22-09/15/22		180.37	522,473.02
10/04/2022	100028	KE Law Group, PLLC	Invoice: 4041 (Reference: General Matters.)		2,834.00	519,639.02
10/04/2022	100029	Clean Star Services	Invoice: 8131 (Reference: Monthly Services.)		310.00	519,329.02
10/04/2022	100030	Yellowstone Landscape	Invoice: OS 430772 ()		2,750.00	516,579.02
10/05/2022	10522ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/21-8/18		33.32	516,545.70
10/05/2022	10522ACH2	Sunshine Water Services	Goldcrest Loop Playground 7/21-8/18		12.71	516,532.99
10/05/2022	10522ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 7/21/22 - 8/18/22		840.85	515,692.14
10/06/2022	100031	Greenberg Traurig, P.A.	Invoice: 1000067896 (Reference: Post Closing Costs.)		203.30	515,488.84
10/06/2022	100032	Innersync	Invoice: 20721 (Reference: Website Services.)		1,515.00	513,973.84
10/06/2022	100033	Steadfast Environmental, LLC	Invoice: SE-21546 (Reference: Routine Aquatic Maintenance.)		2,733.41	511,240.43
10/11/2022	100034	Yellowstone Landscape	Invoice: OS 437574 (Reference: Mowing the Palms of Serenoa Ponds 9/21.) Invoice: OS 437560 (R...		5,500.00	505,740.43
10/13/2022			Deposit	18,497.16		524,237.59
10/13/2022			Deposit	9,710.82		533,948.41
10/13/2022			Deposit	15,741.00		549,689.41
10/13/2022			Deposit	4,110.00		553,799.41
10/14/2022	100035	BIO-TECH CONSULTING, INC.	Invoice: 169768 (Reference: Quarterly Maintenance.)		3,000.00	550,799.41
10/14/2022	100036	Fountain Design Group, Inc.	Invoice: 28237A ()		175.00	550,624.41
10/14/2022	100037	Yellowstone Landscape	Invoice: OS 443280 (Reference: Monthly Landscape Maintenance October 2022.)		16,174.99	534,449.42
10/19/2022	100038	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 403418 (Reference: Professional Management Services: September board meeting.)		4,000.00	530,449.42
10/19/2022	100039	Heidt Design	Invoice: 45734 (Reference: Engineering Services.)		1,680.00	528,769.42
10/19/2022	100040	HV Solar Lighting	Invoice: 17 (Reference: 244 Streetlights, Installed 68 lights.)		17,643.20	511,126.22
10/19/2022	100041	Clean Star Services	Invoice: 8326 (Reference: Monthly Services trash.)		310.00	510,816.22
10/21/2022			Deposit	22,237.54		533,053.76
10/31/2022	ACH1103122	Sunshine Water Services	Goldcrest Loop Playground 08/18-9/22/22		12.68	533,041.08
10/31/2022	ACH2103122	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 08/18-09/22/22		38.84	533,002.24
10/31/2022	ACH3103122	Sunshine Water Services	Basswood Ln Island Irrigation 8/18/22 -9/22/22		978.85	532,023.39
10/31/2022	1593	Candice Smith	BOS MTG 10/27/22		200.00	531,823.39
10/31/2022	1594	Michael W. Aube	BOS MTG 10/27/22		200.00	531,623.39
10/31/2022			Deposit	89,331.17		620,954.56
10/31/2022	10/31/22	Avalon Groves CDD	Tax collection funds to be sent for DS Nov 1 Payment		441,522.59	179,431.97
10/31/2022				159,627.69	528,358.50	179,431.97
11/01/2022	100042	BIO-TECH CONSULTING, INC.	Invoice: 170217 (Reference: Wetland Mitigation.)		2,000.00	177,431.97
11/01/2022	100043	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 403534 (Reference: Dissemination Agent.) Invoice: 403503 (Reference: Monthly contrac...		8,411.67	169,020.30
11/01/2022	100044	KE Law Group, PLLC	Invoice: 4564 (Reference: General Matters.)		6,707.75	162,312.55
11/01/2022	100045	Yellowstone Landscape	Invoice: OS 446557 (Reference: Pond Mowing.) Invoice: OS 4465556 (Reference: Mowing the Palms...		4,051.41	158,261.14
11/02/2022	ACH1110222	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/15-10/14/22		35.70	158,225.44
11/02/2022	ACH2110222	SECO Energy	17650 Sawgrass Bay Blvd 9/15-10/14		93.46	158,131.98
11/02/2022	ACH3110222	SECO Energy	17052 Basswood Lane 9/15-10/14		34.36	158,097.62
11/02/2022	ACH4110222	SECO Energy	17325 Sawgrass Bay Blvd 09/14-10/14/22		315.18	157,782.44
11/04/2022	100046	Yellowstone Landscape	Invoice: OS 451686 (Reference: Monthly Landscape Maintenance November 2022.)		16,174.98	141,607.46
11/04/2022	100047	Clean Star Services	Invoice: 7778 (Reference: Monthly Trash Service.)		310.00	141,297.46
11/08/2022			Deposit	5,540.13		146,837.59
11/09/2022	100048	Steadfast Environmental, LLC	Invoice: SE-21639 (Reference: Routine Aquatic Maintenance.)		2,733.41	144,104.18
11/14/2022	100049	Heidt Design	Invoice: 46022 (Reference: Engineering Services.)		5,500.00	138,604.18
11/15/2022	100050	Orlando Sentinel	Invoice: 062699005000 (Reference: Meeting Dates Fiscal Yr 2022 - 2023.)		484.25	138,119.93
11/18/2022	1595	DEPT OF ECONOMIC OPPORTUNITY	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	137,944.93
11/18/2022	100051	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 404410 (Reference: Monthly contracted management fees.)		3,261.67	134,683.26
11/18/2022	111822ACH1	SECO Energy	16920 Sawgrass Bay Blvd 9/28/22 - 10/28/22		300.00	134,383.26
11/18/2022	111822ACH2	SECO Energy	16920 Sawgrass Bay Blvd 9/28/22 - 10/28/22		317.68	134,065.58
11/23/2022			Deposit	102,377.32		236,442.90
11/29/2022	ACH1112922	Sunshine Water Services	Goldcrest Loop Playground 09/18-10/24/22		12.65	236,430.25
11/29/2022	ACH2112922	Sunshine Water Services	Basswood Ln Island Irrigation 9/22/22 -10/24/22		901.45	235,528.80
11/29/2022	ACH112922	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 09/22-10/24/22		35.93	235,492.87
11/30/2022	100052	Clean Star Services	Invoice: 8539 (Reference: Monthly Services trash.)		310.00	235,182.87
11/30/2022				107,917.45	52,166.55	235,182.87
12/01/2022	ACH1120122	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/14-11/14/22		37.10	235,145.77
12/01/2022	ACH2120122	SECO Energy	17325 Sawgrass Bay Blvd 10/14-11/14/22		347.57	234,798.20
12/01/2022	ACH120122	SECO Energy	17650 Sawgrass Bay Blvd 10/14-11/14		49.70	234,748.50
12/01/2022	12122ACH1	SECO Energy	17052 Basswood Lane 10/14 - 11/14/22		36.72	234,711.78
12/06/2022	100053	Yellowstone Landscape	Invoice: OS 464574 (Reference: Monthly Landscape Maintenance December 2022.)		16,174.99	218,536.79
12/06/2022	100054	Steadfast Environmental, LLC	Invoice: SE-21729 (Reference: Routine Aquatic Maintenance.)		2,733.41	215,803.38
12/07/2022			Deposit	151,328.44		367,131.82
12/12/2022	100055	HV Solar Lighting	Invoice: 20 (Reference: Light Installation.) Invoice: 21 (Reference: Light Installation.)		35,286.40	331,845.42
12/13/2022	1596	Candice Smith	BOS MTG 12/8/22		200.00	331,645.42
12/13/2022	1597	Michael W. Aube	BOS MTG 12/8/22		200.00	331,445.42
12/13/2022	100056	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 405537 (Reference: Nov billable expenses - Postage.)		16.60	331,428.82
12/14/2022			Deposit	1,223,577.59		1,555,006.41
12/15/2022	121522ACH1	SECO Energy	16920 Sawgrass Bay Blvd 10/28/22 - 11/29/22		455.17	1,554,551.24
12/15/2022	121522ACH2	SECO Energy	16920 Sawgrass Bay Blvd 10/28/22 - 11/29/22		400.00	1,554,151.24
12/19/2022	100057	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 405568 (Reference: Monthly contracted management fees.)		3,261.67	1,550,889.57
12/22/2022	100058	Yellowstone Landscape	Invoice: OS 471675 (Reference: Mowing the Palms of Serenoa Ponds 11/14.) Invoice: OS 471674 (...)		5,178.48	1,545,711.09
12/27/2022			Deposit	412,128.98		1,957,840.07
12/28/2022	1598	DPFG MANAGEMENT AND CONSULTING, LLC	Vail Pumping- Backflow Testing		732.00	1,957,108.07
12/28/2022	100059	BIO-TECH CONSULTING, INC.	Invoice: 170734 (Reference: Quarterly Maintenance.)		3,000.00	1,954,108.07
12/28/2022	100060	KE Law Group, PLLC	Invoice: 4895 (Reference: General Matters.)		8,417.97	1,945,690.10
12/28/2022	100061	Clean Star Services	Invoice: 8773 (Reference: Monthly Services trash collect.)		310.00	1,945,380.10
12/30/2022	ACH1123022	SECO Energy	17650 Sawgrass Bay Blvd 11/14-12/13		37.96	1,945,342.14
12/30/2022	ACH2123022	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 11/14-12/13/22		35.70	1,945,306.44
12/30/2022	ACH3123022	SECO Energy	17325 Sawgrass Bay Blvd 11/14-12/13/22		392.78	1,944,913.66
12/30/2022	123022ACH1	SECO Energy	17052 Basswood Lane 11/14/22 - 12/13/22		34.36	1,944,879.30
12/31/2022				1,787,035.01	77,338.58	1,944,879.30
01/02/2023	ACH1010223	Sunshine Water Services	Basswood Ln Island Irrigation 10/24/22 -11/21/22		851.05	1,944,028.25
01/02/2023	ACH2010223	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/24-11/21/22		30.32	1,943,997.93
01/02/2023	ACH3010223	Sunshine Water Services	Goldcrest Loop Playground 10/24-11/21/22		13.88	1,943,984.05
01/06/2023	100062	Firearm Tom's Pressure Washing Co.	Invoice: 221223-01 (Reference: Pressure Washing.)		1,548.60	1,942,435.45
01/06/2023	100063	Heidt Design	Invoice: 45423 (Reference: 8/31/22 Engineering Services.)		1,091.25	1,941,344.20
01/06/2023	100064	Steadfast Environmental, LLC	Invoice: SE-21840 (Reference: Routine Aquatic Maintenance.)		2,733.41	1,938,610.79
01/06/2023	100065	Yellowstone Landscape	Invoice: OS 473848 (Reference: Monthly Landscape Maintenance January 2023.)		16,174.98	1,922,435.81
01/06/2023	100066	HV Solar Lighting	Invoice: 23 (Reference: Light Installation.)		17,643.20	1,904,792.61
01/06/2023	1599	DHI Title of Florida	Return Funds: 3481 Yellowtop Loop, Clermont, FL 34714		1,157.92	1,903,634.69
01/09/2023	1600	William Tyler Flint	BOS MTG 12/8/22		200.00	1,903,434.69
01/09/2023	100067	Fountain Design Group, Inc.	Invoice: 28997A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	1,903,259.69
01/09/2023	100068	Stantec Consulting Services, Inc	Invoice: 2002472 (Reference: Professional Services.)		4,900.00	1,898,359.69
01/10/2023	11023ACH1	SECO Energy	FY 9/30/2022 -- 16920 Sawgrass Bay Blvd 8/30/22 - 9/28/22		499.38	1,897,860.31
01/17/2023			Deposit	35,653.04		1,933,513.35
01/20/2023	100069	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 406423 (Reference: USPS - Postage.) Invoice: 406476 (Reference: Monthly contracted m...		3,266.27	1,930,247.08
01/20/2023	100070	KE Law Group, PLLC	Invoice: 5171 (Reference: General Matters.)		1,615.50	1,928,631.58
01/24/2023	12423ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/29/22 - 12/28/22		729.96	1,927,901.62
01/25/2023			Deposit	5,450.96		1,933,352.58
01/25/2023	12523ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #1		813.63	1,932,538.95
01/27/2023			Deposit	48,169.80		1,980,708.75
01/30/2023	100071	Clean Star Services	Invoice: 8956 (Reference: Trash Collection.)		310.00	1,980,398.75
01/30/2023	100072	BIO-TECH CONSULTING, INC.	Invoice: 170689 (Reference: Collector Road - Mitigation.) Invoice: 170746 (Reference: Phase 1...		3,000.00	1,977,398.75

Avalon Groves CDD
Check Register
Operating Account
FY 2023

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
01/31/2023				89,273.80	56,754.35	1,977,398.75
02/01/2023	ACH1020123	Sunshine Water Services	Goldcrest Loop Playground 11/21-12/20/22		12.65	1,977,386.10
02/01/2023	ACH2020123	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/21-12/20/22		12.65	1,977,373.45
02/01/2023	ACH3020123	Sunshine Water Services	Basswood Ln Island Irrigation 11/21-12/20/23		916.45	1,976,457.00
02/02/2023	ACH1020223	SECO Energy	17650 Sawgrass Bay Blvd 12/13-01/13/23		41.00	1,976,416.00
02/02/2023	ACH2020223	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/13-01/13/23		39.00	1,976,377.00
02/02/2023	ACH3020223	SECO Energy	17325 Sawgrass Bay Blvd 12/13-01/13/23		425.00	1,975,952.00
02/02/2023	100073	Yellowstone Landscape	Invoice: OS 483633 (Reference: Edgemont Pond mowing.)		480.00	1,975,472.00
02/02/2023	20223ACH1	SECO Energy	17052 Basswood Lane 12/13/22 - 1/13/23		37.00	1,975,435.00
02/07/2023	1601	Regions Bank.	Trustee Fees		3,500.00	1,971,935.00
02/08/2023			Deposit	264,729.41		2,236,664.41
02/08/2023	100074	Heidt Design	Invoice: 46816 (Reference: Engineering Services.)		1,462.50	2,235,201.91
02/08/2023	100075	Yellowstone Landscape	Invoice: OS 489891 (Reference: Palms at Serenoa Phase 4 Ponds.)		850.00	2,234,351.91
02/09/2023	100076	Yellowstone Landscape	Invoice: OS 483634 (Reference: Palms at Serenoa Pond Mowing 1/17/23.)		2,700.00	2,231,651.91
02/10/2023			Deposit	30,075.97		2,261,727.88
02/15/2023			Deposit	793.67		2,262,521.55
02/17/2023	21723ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #2		813.63	2,261,707.92
02/17/2023	21723ACH2	SECO Energy	16920 Sawgrass Bay Blvd 12/28/22 - 1/27/23		761.39	2,260,946.53
02/17/2023	100077	BIO-TECH CONSULTING, INC.	Invoice: 171729 (Reference: Quarterly Maintenance Wetlands.)		7,400.00	2,253,546.53
02/17/2023	100078	Orlando Sentinel	Invoice: 064153989000 (Reference: Classified Listings.)		698.00	2,252,848.53
02/21/2023	100079	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 407580 (Reference: Monthly contracted management fees.)		3,261.67	2,249,586.86
02/21/2023	100080	Humane Animal Removal Team	Invoice: 122022-1 (Reference: 25 Hogs.)		2,125.00	2,247,461.86
02/21/2023	100081	Yellowstone Landscape	Invoice: OS 488407 (Reference: Landscape Enhancement.)		1,000.00	2,246,461.86
02/21/2023	100082	HV Solar Lighting	Invoice: 40 (Reference: Streetlight Installation.)		18,080.00	2,228,381.86
02/22/2023	1605	Candice Smith	BOS MTG 1/26/23		200.00	2,228,181.86
02/22/2023	1606	Michael W. Aube	BOS MTG 1/26/23		200.00	2,227,981.86
02/22/2023	1607	William Tyler Flint	BOS MTG 1/26/23		200.00	2,227,781.86
02/22/2023	100083	Steadfast Environmental, LLC	Invoice: SE-21943 (Reference: Routine Aquatic Maintenance.)		2,733.41	2,225,048.45
02/24/2023	100084	BIO-TECH CONSULTING, INC.	Invoice: 171559 (Reference: Wetland Mitigation & Maintenance.)		2,000.00	2,223,048.45
02/27/2023	1608	Candice Smith	BOS MTG 2/23/23		200.00	2,222,848.45
02/27/2023	1609	Michael W. Aube	BOS MTG 2/23/23		200.00	2,222,648.45
02/27/2023	1610	William Tyler Flint	BOS MTG 2/23/23		200.00	2,222,448.45
02/28/2023				295,599.05	50,549.35	2,222,448.45
03/02/2023	1ACH030223	SECO Energy	17052 Basswood Lane 1/13/23 - 2/13/23		37.00	2,222,411.45
03/02/2023	3ACH030223	SECO Energy	17325 Sawgrass Bay Blvd 01/13-2/13/23		426.00	2,221,985.45
03/02/2023	4ACH030223	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 1/13-02/13/23		39.00	2,221,946.45
03/03/2023	2ACH030223	SECO Energy	17650 Sawgrass Bay Blvd 1/13-2/13/23		39.00	2,221,907.45
03/03/2023	100085	Steadfast Environmental, LLC	Invoice: SE-22037 (Reference: Routine Aquatic Maintenance.)		2,733.41	2,219,174.04
03/03/2023	100086	Yellowstone Landscape	Invoice: OS 497018 (Reference: Monthly Landscape Maintenance March 2023.)		16,174.98	2,202,999.06
03/03/2023	100087	Clean Star Services	Invoice: 9171 (Reference: Monthly Services trash.)		310.00	2,202,689.06
03/06/2023	1ACH030623	Sunshine Water Services	Basswood Ln Island Irrigation 12/20-1/23/23		983.44	2,201,705.62
03/06/2023	2ACH030623	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 12/20-1/23/23		12.65	2,201,692.97
03/06/2023	3ACH030623	Sunshine Water Services	Goldcrest Loop Playground 12/20/22-01/23/23		13.43	2,201,679.54
03/08/2023			Deposit	2,673.19		2,204,352.73
03/08/2023			Deposit	5.00		2,204,357.73
03/09/2023	100088	BIO-TECH CONSULTING, INC.	Invoice: 172181 (Reference: Mitigation Monitoring.) Invoice: 172182 (Reference: Mitigation Mo...		3,000.00	2,201,357.73
03/10/2023			Deposit	11,857.59		2,213,215.32
03/14/2023	100089	Heidt Design	Invoice: 47153 (Reference: Engineering Services.)		450.00	2,212,765.32
03/14/2023	100090	HV Solar Lighting	Invoice: 42 (Reference: Install Lighting.)		18,080.00	2,194,685.32
03/17/2023	100091	Yellowstone Landscape	Invoice: OS 484882 (Reference: Monthly Landscape Maintenance February 2023.)		16,174.99	2,178,510.33
03/17/2023	100092	BIO-TECH CONSULTING, INC.	Invoice: 172224 (Reference: Wetland Mitigation.)		2,600.00	2,175,910.33
03/17/2023	100093	KILINSKI VAN WYK, PLLC	Invoice: 6054 (Reference: General Matters.)		1,471.50	2,174,438.83
03/22/2023	322ACH1	SECO Energy	16920 Sawgrass Bay Blvd 1/27/23 - 2/27/23		774.00	2,173,664.83
03/22/2023	322ACH2	SECO Energy	16920 Sawgrass Bay Blvd Payment #3		813.63	2,172,851.20
03/23/2023	100094	Yellowstone Landscape	Invoice: OS 502092 (Reference: Mulch Install. Check Stub Notes: Mulch install..)		27,500.00	2,145,351.20
03/27/2023	1611	Michael W. Aube	BOS MTG 3/23/23		200.00	2,145,151.20
03/27/2023	1612	William Tyler Flint	BOS MTG 3/23/23		200.00	2,144,951.20
03/28/2023	1613	DHI Title of Florida	Return Funds: 3618 Meadow Beauty Way		1,710.58	2,143,240.62
03/30/2023	100095	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 408423 (Reference: Monthly contracted management fees.)		3,261.67	2,139,978.95
03/30/2023	100096	Clean Star Services	Invoice: 9335 (Reference: Monthly Services trash.)		310.00	2,139,668.95
03/30/2023	100097	Kutak Rock LLP	Invoice: 3191847 (Reference: General Counsel.)		1,685.50	2,137,983.45
03/31/2023				14,535.78	99,000.78	2,137,983.45
04/01/2023	ACH040123	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 2/13-03/15/23		37.00	2,137,946.45
04/01/2023	1ACH040123	SECO Energy	17325 Sawgrass Bay Blvd 02/13-3/15/23		411.00	2,137,535.45
04/01/2023	2ACH040123	SECO Energy	17650 Sawgrass Bay Blvd 02/13-03/15/23		37.00	2,137,498.45
04/01/2023	0401ACH1	SECO Energy	17052 Basswood Lane 2/13/23 to 3/15/23		39.00	2,137,459.45
04/03/2023	2ACH040323	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 1/23-2/23/23		60.00	2,137,399.45
04/03/2023	3ACH040323	Sunshine Water Services	Goldcrest Loop Playground 1/23/22-02/23/23		13.70	2,137,385.75
04/03/2023	100098	Yellowstone Landscape	Invoice: OS 506419 (Reference: Monthly Landscape Maintenance April 2023.)		16,174.99	2,121,210.76
04/04/2023	1ACH040323	Sunshine Water Services	Basswood Ln Island Irrigation 01/23/23-02/22/23		921.25	2,120,289.51
04/04/2023			Deposit	1,710.58		2,122,000.09
04/05/2023	100099	Steadfast Environmental, LLC	Invoice: SE-22181 (Reference: Routine Aquatic Maintenance.)		2,733.41	2,119,266.68
04/07/2023	0407ACH1	Orlando Sentinel	Reference: Classified Listings.		213.75	2,119,052.93
04/19/2023	0419ACH1	SECO Energy	16920 Sawgrass Bay Blvd 2/27/23 - 3/28/23		745.00	2,118,307.93
04/19/2023	0419ACH2	SECO Energy	16920 Sawgrass Bay Blvd Payment #4		813.63	2,117,494.30
04/20/2023	4/20/23	Avalon Groves CDD	Tax Collection Funds Due to DS		917,430.84	1,200,063.46
04/20/2023			Deposit	23,636.91		1,223,700.37
04/28/2023	100100	Fountain Design Group, Inc.	Invoice: 29838A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	1,223,525.37
04/28/2023	100101	LLS Tax Solutions Inc.	Invoice: 003001 (Reference: Arbitrage Services.)		650.00	1,222,875.37
04/28/2023	100102	Yellowstone Landscape	Invoice: OS 514008 (Reference: Cypress Tree Planting around Ponds.) Invoice: OS 514009 (Refer...		12,849.87	1,210,025.50
04/28/2023	100103	Clean Star Services	Invoice: 9608 (Reference: Monthly Services trash collect.)		310.00	1,209,715.50
04/28/2023	100104	Kutak Rock LLP	Invoice: 3209932 (Reference: General Counsel.)		2,985.00	1,206,730.50
04/28/2023	100105	Vesta District Services	Invoice: 409331 (Reference: Monthly contracted management fees.) Invoice: 409286 (Reference: ...		3,266.45	1,203,464.05
				25,347.49	959,866.89	1,203,464.05

EXHIBIT 8





LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

April 20, 2023

Mr. Logan Muether
Avalon Groves Community Development District
c/o DPFM Management and Consulting, LLC
250 International Parkway, Suite 208
Lake Mary, Florida 32746

**\$7,215,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and
\$4,400,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)
("Bonds")**

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended March 31, 2023 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of March 31, 2023.

The next annual arbitrage rebate calculation date is March 31, 2024. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Janet Ricardo, Regions Bank



***Avalon Groves
Community Development
District***

*\$7,215,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017A-1 (Assessment
Area Two Project) and \$4,400,000 Avalon Groves Community
Development District Special Assessment Bonds, Series
2017A-2 (Assessment Area Two Project)*

For the period ended March 31, 2023





LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

April 20, 2023

Avalon Groves Community Development District
c/o DPF Management and Consulting, LLC
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: \$7,215,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and \$4,400,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project) (“Bonds”)

Avalon Groves Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended March 31, 2023 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(550,181.63) at March 31, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 6.1314%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.



SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

April 20, 2023

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2023

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is April 6, 2017.
2. The end of the first Bond Year for the Bonds is March 31, 2018.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

April 20, 2023

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2023

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. Proceeds of the Assessment Area Two A-1 Bonds will be used to provide funds for (i) paying the Cost of acquiring and/or constructing a portion of the Assessment Area Two Project, (ii) funding Capitalized Interest through at least May 1, 2018, (iii) The funding of the Assessment Area Two A-1 Reserve Account, and (iv) the payment of the costs of Issuance of the Assessment Area Two A-1 Bonds. Proceeds of the Assessment Area Two A-2 Bonds will be used to provide funds for (i) paying the Cost of acquiring and/or constructing a portion of the Assessment Area Two Project, (ii) funding Capitalized Interest through at least May 1, 2018, (iii) The funding of the Assessment Area Two A-1 Reserve Account, and (iv) the payment of the costs of Issuance of the Assessment Area Two A-2 Bonds.
12. The Series 2017A-2 portion of the Bonds was redeemed on November 1, 2019, but the Series 2017A-1 portion of the Bonds is still outstanding as of March 31, 2023, and thus remains subject to arbitrage compliance.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

April 20, 2023

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2023

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District
April 20, 2023

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and
\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2023

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements



SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

April 20, 2023

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.



\$7,215,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-1 (ASSESSMENT AREA TWO PROJECT) AND
 \$4,400,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-2 (ASSESSMENT AREA TWO PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017 ISSUE DATE
 4 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
 3 / 31 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1314%	ALLOWABLE EARNINGS
4 / 1 / 2022	BEGINNING BALANCE		0.00	520,089.75	552,467.34	32,377.59
4 / 1 / 2022	RESERVE ACCOUNT 2017A-1		26.69	0.00	0.00	0.00
5 / 2 / 2022	RESERVE ACCOUNT 2017A-1		61.06	0.00	0.00	0.00
6 / 1 / 2022	RESERVE ACCOUNT 2017A-1		226.86	0.00	0.00	0.00
7 / 1 / 2022	RESERVE ACCOUNT 2017A-1		396.07	0.00	0.00	0.00
8 / 1 / 2022	RESERVE ACCOUNT 2017A-1		600.68	0.00	0.00	0.00
9 / 1 / 2022	RESERVE ACCOUNT 2017A-1		880.76	0.00	0.00	0.00
10 / 3 / 2022	RESERVE ACCOUNT 2017A-1		990.50	0.00	0.00	0.00
11 / 1 / 2022	RESERVE ACCOUNT 2017A-1		1,256.92	0.00	0.00	0.00
12 / 1 / 2022	RESERVE ACCOUNT 2017A-1		1,498.43	0.00	0.00	0.00
1 / 3 / 2023	RESERVE ACCOUNT 2017A-1		1,722.92	0.00	0.00	0.00
2 / 1 / 2023	RESERVE ACCOUNT 2017A-1		1,859.05	0.00	0.00	0.00
3 / 1 / 2023	RESERVE ACCOUNT 2017A-1		1,800.70	0.00	0.00	0.00
3 / 31 / 2023	INTEREST ACCRUAL		2,048.13	0.00	0.00	0.00
		<u>533,458.52</u>	<u>13,368.77</u>	<u>520,089.75</u>	<u>552,467.34</u>	<u>32,377.59</u>
4 / 1 / 2022	BEGINNING BALANCE		0.00	0.80	0.85	0.05
3 / 31 / 2023	CONSTRUCTION FUND 2017A-1		0.00	0.00	0.00	0.00
		<u>0.80</u>	<u>0.00</u>	<u>0.80</u>	<u>0.85</u>	<u>0.05</u>
		<u>533,459.32</u>	<u>13,368.77</u>	<u>520,090.55</u>	<u>552,468.19</u>	<u>32,377.64</u>
	ACTUAL EARNINGS		13,368.77			
	ALLOWABLE EARNINGS		<u>32,377.64</u>			
	REBATE REQUIREMENT		(19,008.87)			
	FUTURE VALUE 3/31/2022 CUMULATIVE REBATE REQUIREMENT		(529,212.76)			
	COMPUTATION DATE CREDIT		<u>(1,960.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(550,181.63)</u>			



EXHIBIT 9





www.lakevotes.gov

1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

April 21, 2023

Shirley Conley
Administrative Assistant
250 International Parkway, Ste. 208
Lake Mary, FL 32746

Re: District Counts

The number of registered voters within the Avalon Groves Community Development District as of April 15, 2023 is **1,660**.

If we may be of further assistance, please contact this office.

Sincerely,

A handwritten signature in black ink that reads 'D. Alan Hays'.

D. Alan Hays
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship



EXHIBIT 10



**LICENSE AGREEMENT BETWEEN AVALON GROVES COMMUNITY DISTRICT
AND SERENOA PROPERTY OWNERS ASSOCIATION, INC., REGARDING THE USE
OF CERTAIN DISTRICT PROPERTY**

THIS LICENSE AGREEMENT ("Agreement") is made and entered into this 3 day of April, 2023 by and between:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, whose address is c/o DPF&G Management and Consulting, LLC, 250 International Parkway, Suite 280, Lake Mary, Florida 32746 ("**District**"), and

SERENOA PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation, whose address is 270 W. Plant Street, Suite 340, Winter Garden, Florida 34787 ("**Licensee**").

RECITALS

WHEREAS, the Licensee desires to place and maintain one (1) 36"x48" cork board ("**Bulletin Board**") on property which is owned and maintained by the District; and

WHEREAS, the District agrees to grant the Licensee a non-exclusive license for the access and use of property within the District for the purpose of installing and maintaining the Bulletin Board; and

WHEREAS, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the property.

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

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. **GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive license to place and maintain one (1) 36"x48" Bulletin Board identified in **Exhibit A**, attached hereto and incorporated herein by reference, on the location identified in **Exhibit B**, attached hereto and incorporated herein by reference (the "**License Property**"), in full compliance with this Agreement, and other laws, regulations and codes.

3. **CONDITIONS ON THE LICENSE.** The License granted in Paragraph 2, above, is subject to the following terms and conditions:

- a. Licensee's use of the License Property shall be for the sole purpose of placement, repair and maintenance of the Bulletin Board and reasonable ingress and egress thereto.
- b. The Licensee shall be fully responsible for the installation of the Bulletin Board and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the Bulletin Board at Licensee's sole expense. The Licensee shall be responsible for returning the License Property to its original conditions, or such conditions otherwise approved by the District, upon the removal of the Bulletin Board. The provisions of this Paragraph 3(b) shall survive termination of this Agreement.
- c. The Bulletin Board shall be in substantial conformity with the specifications in Exhibit A. Licensee may, at its discretion, construct a smaller bulletin board than the specifications provide. Any other alteration(s) to or deviation(s) from the specifications is/are prohibited without the prior approval of such alteration(s) or deviation(s), by motion of the District's Board of Supervisors.
- d. Licensee's use of the License Property shall not impede public use of any District property.
- e. The Licensee shall, at Licensee's expense, maintain the License Property and the Bulletin Board in a neat, clean and sanitary condition in compliance with all applicable laws, rules, codes, ordinances and covenants. All repairs, maintenance or alterations of the Bulletin Board shall be done at the Licensee's sole expense subject to Paragraph 3(c), above. In the event District contractor(s) cause damage to the Bulletin Board in the performance of its duties and upon reasonable request by the Licensee, the District agrees to provide Licensee with contact information for the identified contractor(s) that is in the District's possession at the time of request.
- f. The Licensee shall use all due care to protect the License Property and adjoining property from damage resulting from the party's use of the License Property. In the event Licensee, or its respective employees, agents, assignees, contractors (or their subcontractors, employees, or materialmen) or representatives cause damage to the License Property or to adjacent property or improvements in the exercise of the License granted herein, Licensee, 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, sidewalks, parking areas, and other structures or improvements of any kind. The provisions of this Paragraph 3(f) shall survive termination of this Agreement.

- g. The District or its duly authorized agents have the right at any and all times to enter and inspect the License Property for compliance with the provisions of this Agreement.

4. ACCESS; CONDITION OF THE LICENSE PROPERTY.

- a. The District hereby grants the Licensee and its members, agents, subcontractors, assigns, and tenants or subtenants the limited right to access the License Property for the purposes described in this Agreement.
- b. The District assumes no liability or obligation to Licensee as to the condition of the License Property or the suitability of the License Property for the Bulletin Board. The License Property is granted in an "as is" condition.

5. EFFECTIVE DATE; TERM. This License Agreement shall become effective on the date first written above and shall continue in full force and effect, unless revoked or terminated in accordance with Paragraph 6, below.

6. REVOCATION, SUSPENSION AND TERMINATION.

- a. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege, does not grant estate in the License Property, and may be suspended, terminated, or revoked for any reason at the sole discretion of the District.
- b. Any termination, suspension, or revocation of this License Agreement by the District shall be decided by a majority vote of the District's Board of Supervisors at a publicly noticed meeting. Prior to taking any vote to terminate, suspend or revoke this License Agreement, the District's Board of Supervisors shall provide an opportunity for the public and the Licensee to address the Board regarding any such action.
- c. The Licensee may terminate this License Agreement upon written notice to the District.
- d. The Licensee shall not be entitled to any compensation, off sets, incidental costs, or any other payment under this Agreement, and specifically, Licensee shall not be entitled to any payment of damages whatsoever for termination, suspension, or revocation of the License by the District, as this grant of License is a mere privilege and not a right.
- e. The failure of any party hereto to enforce any provision of this License Agreement shall not be construed as a waiver of such or any other provision, nor in any way to affect the validity of all or part of this License Agreement or the right of such party thereafter to enforce each and every provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

- f. The provisions of Paragraphs 4 and 7 shall survive any revocation, suspension or termination of this License Agreement.

7. COMPLIANCE WITH LAWS, RULES AND POLICIES. The Licensee shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance. The Licensee shall comply in all material respects with the District's Rules and Policies and acknowledges that it has received a copy of such Rules and Policies.

8. INSURANCE. Licensee shall maintain and keep in force with an insurance company licensed or authorized to do business in the State of Florida and throughout the entire term of this Agreement, a policy or policies of general comprehensive liability insurance covering the License Property and the Bulletin Board in an amount normally maintained by Licensee as an owner of property similar to the License Property, with a broad form comprehensive general liability endorsement which shall name the District, its supervisors, staff and consultants as additional insured parties and which insurance coverage shall be primary, regardless of whether the District shall maintain other insurance on the License Property. Upon the District's request, Licensee shall furnish the District with written evidence that such insurance coverage is in force and effect.

9. INDEMNIFICATION. Licensee shall defend, indemnify and hold harmless the District and its supervisors, agents, staff and representatives, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from a) Licensee's occupation or use of the License Property; b) Licensee's operations, negligence or willful conduct occurring in or on any part of the License Property; and c) Licensee's failure to comply with any regulatory requirement relating to the Bulletin Board and posted contents, including but not limited to enforcement of applicable covenants and restrictions. The Licensee hereby assumes all risk with respect to its use of the License Property. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party, including but not limited to guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The provisions of this Paragraph 7 shall survive revocation or termination of this Agreement. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 9 shall survive the termination or expiration of this Agreement.

10. SOVEREIGN IMMUNITY. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. **RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

12. **DEFAULT.** In the event Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and Licensee shall remove the Bulletin Board and any signage from District property.

13. **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.

14. **AMENDMENT.** 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.

15. **ASSIGNMENT.** Neither the District nor the Licensee may assign their rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

16. **INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Licensee shall act as an independent contractor. Neither the Licensee nor any individual employed by the Licensee in connection with the use of the License Property are employees of the District under the meaning or application of any federal or state laws. The Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the License Property. The Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and the Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

17. **NOTICES.** All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

a. If to the District: Avalon Groves Community Development District
c/o DPG Management and Consulting, LLC
250 International Parkway, Suite 280
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

b. If to the Licensee: Serenoa Property Owners Association, Inc.
270 W. Plant Street, Suite 340
Winter Garden, Florida 34787

Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

18. 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.

19. 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.

20. ARM'S LENGTH NEGOTIATION. This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this Agreement.

22. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

23. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

24. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY BLANK]



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

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**


S Cont. 2023 13:28 EDT

Candice Smith
Candice Smith (May 15, 2023 13:20 EDT)

Secretary/Assistant Secretary

Chairman, Board of Supervisors

**SERENOA PROPERTY OWNERS
ASSOCIATION, INC.**


Witness

Open Johnson
By: President
Its: Serenoa POA

Exhibit A: Bulletin Board Specifications

Exhibit B: Location of License Property



Exhibit A
Bulletin Board Specifications

The parties agree that the Bulletin Board shall generally conform to, and shall not be larger than, the following specifications:

Standing 36 x 48 Outdoor Cork Message Center Product Details

- Standing Outdoor Message Center 48" Wide x 36" High
- Information Display Board Cabinet
- Exterior Outdoor Cork Board Message Center 36" x 48"
- Two (2) posts, with post dimensions: 4" x 4" x 120", bolts to side of cabinet
- Locking Message Display Board
- ¾" wide main frame
- 1 ½" wide door frame
- 5 ½" exterior depth
- 3 ¾" interior depth
- 8 ½" rain cover depth

The parties agree that the Bulletin Board posts shall be secured at least three (3) feet directly into the ground for proper support in accordance with the product specifications.

Exhibit B
Location of License Property

The Bulletin Board may be constructed at the common mailboxes located on Goldcrest Loop at Serenoa Village 1 Phase 1B-1 TR-13:

