



**AVALON GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

*Advanced Meeting Package*

*Regular Meeting*

*Date/Time:*

*Thursday*

*July 27, 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 Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, FL 32746  
321-263-0132 x742

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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, July 27, 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@vestadpropertyervices.com](mailto:kdarin@vestadpropertyervices.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, July 27, 2023

Time: 1:00 p.m.

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

[Click Here to Join the Meeting Online](#)

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](mailto:sconley@vestapropertyservices.com)*

### I. Roll Call

### II. Audience Comments – Agenda Items *(Limited to 3 minutes per individual for non-agenda items)*

### III. Staff Reports

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

##### 1. Update on Acquisitions and Conveyances

##### a. Edgemont

i. Consideration of Acquisition of Improvements and Work Product for Edgemont – *to be Distributed*

ii. Consideration of Special Warranty Deed – *to be Distributed*

iii. Consideration of Easement Agreement – *to be Distributed*

##### b. Sanctuary-Sawgrass ROW

##### c. Village 4

i. Consideration of Drainage and Grading Easement

[Exhibit 1](#)

ii. Consideration of Statutory Warranty Deed Conveying ROW to Lake County

[Exhibit 2](#)

#### B. District Engineer – *Greg Woodcock, Stantec*

[Exhibit 3](#)

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

##### 1. Aquatic Maintenance Report – *Steadfast Environmental*

[Exhibit 4](#)

##### 2. Landscape Maintenance Report – *Dana Bryant, Yellowstone*

a. Consideration of Yellowstone Palm Trimming Proposal - \$16,849.32

[Exhibit 5](#)

##### 3. Discussion on Wildlife Signs (Price Range \$25-66/ea Plus Installation)

[Exhibit 6](#)

#### D. Serenoa POA Amenity Manager – *David Pugh, Evergreen Lifestyles Management*

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

**IV. Business Matters**

- A. Consideration of Bio-Tech Consulting 5-Year Proposal for Required Monitoring and Maintenance Per SWFWMD Permit# 135777-18 (Village 3) [Exhibit 7](#)
- B. Consideration of Bi-Annual Fence/Monument and Sidewalk (Goldcrest Loop to Pond 28) Cleaning Proposals [Exhibit 8](#)
  - 1. DE Pressure Washing - \$3,575.00
  - 2. Fireman Tom - \$3,148.60
  - 3. Squeegee Squad - \$3,500.00
  - 4. Unashamed Pressure Washing - \$4,800.00
- C. Consideration and Adoption of **Resolution 2023-12, Restating Resolution 2023-10 Approving the Proposed FY 2024 Budget and Setting a Public Hearing** [Exhibit 9](#)
- D. Consideration and Adoption of **Resolution 2023-13, Designating the FY 2024 Meeting Dates, Times, & Locations** [Exhibit 10](#)

**V. Administrative Matters/Consent Agenda**

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 22, 2023 [Exhibit 11](#)
- B. Consideration and Acceptance of the June 2023 Unaudited Financial Report [Exhibit 12](#)

**VI. Audience Comments – New Business** *(Limited to 3 minutes per individual for non-agenda items)*

**VII. Supervisor Requests** *(Includes Next Meeting Agenda Item Requests)*

- A. Mr. Aube – Discussion on Landscape Maintenance and Responsibility

**VIII. Action Items Summary** [Exhibit 13](#)

**IX. Next Meeting Quorum Check**

*August 24, 2023 at 1 p.m.  
Avalon Groves Amenity Center  
17555 Sawgrass Bay Blvd., Clermont, FL 34714*

**X. Adjournment**

# EXHIBIT 1



24-24-26-0001-000-01800  
Sawgrass Bay Blvd (#0306) – Serenoa Apartment Village 4 - DR

**This instrument prepared by:**  
Melanie Marsh, County Attorney  
P.O. Box 7800, Tavares, FL 32778

**Return to:**  
Lake County Public Works Dept. - R/W  
P.O. Box 7800, Tavares, FL 32778

**DRAINAGE AND GRADING EASEMENT**  
(Limited Corporation)

THIS EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2023, between Avalon Groves Community Development District, a community development district formed pursuant to Chapter 190, Florida Statutes 250 International Parkway, Suite 280, Lake Mary, Florida 32746 first party, and

LAKE COUNTY, a political subdivision of the State of Florida, P.O. Box 7800, Tavares, Florida 32778-7800, as second party.

WITNESS, that the first party, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the second party its successors and assigns, a perpetual easement and right-of-way for the purpose of access, grading, clearing, excavating, constructing and maintaining outfall, including but not limited to pipes and drainage ditches in, upon and through the following described tract of land in Lake County, Florida, to-wit:

**AS SET FORTH ON EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN.**

TO HAVE AND TO HOLD the same unto the second party, its successors and assigns, together with immunity unto the second party, its successors or assigns, from all claims of damage, if any, arising from or growing out of such construction and/or maintenance, to the lands, if any, owned by the first parties, lying adjacent or contiguous to the lands herein above described.

IN WITNESS THEREOF, first party has hereunder set their hand and seal on this the day and year first above written. Signed, Sealed and Delivered in our presence as witnesses:



Witnesses:

Grantor(s): Avalon Groves Community  
Development District, a  
community development  
district formed pursuant  
to Chapter 190, Florida  
Statutes

1. Sign: \_\_\_\_\_

By: \_\_\_\_\_ (Seal)  
Candice Smith, Chairperson, Board of  
Supervisors

Print Name: \_\_\_\_\_

2. Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

OR:  
ATTEST:

Sign: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_ (Seal)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Candice  
Smith, Chairperson, Board of Supervisors, on behalf of Avalon Groves Community  
Development District, a community development district formed pursuant to Chapter 190,  
Florida Statutes.

\_\_\_\_\_  
Signature of Notary Public – State of \_\_\_\_\_

\_\_\_\_\_  
Print Commissioned Name

Personally Known OR Produced Identification

Type of Identification Produced \_\_\_\_\_



# Description Sketch

(Not A Survey)

## Serenoa Lakes Village 4 - Multi-Family - 15' Drainage Easement 1.0

**DESCRIPTION:** A parcel of land lying in Section 24, Township 24 South, Range 26 East, Lake County, Florida, and being more particularly described as follows:

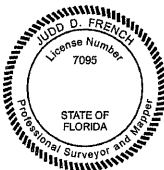
**COMMENCE** at the Southeast corner of the Northeast 1/4 of Section 24, Township 24 South, Range 26 East; thence run N 00°02'26" E along the East line of said Section 24, a distance of 372.84 feet to the **POINT OF BEGINNING**; thence departing said East Section line run Westerly, 389.99 feet along the arc of a non-tangent curve to the right having a radius of 760.00 feet and a central angle of 29°24'04" (chord bearing N 88°32'08" W, 385.73 feet) to the Northerly line of Easement described in Official Records Book 4931, Page 794; thence N 59°42'12" W along said Northerly line, a distance of 14.24 feet to the Easterly line of lands described in Official Records Book 5997, Page 1557; thence run Northerly along said Easterly line, a distance of 14.73 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 42°12'07" (chord bearing N 18°28'05" W, 14.40 feet); thence departing said Easterly line run Easterly, 407.83 feet along the arc of a non-tangent curve to the left having a radius of 745.00 feet and a central angle of 31°21'54" (chord bearing S 87°49'34" E, 402.76 feet) to a point on the aforesaid East line of Section 24; thence S 00°02'26" W along said East line of Section 24, a distance of 15.42 feet to the **POINT OF BEGINNING**.

Containing 0.139 acres, more or less.

**NOTES:**

1) The bearings shown hereon are based on the East line of Section 24, Township 24 South, Range 26 East, having a Grid bearing of N 00°02'26" E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the East Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH



Digitally signed by Judd French  
DN: c=US, st=Florida, |e=Tampa,  
ou=GeoPoint Surveying, Inc.,  
ou=Professional Surveyor and  
Mapper, cn=Judd French,  
email=jfrench@geopointsurvey.c  
om  
Date: 2023.05.24 10:17:48 -04'00'

Judd French

LS7095

JOB: Village 4 MF - 15' Drainage Easement 1.0  
DRAWN:WMS DATE:05/18/23 CHECKED: JDF  
Prepared For: KMF Mangagement, LLC


Central Florida  
528 Northlake Blvd, Suite 1040  
Altamonte Springs, Florida 32701  
Phone: (321) 270-0440  
www.geopointsurvey.com  
Licensed Business No.: LB 7768



**GeoPoint**  
Surveying



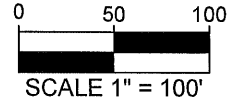
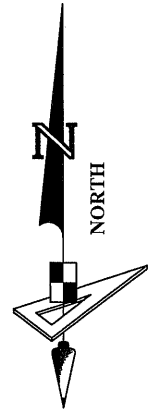
# Description Sketch

(Not A Survey)

PARCEL NUMBER:  
24-24-26-0001-000-01900  
OWNER: PR III/KMF ALTON SERENOA LP  
DEED: ORB 5997, PG 1557

EAST LINE OF  
SECTION 24-24-26

PARCEL NUMBER:  
24-24-26-0001-000-01800  
OWNER: AVALON GROVES CDD  
DEED: ORB 6042, PG 620



EASTERLY LINE OF  
LANDS DESCRIBED IN  
ORB 5997, PG 1557

NORTHERLY LINE OF  
EASEMENT DESCRIBED IN  
ORB 4931, PG 794

NORTHERLY RIGHT-OF-WAY LINE

15' DRAINAGE  
EASEMENT 1.0  
(0.139 ACRES)

L2  
POINT OF BEGINNING

SAWGRASS BAY BOULEVARD  
(106.00' PUBLIC RIGHT-OF-WAY)  
(ORB 4931, PG 828)

SAWGRASS BAY  
BOULEVARD GRADING,  
UTILITY, & DRAINAGE  
EASEMENT 2  
(ORB 4931, PG 794)

N00°02'26"E 372.84'  
(BEARING BASIS)

TITAN-LIBERTY LAKE UNDERHILL JOINT VENTURE,  
VILLAGE 1-545, LLC  
PARCEL NUMBER: 19-24-27-0000-00-012

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF  
NORTHEAST 1/4 OF  
SECTION 24-24-26

### LEGEND

ORB ---- Official Records Book  
PG(S) ---- Page(s)

Line Data Table

No.	Bearing	Length
L1	N59°42'12"W	14.24'
L2	S00°02'26"W	15.42'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C1	760.00'	389.99'	29°24'04"	N88°32'08"W	385.73'
C2	20.00'	14.73'	42°12'07"	N18°28'05"W	14.40'
C3	745.00'	407.83'	31°21'54"	S87°49'34"E	402.76'

See Sheet 1 for Signature & Revisions

Central Florida  
528 Northlake Blvd, Suite 1040  
Altamonte Springs, Florida 32701  
Phone: (321) 270-0440  
www.geopointsurvey.com  
Licensed Business No.: LB 7768

**GeoPoint**  
Surveying



# Description Sketch

(Not A Survey)

## Serenoa Lakes Village 4 - Multi-Family - Drainage Easement 2.1

**DESCRIPTION:** A parcel of land lying in Section 24, Township 24 South, Range 26, Lake County, Florida, and being more particularly described as follows:

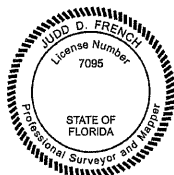
**COMMENCE** at the Southeast corner of the Northeast 1/4 of Section 24, Township 24 South, Range 26 East; thence N 00°02'26" E along the East line of said Section 24, a distance of 707.24 feet; thence departing said East Section line, run N 89°57'34" W, a distance of 1024.81 feet to a point on the Northerly right-of-way line of Sawgrass Bay Boulevard as recorded in Official Records Book 4931, Page 828; thence departing said Northerly right-of-way line run N 09°09'42" E, a distance of 40.26 feet; thence N 80°50'18" W, a distance of 21.37 feet; thence N 61°03'52" W, a distance of 78.04 feet to the Easterly line of lands described in Official Records Book 6042, Page 620, said point being the **POINT OF BEGINNING**; thence run Southerly along the said Easterly line the following Three (3) course: 1) S 04°03'27" W, a distance of 12.38 feet; 2) S 48°05'49" W, a distance of 29.79 feet; 3) S 10°45'33" W, a distance of 17.71 feet; thence departing said Easterly line, run N 61°03'52" W, a distance of 43.90 feet; thence N 28°56'08" E, a distance of 56.20 feet; thence S 61°03'52" E, a distance of 42.95 feet to the **POINT OF BEGINNING**.

Containing 0.056 acres, more or less.

**NOTES:**

1) The bearings shown hereon are based on the East line of Section 24, Township 24 South, Range 26 East, having a Grid bearing of N 00°02'26" E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the East Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH



Digitally signed by Judd French  
DN: cn=US, st=Florida, l=Tampa,  
o=GeoPoint Surveying, Inc.,  
ou=Professional Surveyor and  
Mapper, cn=Judd French,  
email=jfrench@geopointsurvey.c  
om  
Date: 2023.05.24 10:19:12 -04'00'

Judd French

LS7095

JOB #: Village 4 MF - Drainage Easement 2.1

DRAWN:WMS DATE:05/18/23 CHECKED: JDF

Prepared For: KMF Mangagement, LLC


Central Florida  
528 Northlake Blvd, Suite 1040  
Altamonte Springs, Florida 32701  
Phone: (321) 270-0440  
www.geopointsurvey.com  
Licensed Business No.: LB 7768



**GeoPoint**  
Surveying

# Description Sketch

(Not A Survey)

PARCEL NUMBER:  
24-24-26-0001-000-01800  
OWNER: AVALON GROVES CDD  
DEED: ORB 6042, PG 620

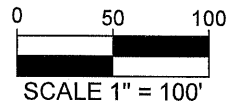
EASTERLY LINE OF  
LANDS DESCRIBED IN  
ORB 6042, PG 620

**DRAINAGE  
EASEMENT 2.1**  
(0.056 ACRES)

SAWGRASS BAY BOULEVARD  
GRADING, UTILITY, &  
DRAINAGE EASEMENT 2  
(ORB 4931, PG 794)

POINT OF  
BEGINNING

PARCEL NUMBER:  
24-24-26-0001-000-01900  
OWNER: PR III/KMF ALTON SERENOA LP  
DEED: ORB 5997, PG 1557



NORTHERLY  
RIGHT-OF-WAY  
LINE

**SAWGRASS BAY BOULEVARD**  
(106.00' PUBLIC RIGHT-OF-WAY)  
(ORB 4931, PG 828)

N61°03'52"W  
78.04'

N80°50'18"W  
21.37'

N9°09'42"E  
40.26'

N89°57'34"W  
1024.81'

EAST LINE  
OF SECTION  
24-24-26

(BEARING BASIS)  
N00°02'26"E  
707.24'

PARCEL NUMBER: 19-24-27-0000-00-012  
OWNER: TITAN-LIBERTY LAKE UNDERHILL  
JOINT VENTURE, VILLAGE I-545, LLC  
DEED: DOC#20210543143

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF  
NORTHEAST 1/4 OF  
SECTION 24-24-26

Line Data Table

No.	Bearing	Length
L1	S04°03'27"W	12.38'
L2	S48°05'49"W	29.79'
L3	S10°45'33"W	17.71'
L4	N61°03'52"W	43.90'
L5	N28°56'08"E	56.20'
L6	S61°03'52"E	42.95'

**LEGEND**

ORB ---- Official Records Book  
PG(S) ---- Page(s)

See Sheet 1 for Signature & Revisions

Central Florida  
528 Northlake Blvd, Suite 1040  
Altamonte Springs, Florida 32701  
Phone: (321) 270-0440  
www.geopointsurvey.com  
Licensed Business No.: LB7768



# EXHIBIT 2



24 -24-26-0001-000-01800  
Sawgrass Bay Blvd (#0306) - Serenoa Apartment Village 4 – DR

**This instrument prepared by:**  
Melanie Marsh, County Attorney  
P.O. Box 7800, Tavares, FL 32778

**Return to:**  
Lake County Public Works Dept. - R/W  
P.O. Box 7800, Tavares, FL 32778

**STATUTORY WARRANTY DEED**  
(Limited Corporation)

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2023, between Avalon Groves Community Development District, a community development district formed pursuant to Chapter 190, Florida Statutes  
250 International Parkway, Suite 280, Lake Mary, Florida 32746  
County of \_\_\_\_\_, State of \_\_\_\_\_, hereinafter referred to as "Grantor"; and

LAKE COUNTY, a political subdivision of the State of Florida, P.O. Box 7800, Tavares, FL 32778-7800, as "Grantee".

WITNESSETH, that Grantor, for and in consideration, of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, has granted, bargained, sold, and conveyed to Lake County, its successors and assigns, the following described land, situate, lying, and being in Lake County, Florida:

**AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN**

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument in the manner provided by law, on the day and year first above written, Signed, Sealed, and Delivered in our presence as witnesses:



Witnesses:

Grantor(s): Avalon Groves Community Development District, a community development district formed pursuant to Chapter 190, Florida Statutes

1. Sign: \_\_\_\_\_

By: \_\_\_\_\_  
Candice Smith, Chairperson, Board Of Supervisors

Print Name: \_\_\_\_\_

2. Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

OR:  
ATTEST:

Sign: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_(Seal)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by Candice Smith, Chairperson, Board of Supervisors, on behalf of Avalon Groves Community Development District, a community development district formed pursuant to Chapter 190, Florida Statutes.

\_\_\_\_\_  
Signature of Notary Public – State of \_\_\_\_\_

\_\_\_\_\_  
Print Commissioned Name

Personally Known OR Produced Identification

Type of Identification Produced \_\_\_\_\_



(Not A Survey)

## Serenoa Lakes Village 4 - Multi-Family - Additional Right-of-way

**DESCRIPTION:** A parcel of land lying in Section 24, Township 24 South, Range 26 East, Lake County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southeast corner of the Northeast 1/4 of Section 24, Township 24 South, Range 26 East; thence run N 00°02'26" E along the East line of said Section 24, a distance of 121.14 feet to a point on the Northerly right-of-way line of Sawgrass Bay Boulevard as recorded in Official Records Book 4931, Page 828, said point being the **POINT OF BEGINNING**; thence departing said East Section line, run northwesterly along said Northerly right-of-way line the following Two (2) courses: 1) 118.53 feet along the arc of a non-tangent curve to the left having a radius of 835.50 feet and a central angle of 08°07'42" (chord bearing N 55°38'21" W, 118.43 feet); 2) N 59°42'12" W, a distance of 532.15 feet to a point on the Easterly line of lands described in Official Records Book 6042, Page 620; thence departing said Northerly right-of-way line run Easterly along said Easterly line and projection thereof, a distance of 577.44 feet along the arc of a tangent curve to the left having a radius of 760.00 feet and a central angle of 43°31'59" (chord bearing S 81°28'11" E, 563.65 feet) to a point on the afore said East line of Section 24; thence run S 00°02'26" W along said East Section line, a distance of 251.69 feet to the **POINT OF BEGINNING**.

Containing 1.085 acres, more or less.

**NOTES:**

1) The bearings shown hereon are based on the East line of Section 24, Township 24 South, Range 26 East, having a Grid bearing of N 00°02'26" E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the East Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH



Digitally signed by Judd French  
DN: c=US, st=Florida, l=Tampa,  
ou=GeoPoint Surveying, Inc.,  
ou=Professional Surveyor and  
Mapper, cn=Judd French,  
email=JFrench@geopointsurvey.co  
m  
Date: 2023.05.24 10:22:11 -04'00'

Judd French

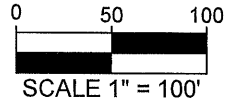
LS7095

JOB #: Village 4 MF - Additional R/W			
DRAWN:WMS	DATE:05/18/23	CHECKED: JDF	
Prepared For: KMF Mangagement, LLC			
Revisions:			

Central Florida  
528 Northlake Blvd, Suite 1040  
Altamonte Springs, Florida 32701  
Phone: (321) 270-0440  
www.geopointsurvey.com  
Licensed Business No.: LB 7768

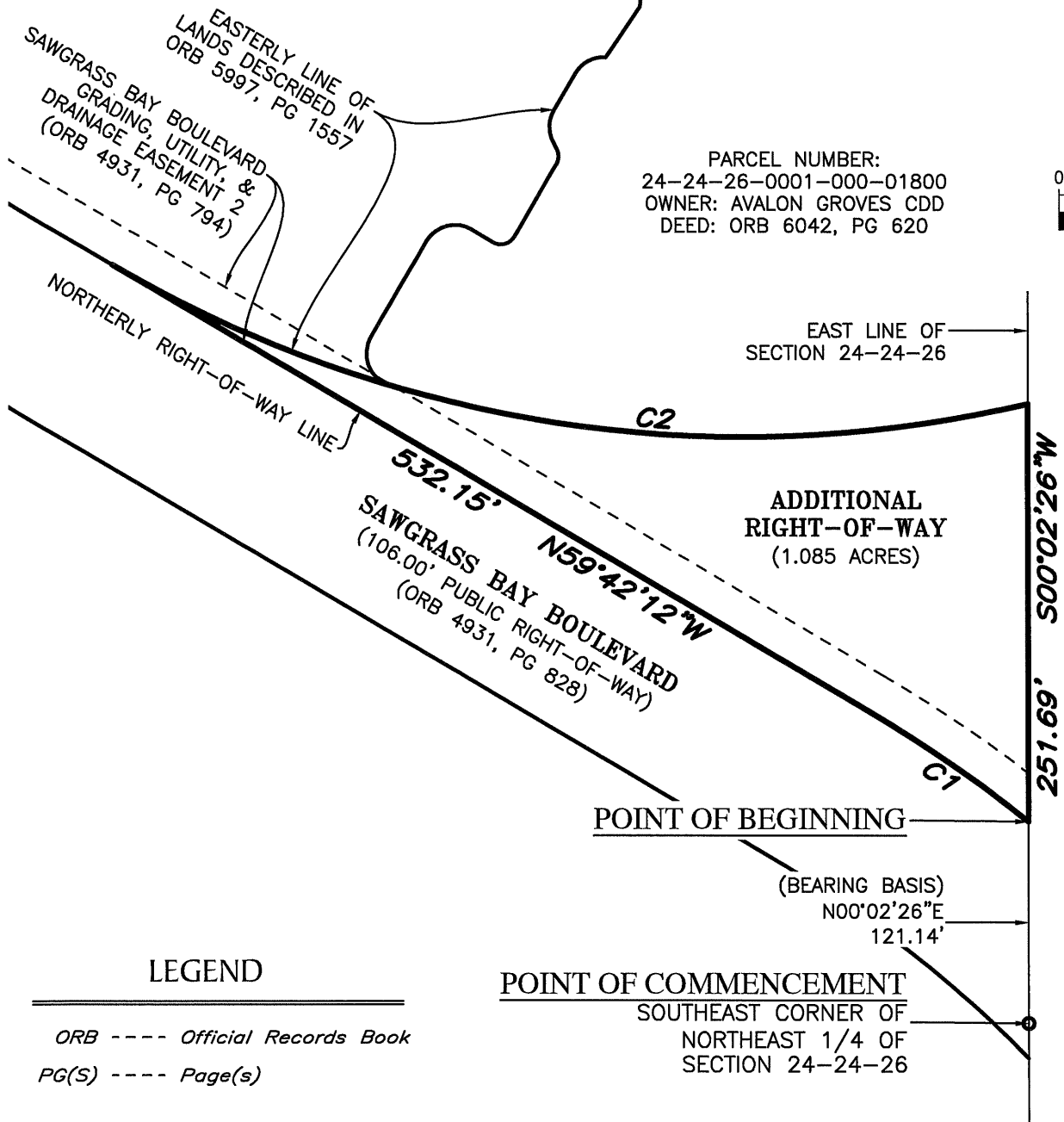


(Not A Survey)



PARCEL NUMBER:  
24-24-26-0001-000-01900  
OWNER: PR III/KMF ALTON SERENOA LP  
DEED: ORB 5997, PG 1557

PARCEL NUMBER:  
24-24-26-0001-000-01800  
OWNER: AVALON GROVES CDD  
DEED: ORB 6042, PG 620



PARCEL NUMBER: 19-24-27-0000-00-012  
OWNER: TITAN-LIBERTY LAKE UNDERHILL  
JOINT VENTURE, VILLAGE I-545, LLC  
DEED: DOC#20210543143

**LEGEND**

ORB ---- Official Records Book  
PG(S) ---- Page(s)

**POINT OF COMMENCEMENT**  
SOUTHEAST CORNER OF  
NORTHEAST 1/4 OF  
SECTION 24-24-26

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	835.50'	118.53'	8°07'42"	N55°38'21"W	118.43'
C2	760.00'	577.44'	43°31'59"	S81°28'11"E	563.65'

See Sheet 1 for Signature & Revisions

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528 Northlake Blvd, Suite 1040  
Altamonte Springs, Florida 32701  
Phone: (321) 270-0440  
www.geopointsurvey.com  
Licensed Business No.: LB7768

**GeoPoint**  
Surveying



# EXHIBIT 3





July 19<sup>th</sup>, 2023

Stantec visited Avalon Groves to review reports of low water levels associated with Pond 19. During our review water levels were observed to be normal for this time of year. The previous report indicated dewatering of adjacent ponds that would affect the water levels during the dewatering process.

Stantec reviewed pond 19 and surrounding ponds to ensure drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

Greg Woodcock

Project Manager

Stantec

(352) 777-0183


Greg.Woodcock@Stantec.com



# Avalon Groves Pond and Control Structure Review

Location Map

## Legend

 17634 Blazing Star Cir



**Location 1:** MES pipe has cracked and separated below the concrete end treatment. Pipe should be repaired to prevent additional separation. Turbidity barrier was installed and not removed. If construction is completed the turbidity barrier should be removed.



**Location 2:** Bare soil observed. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



July 19<sup>th</sup>, 2023

**Location 3:** Bare soil observed. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



**Location 4:** Bare soil observed. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



July 19<sup>th</sup>, 2023

**Location 5:** Bare soil observed. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



**Location 6:** Turbidity barrier was installed and not removed. If construction is completed the turbidity barrier should be removed



July 19<sup>th</sup>, 2023

**Location 7:** Bare soil observed. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



**Location 8:** Bare soil observed. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



July 19<sup>th</sup>, 2023

**Location 9:** Exposed bond bank is prone to erosion. Sod exposed pond bank to prevent future erosion



**Location 10:** Turbidity barrier was installed and not removed. If construction is completed the turbidity barrier should be removed.





July 19<sup>th</sup>, 2023

**Location 11:** Bare soil observed around the control structure. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



**Location 12:** Turbidity barrier was installed and not removed. If construction is completed the turbidity barrier should be removed. Evidence that the mitered end section (MES) is starting to get undermined.



July 19<sup>th</sup>, 2023

**Location 13:** Bare soil observed around the control structure. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



**Location 14:** Bare soil observed around the control structure. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



July 19<sup>th</sup>, 2023

**Location 15:** Silt has built up under the skimmer. Remove silt and debris a minimum of 6" under the skimmer to ensure proper flow.



July 19<sup>th</sup>, 2023

**Location 16:** Existing trees are to be removed that are crossing the sump area. Ditch pavement is starting to show signs of erosion and undermining. We recommend rip rap around the existing outfall structure to deter undermining and erosion.



# EXHIBIT 4





## Avalon Groves CDD Aquatics

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**Inspection Date:**

7/17/2023 9:46 AM

**Prepared by:**

Lee Smith

Account Manager

STEADFAST OFFICE:  
WWW.STEADFASTENV.COM  
813-836-7940



# Inspection Report

**SITE: 19**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond has finally filled up with water. Whatever the previous issue was pertaining to the water level is not an issue anymore as it seems that this pond is holding water just fine now. No algae growth was observed. Very minor amounts of shoreline grasses including Torpedo Grass and Slender Spikerush were present around the edge. Our technician will target these grasses during the next maintenance event.

<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>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

**SITE: 20**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No major algae growth observed. Perimeter of pond contains a moderate amount of nuisance grasses along the bank and within the water.

<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	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	



# Inspection Report

**SITE: 21**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Decaying Torpedo grass and Slender Spikerush was observed around the perimeter of this pond. There was also minor amounts of subsurface algae present. Our technician will continue to monitor and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

**SITE: 22**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Minor amounts of subsurface algae were observed around some areas of this pond. Torpedo grass was also present along the perimeter in some areas. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> 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:	





# Inspection Report

**SITE: 24**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Only nuisance vegetation observed in this pond was minor amounts of Torpedo Grass and Slender Spikerush along the bank and within the water. Routine maintenance and monitoring will occur 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>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

**SITE: 25**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Algae was present in this pond in moderate amounts and will be the main focus for our technician going forward. Minor amounts of torpedo grass was observed around the perimeter as well. Technician will target these nuisance species during future maintenance events.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> 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:	



# Inspection Report

**SITE: 26**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Only nuisance vegetation observed was subsurface algae in minor amounts. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> 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
	Hydrilla	Slender Spikerush	Other:
			Chara

**SITE: 27**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Minor amounts of algae was present throughout some areas of this pond. Shoreline grasses were also observed in minor amounts. Our technician will continue to monitor and treat this pond accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> 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
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara



# Inspection Report

**SITE: 28**

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Minor amounts of decaying nuisance grasses were observed along the shoreline. Pond is in excellent condition otherwise.

<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>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears    Chara
	Hydrilla	Slender Spikerush	Other:

**SITE: 30**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Algae was present in moderate amounts around the perimeter, but appears to have been treated recently. There are also minor amounts of decaying nuisance grasses along the shoreline and within the water. Our technician will target these nuisance species during the next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> Slender Spikerush	Other:



## MANAGEMENT SUMMARY



With the end of July approaching, and the passing of the solstice, summer is now in full force. We are currently experiencing the hottest part of the year. Humidity levels have spiked. Daytime temperatures continue to rise, most having recently reached the mid-to-high 90's. Recent rainfall has raised the water levels across several ponds. This has the benefit of improving pond aesthetics. However, an influx of nutrients from the rains can bring about the potential for algal blooms. These hot, nutrient-dense pools have the potential of producing algal activity at a much higher rate than typically observed. Luckily, most of the ponds are staying resistant to any serious algal blooms.

Considering the season, most ponds are in great condition. Nuisance grasses were still present in minor amounts and will continue to be targeted going forward. In terms of algal activity, there are still minor amounts of decaying algae around the perimeters and throughout some ponds. Those ponds that still contain notable amounts of algae will be on our technician's radar for future visits. Some ponds simply require light touch ups to stay in good health during the summer conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season continues. Rains have improved most pond conditions favorably, and should continue to improve them as we move into the rainy, summer months.

## RECOMMENDATIONS

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

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

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 5





Proposal #325144

Date: 06/23/2023

From: Dana Bryant

Proposal For

Avalon Groves CDD
c/o DPGF
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main: 321-263-0132
mobile:

Location

100 Sawgrass Bay Blvd
Clermont, FL 34714

Property Name: Avalon Groves CDD

Avalon Groves Palm Trimming 2023

Terms: Net 30

Table with 2 columns: ITEM DESCRIPTION, Quantity. Row 1: Arbor Cost, 1.00

Client Notes

- Trim all Palm Trees within the Avalon Groves CDD to include Sawgrass Bay Blvd, Village Parks, Butterfly Pea cul-de-sac, and the Walking Path (351)
Flush Cut (2) dead Palms
Remove all debris from the Property

Summary table with 2 columns: Description, Amount. Rows: SUBTOTAL \$16,849.32, SALES TAX \$0.00, TOTAL \$16,849.32

Signature

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Dana Bryant
danabryant@yellowstonelandscape.com

# EXHIBIT 6







Aluminum Sign



# EXHIBIT 7



June 21, 2023

Shirley Conley  
**Vesta Property Services**  
250 International Parkway  
Suite 208  
Lake Mary, Florida 32746

**Proj: Serenoa Village 3 - Monitoring & Maintenance**  
**Re: Proposal for Environmental Services - (BTC Proposal No. 23-1016)**

Dear Shirley:

Bio-Tech Consulting, Inc. (BTC) is pleased to provide this proposal for environmental services associated with Serenoa Village 3 - Monitoring & Maintenance in Lake County. If you would like BTC to proceed with the scope outlined herein, please sign the signature block, complete the billing information section and initial where provided, then return to my attention.

Should you have any questions or require any additional information, please do not hesitate to contact this office at (407) 894-5969 or toll free at (877) 894-5969. Thank you.

Regards,  
Danny Gough  
Project Manager

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 101B  
Tampa, FL 33634

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

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

Land & Aquatic  
Management Operations  
3825 Rouse Road  
Orlando, FL 32817

407.894.5969  
877.894.5969  
407.894.5970 fax



**PROPOSAL FOR ENVIRONMENTAL SERVICES  
SERENOA VILLAGE 3 - MONITORING & MAINTENANCE  
BTC PROPOSAL No. 23-1016**

**1. MONITORING - BASELINE MITIGATION (50-0)**

This task includes the initial set-up of monitoring data collection points as required by the governing agency. This task includes the required inspection, data compilation, photography, etc.

**TOTAL PRICE:** \$4,800.00

**2. MONITORING - BASELINE MITIGATION REPORT (50-1)**

Preparation of a Baseline Monitoring Report to record the results of the Baseline Monitoring Event.

**TOTAL PRICE:** \$4,000.00

**3. MONITORING - AGENCY SITE MEETINGS FOR INSPECTION (50-18)**

Attend a site meeting with agencies to inspect monitoring areas to determine status.

**NOTES:** 5 annual site reviews anticipated for a total of \$6,000.

**Event Price:** \$1,200.00

**4. MONITORING - SEMI-ANNUAL MITIGATION (50-5)**

Conduct semi-annual mitigation area monitoring events per regulatory conditions. Data collected during each event will be used in reports regularly provided to the respective agency.

**NOTES:** 10 monitoring events over 5 years at \$2,400 per event.

**Event Price:** \$24,000.00

**5. MONITORING - SEMI-ANNUAL MITIGATION REPORT (50-30)**

Preparation and submittal of a semi-annual report detailing the monitoring events conducted in mitigation areas. This report will include all data and documentation necessary to meet the respective agency's permit conditions.

**NOTES:** 5 reports over the 5 year period at \$2,000 per report.

**Event Price:** \$10,000.00

**6. MAINTENANCE QUARTERLY - MITIGATION AREAS (75-21)**

Mitigation maintenance to meet the conditions of the regulatory agency permit conditions. This task will consist of herbicide treatment throughout the mitigation areas within the project boundary. Maintenance events will occur quarterly.

**NOTES:** 20 events over the 5 year period at \$3,500 per event.

**Event Price:** \$70,000.00

**7. GENERAL PROJECT COORDINATION (65-0)**

Project coordination will cover any requested reports, meetings, telephone calls, or other consultation as needed for the project.

**Hourly Not to Exceed Total Price:** \$4,000.00



**Bio-Tech Consulting, Inc.**  
**Time & Materials Schedule**

Expert Witness	\$350.00-\$400.00/Hour
President, John Miklos	\$250.00/hour
Vice President/Directors	\$175.00/Hour
Project Manager	\$150.00/Hour
Wildlife Specialist	\$140.00/Hour
Field Biologist	\$130.00/Hour
Field Technician	\$105.00/Hour
GIS	\$110.00/Hour
Administrative	\$65.00/Hour
Materials Cost	Cost + 12%

Bio-Tech Consulting's company policy requires that the Proposal for Services must be executed and returned via fax, email or post prior to initiation of any work associated with this scope and/or project. The client will only be billed for the tasks and/or hours completed. Fees and all other charges will be billed monthly or as the work progresses and the net amount shall be due at the time of invoicing. Any Time and Materials work is based on the above rates and any actual costs incurred. Any work requested outside of this Proposal for Services described above would require either an additional contract or authorization for Time and Materials. Please note that the hourly rates are subject to the current year's pricing. Any balance remaining unpaid after 30 days of initial invoicing will be subject to an interest charge of 12% APR (not to exceed the maximum rate allowable by law). The client agrees that any balance remaining unpaid after 90 days from the date of the initial invoicing shall be deemed in default. The client further agrees that in the event payment is not made and the amount is referred to a Collection Agency and/or an attorney, to pay all cost of collection, including but not limited to, all collection agency fees, attorney's fees, paralegal fees, court costs, and investigative fees. It is also agreed that if legal action is necessary to collect on the account, the State of Florida, Orange County, will retain jurisdiction and venue over the matter. Client confirms project limits as outlined/illustrated in this agreement, accepts the general conditions attached herein and agrees that Bio-Tech Consulting, Inc., and its staff and assigns, have full access to the identified property, for the purposes of completing the tasks identified in the above Proposal for Services.

**MUTUALLY UNDERSTOOD AND AGREED:**

  
 \_\_\_\_\_  
**John Miklos, President**  
**Bio-Tech Consulting, Inc.**

June 21, 2023  
 \_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Authorized Signatory**

\_\_\_\_\_  
**Date**





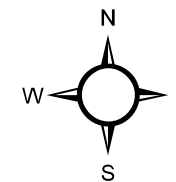
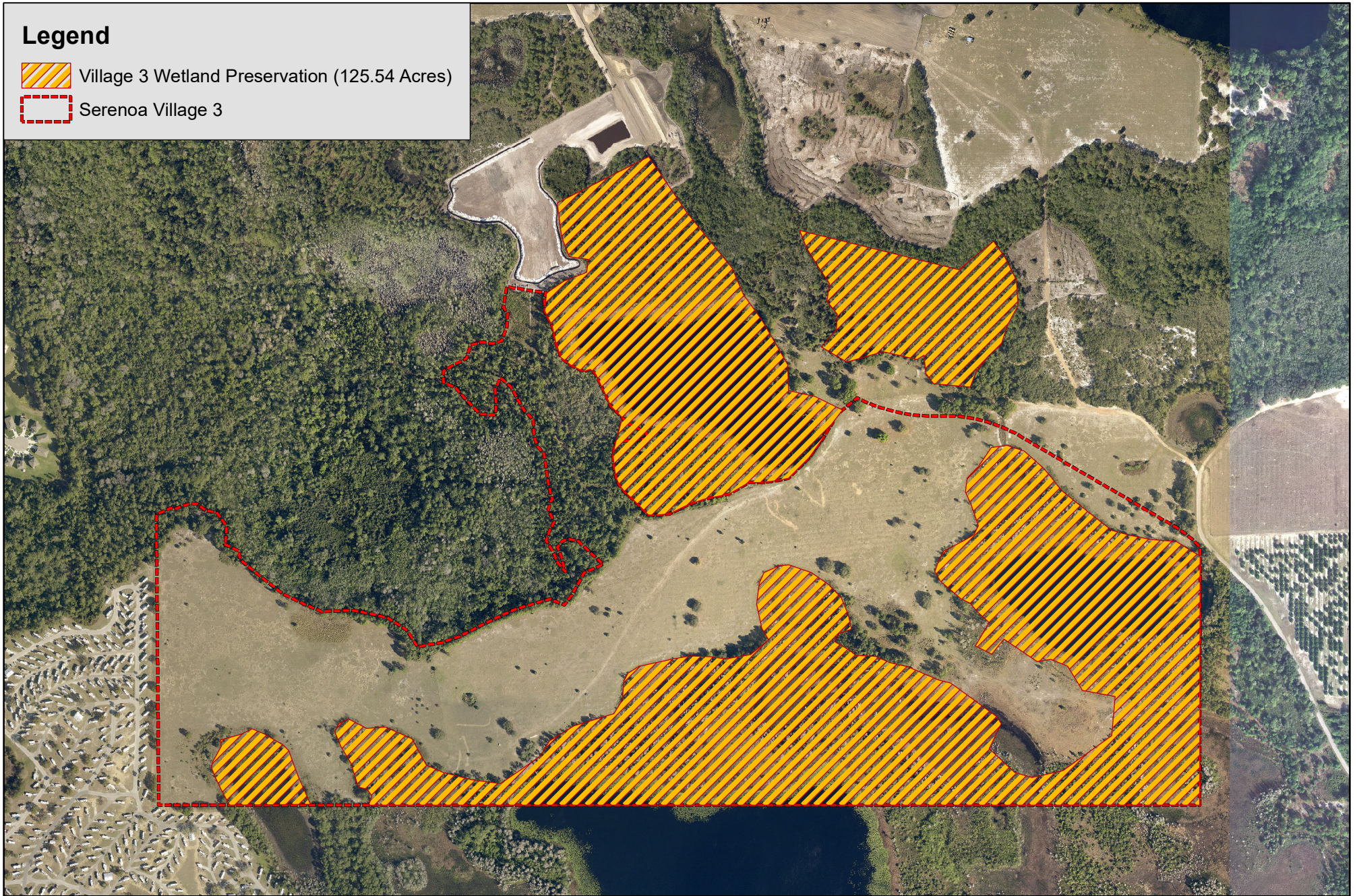
Billing Information: Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
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Phone: \_\_\_\_\_  
Cell: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Please check here if you prefer to receive a paper invoice**



**Legend**

-  Village 3 Wetland Preservation (125.54 Acres)
-  Serenoa Village 3



**Bio-Tech Consulting, Inc.**  
**General Contract Conditions**

**SECTION 1: RESPONSIBILITIES**

1.1 Bio-Tech Consulting, Inc. heretofore referred to as the “Consultant” has the responsibility for providing the services described under the “Scope of Services” section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner.

1.2 The “Client”, or a duly authorized representative, is responsible for providing the Consultant with a clear understanding of the project nature and scope. The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

**SECTION 2: STANDARD OF CARE**

2.1 Services performed by the Consultant under this Agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant’s profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.

2.2 The Client recognizes that conditions may vary from those observed at locations where observations and analysis has occurred, and that site conditions may change with time. Data, Interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of service. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties’ interpretations or use of the information developed.

**SECTION 3: SITE ACCESS AND SITE CONDITIONS**

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for the Consultant to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

**SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL**

4.1 Any samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 The Consultant will dispose of or return to Client all remaining samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client’s expense upon Client’s prior written request.





## **SECTION 5: BILLING AND PAYMENT**

5.1 Consultant will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classification.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one percent (1%) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If the Consultant incurs any expenses to collect overdue billing on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

## **SECTION 6: OWNERSHIP OF DOCUMENTS**

6.1 All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Consultant, as instruments of service, shall remain the property of the Consultant.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 The Consultant will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

## **SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS**

7.1 Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials will include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. Consultant and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosure made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility



to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

#### **SECTION 8: RISK ALLOCATION**

8.1 Unless a Client specific certificate of liability insurance is requested at time of proposal acceptance, Client agrees that Consultant's liability for any damage on account of any error, omission or other professional negligence will be limited to a maximum of \$10,000.

#### **SECTION 9: INSURANCE**

9.1 The Consultant represents and warrants that it and its agents, staff and Consultants employed by it, is and are protected by or exempt from worker's compensation insurance and that Consultant has such coverage under public liability and property damage insurance policies which the Consultant deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Consultant agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by Consultant, its agents, staff, and consultants employed by it. The Consultant shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save consultant harmless for loss, damage or liability arising from acts by client, client's agent, staff, and other consultants employed by Client.

#### **SECTION 10: DISPUTE RESOLUTION**

10.1 All claims, disputes, and other matters in controversy between Consultant and Client arising out of or in any way related to this Agreement will be submitted to 'alternative dispute resolution' (ADR) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law.

10.2 If a dispute at law arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then: (a) the claim will be brought and tried in judicial jurisdiction of the court of the county where Consultant's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees, and other claim related expenses.



**SECTION 11: TERMINATION**

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed pursuant to this agreement through the date of termination.

11.2 In the event of termination or suspension for more than (3) three months, prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as are necessary to complete his files and also complete a report on the services performed to the date of notice of termination or suspension. The Consultant shall be entitled to payment for services for said completion, including all direct costs associated in completing such analyses, records and reports.

**SECTION 12: ASSIGNS**

12.1 Neither the Client nor the Consultant may delegate, assign, sublet or transfer his duties or interest in this Agreement without the written consent of the other party.

**SECTION 13: GOVERNING LAW AND SURVIVAL**

13.1 The laws of the State of Florida will govern the validity of these terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.



# EXHIBIT 8





DE PRESSURE WASHING & HOME SERVICES, LLC

# ESTIMATE

# EST-001539

Estimate Date: Jul 18, 2023

Expiry Date: Aug 01, 2023

**FROM:**

**DE Pressure Washing & Home Services, LLC**

License: 2100004188

Email: [depressurewashing4u@gmail.com](mailto:depressurewashing4u@gmail.com)

Phone: (352) 973-1193

**TO:**

**Vesta Property Services**

Attn: Shirley Conley

250 International Parkway

208

Lake Mary, FL, 32746

Phone: (321) 263-0132

**JOB LOCATION:**

17555 Sawgrass Bay Boulevard

Clermont, FL, 34714

**JOB:**

Pressure Washing

#	Services	Qty	Price	Discount	Total
1	HOA Sidewalks & Curbing-as per map sent 3 Step Process for Cleaning Concrete 1. Remove debris & Pre treatment placed to soften algae (Bleach Based Commercial Grade Solution + Commercial Grade soapy detergent) 2. Surface Clean and Pressure Wash to remove dirt, algae, grime, mold, mildew 3. Post treatment with commercial grade algaecide to eliminate any remaining algae spores in concrete This process will provide you with a very thorough and Longer Lasting Clean!	1.00	\$1,575.00	\$0.00	\$1,575.00
2	HOA Entrance Signage/Monuments Algaecide applied to soften algae, dirt, debris and grime Low pressure and pressure washing to clean according to material.	1.00	\$500.00	\$0.00	\$500.00
3	Fence cleaning-INTERIOR/EXTERIOR	1.00	\$1,500.00	\$0.00	\$1,500.00
4	Fire Hydrant Meter through City of Clermont I left you a voicemail regarding the water-do you have water available on site? This may need to be updated to reflect a fee for hydrant use. Please call me to discuss 352.973.1193	1.00	\$0.00	\$0.00	\$0.00



Subtotal \$3,575.00

**Grand Total (\$)** \$3,575.00

### Accepted payment methods

Credit Card, Check, Cash, PayPal, Venmo, Zelle, Cash App

### Message

We would love the opportunity to earn your business! Check us out on Google & read our 5 Star Reviews! We strive to provide Top Quality Service & 100% Customer Satisfaction to all of our customers! We are a company that strives for excellent service and Quality with attention to detail. WE ARE FULLY INSURED & EXPERIENCED!

### Terms

I understand this is an estimate only-Final Cost to be determined in person with owner present once property has been visited by DE Pressure Washing LLC.

\*FORM MUST BE SIGNED IN ORDER TO SCHEDULE\* \*3.5% Credit Card Processing Fee\*

Payment is due upon completion of job. If owner is not present, payment must be received at start of job. Credit/Debit Cards will incur 3.5% merchant fee. CASH/CHECKS WELCOMED/NO FEES.

Do NOT use Pay Pal Credit Card as a form of payment-Venmo accepted without a processing fee to DEpressurewashing

Please have all windows and doors shut tightly. Please ensure you shut off all outside electrical outlets and fixtures at breaker box prior to arrival. Please remove any and all light sets, any light sets or signage not removed whether they are indoor or outdoor rated, we will not be held responsible for replacement, repair, or liability. Please clear the work areas of all items and remove all sensitive materials from the areas being washed including BUT NOT LIMITED TO lights, windchimes, signage, flags, doormats, vehicles, ETC.

Please avoid using water during cleaning service to ensure no loss of pressure or volume.

While the company has implemented procedures and processes to cover electrical outlets, we suggest the client shut off power to all exterior outlets that are not covered with exterior covers. Removing window screens is optional and will allow the company to thoroughly clean window frames. DE Pressure Washing assumes no responsibility for torn, fragile, ripped, damaged screens which are assessed prior to cleaning.

Water intrusion around windows, door frames, sliding doors, etc. is possible. We lower pressure around these areas however there is potential for water to intrude. Be sure to check all window sills and inside of doors.

Recommend to place towels or dry once we have completed cleaning to avoid damage or slip and fall.

By accepting this estimate, the client agrees to all the terms and conditions in this agreement. You authorize DE Pressure Washing to do the work as specified on the estimate. You release our company from property damage unless negligence or willful misconducts cause it. DE Pressure Washing is not responsible for damage to loose siding, paint, change of paint color due to pigment in paint, wood, trim or windows that was previously noted as damage or found during the pre-inspection walk through. Actual measurements and conditions of job may alter pricing. Customer's water supply will be utilized for the above services.

\*\*Customer will remove any and all items that are on the surface that is to be cleaned, including but not limited to furniture, wind chimes, chairs, tables, BBQ Grills/tools, door mats, TV's, cameras, games, cords, shoes, dog bowls, etc. There will be an additional fee applied if the items are not moved or the job will be rescheduled.

DE Pressure Washing cannot be held reliable should anything be damaged during removal of items if requested by customer.

Commercial grade degreaser is used on oil stains, we can not guarantee 100% removal of all staining.

Agreeing to this estimate also allows DE Pressure Washing & Home Services, LLC to use photos for marketing purposes, but will never be sold, or include a name or address. If you wish to not allow this, please let us know upon agreeing to all other terms of this estimate.

If non payment is taken to small claims court, customer will pay all fees for court expenses.



Accepting this estimate acts as a signature accepting all terms and conditions. \$40 Fee on any returned checks.  
\*Due to our quotes being performed online vs. in person-some fees may be higher. This will be discussed with home owner prior to starting. This variance could be due to the amount of algae/debris/etc. Thank you for your understanding that additional fees may be added.

No refunds will be given for services or materials purchased after customer agrees to the Terms & Conditions listed above.

**THANK YOU FOR YOUR BUSINESS!**

Please call 352.973.1193 should you have any questions!

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Business powered by [Markate.com](https://www.markate.com)



# Fireman Toms Pressure Washing co.

704 Kissimmee pl.  
Winter Springs, FL 32708 US  
(407) 459-2032  
firemantomspw@gmail.com



## Estimate

ADDRESS  
DPFG  
Avalon Groves  
Clermont, FL

ESTIMATE 230329-01  
DATE 03/29/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Chemically treat, and pressure wash 8 large columns, 16 medium columns, and 16 smaller columns.	1	1,200.00	1,200.00
	Sales	Chemically treat and pressure wash both sides of the fences running parallel with sawgrass bay blvd, as shown in the highlighted map attached with the proposal in the email(does not include the sections going into the entrances of the subdivisions).	1	400.00	400.00

All areas are chemically washed and pressure cleaned. We use various cleaning techniques, different levels of pressure, and different strengths of an algacide solution, to maximize the cleaning while protecting the various surfaces and plant life. The purpose is to remove algae, dirt, mold, mildew, bugs, nests, and debris.

TOTAL

**\$1,600.00**

- The procedure followed and solution used is the established guidelines set forth by The Painting and Decorators Contractors of America Association. We will pressure wash the surfaces using tanked water.

Water will be provided by Fireman Tom's Pressure Washing.

Accepted By

Accepted Date





# Fireman Toms Pressure Washing co.

704 Kissimmee pl.  
 Winter Springs, FL 32708 US  
 (407) 459-2032  
 firemantomspw@gmail.com



## Estimate

ADDRESS  
 DPGF  
 Avalon Groves  
 Clermont, FL

ESTIMATE 230526-01  
 DATE 05/26/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Pressure wash with surface cleaners, the sidewalks that are highlighted in red on the provided map, followed by an algacide post treatment.	2,880	0.12	345.60
	Sales	Pressure wash with surface cleaners, the sidewalks that are highlighted in blue, on the provided map, followed by an algacide post treatment.	6,100	0.12	732.00
	Sales	Pressure wash with surface cleaners, the sidewalks that are highlighted in green, on the provided map, followed by an algacide post treatment.	3,925	0.12	471.00

All areas are chemically washed and pressure cleaned. We use various cleaning techniques, different levels of pressure, and different strengths of an algacide solution, to maximize the cleaning while protecting the various surfaces and plant life. The purpose is to remove algae, dirt, mold, mildew, bugs, nests, and debris.

TOTAL

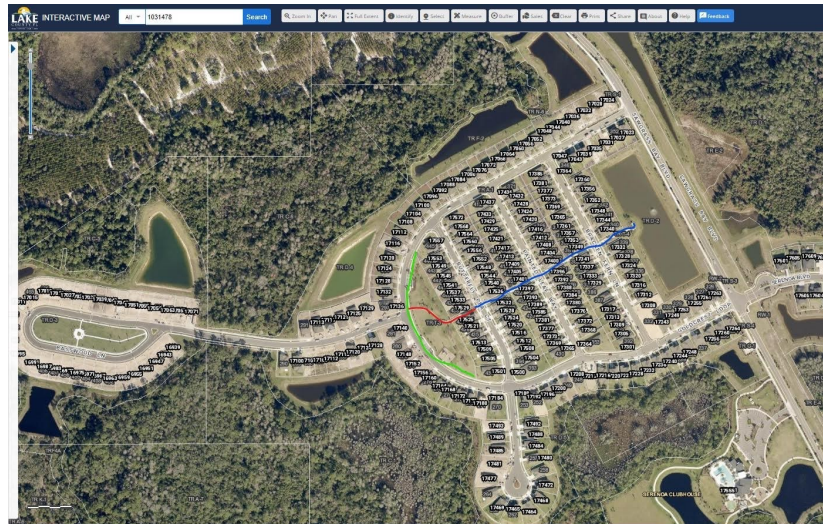
**\$1,548.60**

- The procedure followed and solution used is the established guidelines set forth by The Painting and Decorators Contractors of America Association. We will pressure wash the surfaces using tanked water.

Water will be provided by Fireman Tom's Pressure Washing.

Accepted By

Accepted Date





Licensee: RST Home Services LLC

**(352) 432-3656**

**Guaranteed Satisfaction!**

The confidence you have placed in us is appreciated. We stand behind our workmanship. If you see a mistake in our cleaning, we will happily come back and fix it for free. We strive to maintain the highest quality service at the best possible price. Your satisfaction is our goal. Please contact us if you have comments or suggestions about our service. The highest compliment we are paid is the referral of your friends. Thank you.

**FREE ESTIMATE**

**GOOD FOR 90 DAYS**

Estimate Date: 7/20/2023

Prepared By \_\_\_\_\_

**Customer/Contact** \_\_\_\_\_  
**Address** Avalon Groves CDD  
250 International Parkway, Suite 208  
Lake Mary, FL, 32746

**Company** Avalon Groves CDD  
**Contact** Shirley Conley  
**Phone** (321) 263-0132 x749Shirle  
**Email** sconley@vestapropertyservices.com

**Job Description:** Pressure wash highlighted sidewalks noted on map provided  
 Pressure wash highlighted monuments noted on map provided  
 Pressure wash front and back of highlighted fence noted on map provided

50% deposit required to schedule. Remaining 50% due within 30 days of completion. After 30 days subject to late fees.

**Job Address:** Avalon Groves CDD  
 17555 Sawgrass Bay Blvd.  
 Clermont, FL 34714

**Scheduled For:** \_\_\_\_\_ **Quoted By:** \_\_\_\_\_ **Quote Date:** 07/20/2023

Quantity	Description	Unit Price	Qty Total
1	PWS - Pressure Washing Select Sidewalks	\$2,250.00	\$2,250.00
1	PWS - Pressure Washing Monuments	\$650.00	\$650.00
1	PWS - Pressure Washing Front and Back of Fence	\$600.00	\$600.00
Sub-Total			\$3,500.00
Tax 0.00%			\$0.00
Total			\$3,500.00



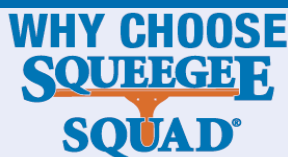
- **LIMITATION OF LIABILITY:** We are not responsible for etching, fogging or other damage caused by chemicals used at the customer's request. We are not responsible for any scratches on tempered or heat strengthened glass windows. We are not responsible for any damage to tint film that has been applied to any windows.
- We will use ordinary care in performing all work, but we are not liable for incidental or consequential damages, or for injuries to persons or damage to property except those directly caused by negligent acts of our employees. We are not responsible for any damage to customer property caused by a pre-existing condition that manifests during ordinary service practices.
- Customers are encouraged to move any property from their windows. If the customer requests that we move any property to access a window, we will not be liable for any damage done during the moving process. We are not responsible for damaging any removable grids that may have pre-existing conditions, or have become brittle due to exposure to the elements. We are not responsible for mold, rust, or other problems that may occur after pressure/soft wash.
- **PAYMENT AND PAST DUE ACCOUNTS:** Unless previously arranged, payment is due upon completion of work. A monthly finance charge equal to 18% per year or the highest rate allowable under applicable law (whichever is less) may be levied on customer's account if delinquent over 30 days. Any costs, including attorneys' fees and litigation expenses, in collecting amounts past due shall be paid for by customer. By hiring us you agree to these terms.



## Glass Safe™ - Our Cleaning Process

Squeegee Squad window cleaning technicians are trained to clean windows according to glass industry recommendations. Read more about our Glass Safe™ window cleaning methods on backside.

### FRANCHISES AVAILABLE NATIONWIDE!



1. Fully insured company, with Squeegee Squad employees thoroughly trained by owners and management.
2. Experienced crew, always in uniform, cleaning windows since 1999!
3. Fast, efficient workers maintaining focus on quality service and protection inside and outside of your home.
4. Safety training implemented with our staff regularly.
5. Employee background checks mandated during employee hiring process.
6. Consistently given 5-star online reviews - we get the BEST ratings in the industry!



## ROUTINE WINDOW CLEANING METHODS

Squeegee Squad window cleaners will use safe routine window glass cleaning methods as defined by and approved by the glass industry according to the GANA/IWCA Bulletin 01-0116 Proper Procedures for Cleaning Architectural Glass Products. Routine window glass cleaning includes the use of tools and mild detergents such as: soft cloths, strip washers, squeegees, non-abrasive pads, water-fed poles, and mild detergents.



- Routine cleaning methods will remove normal dirt and debris that can adhere between frequent window cleaning services.
- Routine cleaning methods may not remove all stains and weathering that can occur due to infrequent cleaning or when windows are improperly protected during construction or remodeling such as: hard water, artillery fungus spores, sap, tar, paint, adhesives, varnish, mortar, silicone, and more.

## NON-ROUTINE GLASS RESTORATION

In the event there are stubborn stains or construction debris on your windows that can not be removed with routine methods, Squeegee Squad will educate and inform you of non-routine restoration options to remove things like hard water, artillery fungus spores, sap, tar, paint, adhesives, varnish, mortar, silicone, etc.



Window Restoration using non-routine cleaning methods will only be performed after the homeowner or client has read an important disclosure and understands the options, limitations, and risks involved in using tools like: metal razor blades, acids, abrasives, polishing compounds, and more.

Squeegee Squad will not use non-routine glass cleaning methods without your consent. Additional charges may be proposed if it is determined that non-routine methods are necessary and the scope of the job is affected.

## HOW TO PREPARE FOR YOUR WINDOW CLEANING

### CHECKLIST/NOTICE OF RESPONSIBILITIES

- Feel free to pull all blinds into the open (up) position. We will not take responsibility for any aged or broken blinds.
- Please take note of and inform our crew if you have any windows with tint film applied, broken blinds, cracked glass, torn screens, brittle removable grids, scratched glass, or any other areas that may require extra care.
- Our crew will move most furniture and put it back into the original position with the exception of pianos, or any other large objects that would require expert moving experience to move. Please clear away any knick knacks in your window sills.
- Be ready to pay by check, cash or credit card at the completion of your service.



15390 County Road 565A Suite F

Florida

Groveland, FL, 34736

Phone: (352) 432-3656

Email: [information@squeegeesquad.com](mailto:information@squeegeesquad.com)

[www.SqueegeeSquad.com](http://www.SqueegeeSquad.com)  
Check out SqueegeeSquad on Facebook!



# SQUEEGEE SQUAD®

## Our Services



### Residential Window Cleaning

Squeegee Squad crew members are clean-cut, friendly, uniformed, and trained in the art of professionally serving homeowners. Great care is observed inside and outside of your house and property. As with all of our services, a free estimate for your window cleaning is only a phone call away.



### Commercial Window Cleaning

Commercial window cleaning clients include insurance companies, universities, banks, medical device manufacturers, government facilities, and more. Our clients appreciate our personal approach to providing great customer service in commercial window cleaning applications.



### Pressure Washing and Soft Washing

Dirt, mold, mildew, cobwebs and other organic stains are an unsightly addition to your home, driveway, pool enclosure or patio. Squeegee Squad can renew the appearance of these surfaces. The correct training and use of low-pressure nozzles help to prevent damage to more delicate surfaces such as stucco and painted surfaces.



### Soft Wash Roof Cleaning

Do you have those black ugly streaks on your roof? Did you know that those ugly black strips are doing more harm than just looking bad? These black streaks are what is called gloeocapsa magma, which is an air borne algae that clings to your roof, slowly eating away at your roof, dramatically shortening the life of you roof if left untreated. Our soft washing process for cleaning roofs can help make your roof look new again and extend the life of your roof by stopping the harmful effects of the algae that causes the ugly black streaks.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/06/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Erb&Young Insurance Inc. PO BOX 493340  Leesburg FL 34749		<b>CONTACT NAME:</b> Christina Turngren <b>PHONE (A/C No. Ext):</b> (321) 234-1690 <b>E-MAIL ADDRESS:</b> clservice@erbandyoung.com <b>FAX (A/C, No):</b> (888) 854-2596	
<b>INSURED</b> RST HOME SERVICES LLC DBA SQUEEGEE SQUAD 15390 County Road 565A Ste F  Groveland FL 34736-8237		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> The Ohio Casualty Insurance Company <b>INSURER B:</b> AmGUARD Insurance Company <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 24074 42390	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BLO56764781	07/06/2023	07/06/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			RSAU439732	07/06/2023	07/06/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A <b>(Mandatory in NH)</b> If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Inland Marine			BMO56667956	06/20/2023	06/20/2024	Contractors Equip. 41,562

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

MASTER COPY

**CERTIFICATE HOLDER****CANCELLATION**

RST HOME SERVICES LLC DBA SQUEEGEE SQUAD 15390 County Road 565A Ste F  Groveland FL 34736-8237	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/6/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Foundation Risk Partners Corp 147 Avenue C SW Suite 101 Winter Haven FL 33880	<b>CONTACT NAME:</b> _____	
	<b>PHONE (A/C, No, Ext):</b> _____	<b>FAX (A/C, No):</b> _____
<b>E-MAIL ADDRESS:</b> _____		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A :</b> Bridgefield Casualty Insurance Company		10335
<b>INSURED</b> Certipay PEO Solutions, Inc et al 130 Bates Avenue SW Suite 101 Winter Haven FL 33880	<b>INSURER B :</b> _____	
	<b>INSURER C :</b> _____	
	<b>INSURER D :</b> _____	
	<b>INSURER E :</b> _____	
	<b>INSURER F :</b> _____	

**COVERAGES**

CERTIFICATE NUMBER: 2146900028

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR _____ GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: _____						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ _____ \$	
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ _____ \$	
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED _____ RETENTION \$ _____						EACH OCCURRENCE \$ AGGREGATE \$ _____ \$	
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <b>(Mandatory in NH)</b> If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	196-21609	7/1/2022	7/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage is provided only for those employees leased to but not sub-contractors of RST Home Services, LLC. Coverage start date: 01/01/2017

WC Blanket Waiver of Subrogation is included only when required by written contract.

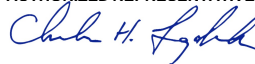
Coverage is provided only for those employees leased to but not sub-contractors of RST Home Services, LLC. Coverage start date: 01/01/2017;

**CERTIFICATE HOLDER****CANCELLATION**

RST Home Services dba/Squeegee Squad  
 15390 CR 565A  
 Ste. F  
 Groveland FL 34736  
 USA

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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**WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT**

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

\*Blanket Waiver of Subrogation Applies\*

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

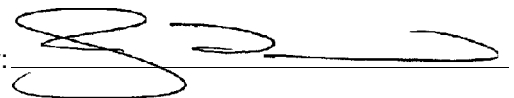
Date Prepared: May 28, 2021

Carrier: Bridgefield Casualty Insurance Company

Effective Date of Endorsement: July 1, 2021

Policy Number: 196-21609

Countersigned by:

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line and a small flourish at the end.

Insured: CertiPay PEO Solutions, Inc.

**WC 00 03 13** (Ed. 4-84)





**CONTINUATION CERTIFICATE**

Tuesday, June 13, 2023

BOND NUMBER	BOND DESCRIPTION	BOND AMOUNT	EFFECTIVE DATE	EXPIRATION DATE
100501116	FL / Business Service Bond (6-10 Employees)	\$10,000.00	7/22/2023	7/22/2024

**Principal:**

RST Home Services, LLC DBA Squeegee Squad

THIS BOND CONTINUES IN FORCE TO THE ABOVE EXPIRATION DATE CONDITIONED AND PROVIDED THAT THE LOSSES OR RECOVERIES IN IT AND ALL ENDORSEMENTS SHALL NEVER EXCEED THE PENALTY SET FORTH IN THE BOND AND WHETHER THE LOSSES OR RECOVERIES ARE WITHIN THE FIRST AND/OR SUBSEQUENT OR WITHIN ANY EXTENSION OR RENEWAL PERIOD, PRESENT, PAST OR FUTURE. ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

Signed and dated this 13 day of June, 2023.



AMERICAN CONTRACTORS INDEMNITY COMPANY

A handwritten signature in black ink, appearing to read "Joshua Kayser".

Joshua Kayser, Attorney in Fact

**Agent:**

BROOKLYN VENTURES, LLC  
3514 INTERSTATE 70 DRIVE SE, STE 102  
COLUMBIA, MO 65201



# Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>RST Home Services LLC</b>		
	2 Business name/disregarded entity name, if different from above <b>Squeegee Squad</b>		
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.		
	<input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate		
	<input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ <u>        </u> \$ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.		
	<input type="checkbox"/> Other (see instructions) ▶		
	5 Address (number, street, and apt. or suite no.) See instructions. <b>15390 CR 565A Suite F</b>		Requester's name and address (optional)
6 City, state, and ZIP code <b>Groveland, FL 34736</b>			
7 List account number(s) here (optional)			

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>									
<b>or</b>									
<b>Employer identification number</b>									
4	5		2	3	8	0	2	6	8

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶ <u>12/12/19</u>
------------------	----------------------------	------------------------

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

# ESTIMATE

Unashamed Pressure Washing LLC

12930 Gleason way  
Clermont, FL 34711

## BILL TO

Avalon Groves

ESTIMATE #

131

ESTIMATE DATE

07/23/2023

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Pressure Wash Sidewalks Softwash- Moments And Fence all cleaning includes Organic Treatment.  Note if water not supplied additional cost 850\$	4,800.00	4,800.00
		<b>TOTAL</b>	<b>\$4,800.00</b>



*Thank you*

### TERMS & CONDITIONS

Does not include irrigation stain removal or rust.  
Additional Chemicals needed it requires up charge.



# EXHIBIT 9



**RESOLUTION 2023-12**

**[RESTATED RESOLUTION APPROVING A PROPOSED BUDGET AND SETTING PUBLIC HEARING]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT RESTATING RESOLUTION 2023-10 APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Avalon Groves Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 24, 2023

HOUR: 1:00 p.m.

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

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lake County at least 60 days prior to the hearing set above.



**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

**PASSED AND ADOPTED** this 27th day of July, 2023.

ATTEST:

**AVALON GROVES COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



# EXHIBIT 10



**RESOLUTION 2023-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2023-2024; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Avalon Groves Community Development District ("**District**") was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2023-2024 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2023-2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

ATTEST:

**AVALON GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2023-2024 Annual Meeting Schedule





**Exhibit A**

**BOARD OF SUPERVISORS MEETING DATES  
AVALON GROVES  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023-2024**

The Board of Supervisors of the Avalon Groves Community Development District will hold their regular meetings for Fiscal Year 2023-2024 at the Avalon Groves Amenity Center, located at 17555 Sawgrass Bay Boulevard, Clermont, Florida 34714, at **10:00 a.m.**, unless otherwise indicated as follows:

October 26, 2023  
**November 23, 2023 – Thanksgiving - need alternate date**  
December 28, 2023  
January 25, 2024  
February 22, 2024  
March 28, 2024  
**April 25, 2024 (plan for Budget Workshop)**  
**May 23, 2024 (proposed budget to be approved)**  
June 27, 2024  
July 25, 2024  
**August 22, 2024 (Include Budget PH)**  
September 26, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132 (“District Office”).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



## FY 2023-2024 Meeting Schedule Dates

### FIRST

Monday	Tuesday	Wednesday	Thursday	Friday
October 2, 2023	October 3, 2023	October 4, 2023	October 5, 2023	October 6, 2023
November 6, 2023	November 7, 2023	November 1, 2023	November 2, 2023	November 3, 2023
December 4, 2023	December 5, 2023	December 6, 2023	December 7, 2023	December 1, 2023
January 1, 2024	January 2, 2024	January 3, 2024	January 4, 2024	January 5, 2024
February 5, 2024	February 6, 2024	February 7, 2024	February 1, 2024	February 2, 2024
March 4, 2024	March 5, 2024	March 6, 2024	March 7, 2024	March 1, 2024
April 1, 2024	April 2, 2024	April 3, 2024	April 4, 2024	April 5, 2024
May 6, 2024	May 7, 2024	May 1, 2024	May 2, 2024	May 3, 2024
June 3, 2024	June 4, 2024	June 5, 2024	June 6, 2024	June 7, 2024
July 1, 2024	July 2, 2024	July 3, 2024	July 4, 2024	July 5, 2024
August 5, 2024	August 6, 2024	August 7, 2024	August 1, 2024	August 2, 2024
September 2, 2024	September 3, 2024	September 4, 2024	September 5, 2024	September 6, 2024

### SECOND

Monday	Tuesday	Wednesday	Thursday	Friday
October 9, 2023	October 10, 2023	October 11, 2023	October 12, 2023	October 13, 2023
November 13, 2023	November 14, 2023	November 8, 2023	November 9, 2023	November 10, 2023
December 11, 2023	December 12, 2023	December 13, 2023	December 14, 2023	December 8, 2023
January 8, 2024	January 9, 2024	January 10, 2024	January 11, 2024	January 12, 2024
February 12, 2024	February 13, 2024	February 14, 2024	February 8, 2024	February 9, 2024
March 11, 2024	March 12, 2024	March 13, 2024	March 14, 2024	March 8, 2024
April 8, 2024	April 9, 2024	April 10, 2024	April 11, 2024	April 12, 2024
May 13, 2024	May 14, 2024	May 8, 2024	May 9, 2024	May 10, 2024
June 10, 2024	June 11, 2024	June 12, 2024	June 13, 2024	June 14, 2024
July 8, 2024	July 9, 2024	July 10, 2024	July 11, 2024	July 12, 2024
August 12, 2024	August 13, 2024	August 14, 2024	August 8, 2024	August 9, 2024
September 9, 2024	September 10, 2024	September 11, 2024	September 12, 2024	September 13, 2024

### THIRD

Monday	Tuesday	Wednesday	Thursday	Friday
October 16, 2023	October 17, 2023	October 18, 2023	October 19, 2023	October 20, 2023
November 20, 2023	November 21, 2023	November 15, 2023	November 16, 2023	November 17, 2023
December 18, 2023	December 19, 2023	December 20, 2023	December 21, 2023	December 15, 2023
January 15, 2024	January 16, 2024	January 17, 2024	January 18, 2024	January 19, 2024
February 19, 2024	February 20, 2024	February 21, 2024	February 15, 2024	February 16, 2024
March 18, 2024	March 19, 2024	March 20, 2024	March 21, 2024	March 15, 2024
April 15, 2024	April 16, 2024	April 17, 2024	April 18, 2024	April 19, 2024
May 20, 2024	May 21, 2024	May 15, 2024	May 16, 2024	May 17, 2024
June 17, 2024	June 18, 2024	June 19, 2024	June 20, 2024	June 21, 2024
July 15, 2024	July 16, 2024	July 17, 2024	July 18, 2024	July 19, 2024
August 19, 2024	August 20, 2024	August 21, 2024	August 15, 2024	August 16, 2024
September 16, 2024	September 17, 2024	September 18, 2024	September 19, 2024	September 20, 2024

### FOURTH

Monday	Tuesday	Wednesday	Thursday	Friday
October 23, 2023	October 24, 2023	October 25, 2023	October 26, 2023	October 27, 2023
November 27, 2023	November 28, 2023	November 22, 2023	November 23, 2023	November 24, 2023
December 25, 2023	December 26, 2023	December 27, 2023	December 28, 2023	December 22, 2023
January 22, 2024	January 23, 2024	January 24, 2024	January 25, 2024	January 26, 2024
February 26, 2024	February 27, 2024	February 28, 2024	February 22, 2024	February 23, 2024
March 25, 2024	March 26, 2024	March 27, 2024	March 28, 2024	March 22, 2024
April 22, 2024	April 23, 2024	April 24, 2024	April 25, 2024	April 26, 2024
May 27, 2024	May 28, 2024	May 22, 2024	May 23, 2024	May 24, 2024
June 24, 2024	June 25, 2024	June 26, 2024	June 27, 2024	June 28, 2024
July 22, 2024	July 23, 2024	July 24, 2024	July 25, 2024	July 26, 2024
August 26, 2024	August 27, 2024	August 28, 2024	August 22, 2024	August 23, 2024
September 23, 2024	September 24, 2024	September 25, 2024	September 26, 2024	September 27, 2024



# EXHIBIT 11



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, June 22, 2023 at 1:01 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, who was facilitating on behalf of Mr. Darin, called the meeting to order and  
9 conducted roll call.

10 Present and constituting a quorum were:

11 Candice Smith (S5) <i>(via phone)</i>	Board Supervisor, Chairwoman
12 William Tyler Flint (S4)	Board Supervisor, Vice Chairman
13 Bill Fife (S1)	Board Supervisor, Assistant Secretary
14 Greg Meath (S2)	Board Supervisor, Assistant Secretary
15 Michael Aube (S3)	Board Supervisor, Assistant Secretary

16 Also present were:

17 David McInnes	Vesta District Services
18 Jere Earlywine <i>(via phone)</i>	District Counsel, Kutak Rock LLP
19 Greg Woodcock <i>(via phone)</i>	District Engineer, Stantec
20 Dana Bryant	Yellowstone
21 Timothy Quinlan	Evergreen Lifestyles Management (Serenoa POA)
22 Thomas Prince	Leland Management (Palms at Serenoa HOA)

23 *The following is a summary of the actions taken at the June 22, 2023 Avalon Groves CDD Board*  
24 *of Supervisors Regular Meeting.*

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

27 There being none, the next item followed.

28 **THIRD ORDER OF BUSINESS – Staff Reports**

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

30 1. Edgemont

31 a. Exhibit 1: Consideration and Ratification of the Edgemont Plat  
32 Conveyance

33 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board  
34 approved the Edgemont Plat conveyance and authorized the Chair or Vice Chair to execute on  
35 behalf of the Avalon Groves Community Development District.

36 b. Exhibit 2: Consideration and Ratification of the Conservation  
37 Restrictive Covenant Joinder Request (Tract E)

38 On a MOTION by Mr. Fife, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
39 ratified the acceptance of the conservation restrictive covenant joinder request (Tract E), for the  
40 Avalon Groves Community Development District.

41 c. Exhibit 3: Consideration of Acquisition of Improvements and  
42 Work Product for Edgemont – *to be Distributed*

43 This item was deferred to the next meeting.

44 d. Exhibit 4: Consideration of Special Warranty Deed – *to be*  
45 *Distributed*

46 This item was deferred to the next meeting.

47 e. Exhibit 5: Consideration of Easement Agreement – *to be*  
48 *Distributed*

49 This item was deferred to the next meeting.

50 2. Commercial Intersection

51 a. Exhibit 6: Consideration and Ratification of the Warranty Deed  
52 Conveying the Sanctuary-Sawgrass Bay Blvd Right of Way  
53 Extension to Lake County

54 On a MOTION by Mr. Flint, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board ratified  
55 the warranty deed conveying the Sanctuary-Sawgrass Bay Blvd. right of way extension to Lake  
56 County, for the Avalon Groves Community Development District.

57 b. Exhibit 7: Consideration and Ratification of the Sanctuary-  
58 Sawgrass Drainage Easement Agreement

59 On a MOTION by Mr. Meath, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board  
60 approved the Sanctuary-Sawgrass drainage easement agreement, for the Avalon Groves  
61 Community Development District.

62 3. Exhibit 8: Consideration and Ratification of the Warranty Deed Relating  
63 to Serenoa Apartment Village 4 – *to be Distributed*

64 On a MOTION by Mr. Flint, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board  
65 ratified the warranty deed relating to the Serenoa Apartment Village 4 in substantial form, for the  
66 Avalon Groves Community Development District.

67 B. District Engineer – *Greg Woodcock, Stantec*

68 C. District Manager – *David McInnes, Vesta District Services*

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

70 Mr. Bryant provided the Board with an update and answered Supervisor  
71 questions.

72 2. Aquatic Maintenance Report – *Steadfast Environmental*



73 A request was made for Steadfast to provide more specific comments in  
74 the report, e.g. expanding on the definition of “touch up.”

75 3. Exhibit 10: Mitigation Monitoring Reports – *Bio-Tech Consulting Inc.*

76 a. Permit #135777-5

77 b. Permit #135777-15

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

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

81 **FOURTH ORDER OF BUSINESS – Business Matters**

82 A. Exhibit 11: Consideration and Adoption of Resolution 2023-11, Appointing and  
83 Removing Secretary

84 On a MOTION by Mr. Flint, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
85 adopted Resolution 2023-11, appointing Mr. Darin and removing Mr. Krause as Secretary, for the  
86 Avalon Groves Community Development District.

87 B. Exhibit 12: Consideration of Stantec District Engineering Services Agreement  
88 Mr. Earlywine explained the agreement.

89 On a MOTION by Mr. Aube, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
90 approved the District Engineering Services agreement with Stantec in substantial form, for the  
91 Avalon Groves Community Development District.

92 C. Discussion Regarding Board Transition and New Board Supervisor CDD 101  
93 Workshop

94 The Board decided to schedule this workshop after the appointment of the new  
95 resident Supervisors.

96 D. Discussion on Authorizing District Engineer to Create an Ownership/Maintenance  
97 Map – NTE \$7,000.00

98 Ms. Smith advised that corrections are required in some area to ensure they are  
99 included as CDD property.

100 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board  
101 authorized the District Engineer to create an ownership/maintenance map in an amount not to  
102 exceed \$7,000.00, for the Avalon Groves Community Development District.

103 E. Exhibit 13: Discussion on Authorizing Staff to Proceed with Landscape  
104 Maintenance Request for Proposals (RFP)

105 The Board appointed Vice Chair Flint as the point person for staff to work with  
106 on this RFP. Contact information in the draft to be changed to Mr. Darin. The  
107 RFP is to be completed prior to the FY 2024 budget adoption.



108 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board  
109 approved the RFP for Landscape Maintenance Services in standard form, for the Avalon Groves  
110 Community Development District.

111 F. Exhibit 14: Consideration of Bi-Annual Fence/Monument and Sidewalk  
112 (Goldcrest Loop to Pond 28) Cleaning Proposals

113 1. Fireman Tom

114 2. Vice Painting

115 This item was deferred to the next meeting.

116 **FIFTH ORDER OF BUSINESS – Administrative Matters/Consent Agenda**

117 A. Exhibit 15: Consideration and Approval of the Minutes of the Board of  
118 Supervisors Regular Meeting Held April 27, 2023

119 B. Exhibit 16: Consideration and Acceptance of the May 2023 Unaudited Financial  
120 Report

121 C. Exhibit 17: Consideration and Acceptance of LLS Tax Solutions Arbitrage  
122 Report for Special Assessment Bonds Series 2017A-1 and Series 2017A-2  
123 Indicating No Cumulative Rebate Requirement Liability as of March 31, 2023

124 D. Exhibit 18: Consideration and Acceptance of Lake County Supervisor of Election  
125 Voter Count – 1,660

126 E. Exhibit 19: Ratification of the Amended License Agreement for Serenoa  
127 Property Owners Association’s Use of District Property (Village 1 Bulletin Board  
128 Installation and Maintenance)

129 On a MOTION by Mr. Aube, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
130 approved the Consent Agenda as presented – Items A-E, for the Avalon Groves Community  
131 Development District.

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

133 *(Limited to 3 minutes per individual for non-agenda items)*

134 There being none, the next item followed.

135 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

136 Ms. Smith addressed the Board regarding a drainage easement issue for Village 4 and  
137 requested approval for an easement agreement incorporating language similar to that of  
138 the Sanctuary-Sawgrass Drainage Easement Agreement (*Agenda item III.A.2.b*)  
139 previously ratified.

140 On a MOTION by Mr. Flint, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
141 approved the drainage easement agreement for Village 4, for the Avalon Groves Community  
142 Development District.



143 **EIGHTH ORDER OF BUSINESS – Action Items Summary**

144 Email with the action items summary to be sent to District Manager.

- 145 • Contact Supervisor Aube regarding:
  - 146 ○ Desire to have a better aquatic report (more precise wording of work performed
  - 147 and what may be needed
  - 148 ○ Project report update—hasn’t been done for a while and some additional ideas of
  - 149 what to include (monument power and lighting; solar lighting repair and
  - 150 replacement)
  - 151 ○ Cleanliness around mailbox area
- 152 • Obtain the hour fee rate sheet from the District Engineer and provide to Board—this was
- 153 missing in exhibit 12
- 154 • Speak with Jere regarding timing of RFP for Landscape Maintenance . The Board
- 155 designated Vice Chair Flint to be point person on this RFP. Corrections are needed on
- 156 the RFP—updating Kyle’s contact information instead of having Larry as the contact and
- 157 name is showing in address as DPFG instead of Vesta District Services. They want to
- 158 have the vendor chosen by time of FY 2024 budget adoption.
- 159 • FY 2024 budget adoption PH moved to the August 24<sup>th</sup> meeting
- 160 • Carry over to next meeting;
  - 161 ○ Agenda Items III.A.1.c-e
  - 162 ○ Agenda Item IV.F. to allow for an additional quote from Vice Painting

163 **NINTH ORDER OF BUSINESS – Next Meeting Quorum Check**

164 *Confirmation of Quorum for Next Meeting Scheduled for 1 p.m. on July 27, 2023 at the Avalon*  
165 *Groves Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)*

166 With the exception of Ms. Smith and Mr. Fife, all Supervisors confirmed their intent to  
167 attend the next meeting in person.

168 Prior to Adjournment, the Board discussed moving the Public Hearing for the FY 2024  
169 Budget from the July 27 meeting to the August 24 meeting due to the RFP for Landscape  
170 Maintenance.

171 On a MOTION by Mr. Flint, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board  
172 approved moving the FY 2024 Budget and Assessment Public Hearing to the August 24, 2023  
173 meeting, for the Avalon Groves Community Development District.

174 **TENTH ORDER OF BUSINESS – Adjournment**

175 On a MOTION by Mr. Fife, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
176 adjourned the meeting at 2:28 p.m., for the Avalon Groves Community Development District.

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





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

182

183

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

184 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman



# EXHIBIT 12



# Avalon Groves Community Development District

Summary Financial Statements  
(Unaudited)

Period Ending  
June 30, 2023



**Avalon Groves Community Development District**  
**Balance Sheet**  
**Unaudited**  
**June 30, 2023**

	<b>GENERAL FUND</b>	<b>2017 (AA1)</b>	<b>2017A-1 (AA2)</b>	<b>2017A-2 (AA2)</b>	<b>2019</b>	<b>2021 AA3</b>	<b>2021 AA1</b>	<b>2022 AA4</b>	<b>Const &amp; Acq</b>	<b>TOTAL</b>
<b>ASSETS:</b>										
CASH	\$ 1,093,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ 1,093,078
INVESTMENTS:										
REVENUE FUND	-	44	-	1	-	201	17	-	-	264
CAP INTEREST	-	91	283	0	98	149	83	67	-	772
DS RESERVE	-	181,701	537,778	-	106,523	170,336	97,717	33,126	-	1,127,180
COST OF ISSUANCE	-	-	-	-	13,608	13,392	1,164	(1)	-	28,163
PREPAYMENT ACCOUNT	-	4,042	3,125	0	1,309	129	-	-	-	8,604
SINK FUND	-	57	165	-	6	179	107	50	-	564
BOND REDEMPTION	-	-	-	-	47	0	-	-	-	47
ACQ. & CONST. 2017 (AA1)	-	-	-	-	-	-	-	-	0	0
ACQ. & CONST. 2017A-1 (AA2)	-	-	-	-	-	-	-	-	1	1
ACQ. & CONST. 2017A-2 (AA2)	-	-	-	-	-	-	-	-	0	0
ACQ. & CONST. 2019	-	-	-	-	-	-	-	-	3,535	3,535
ACQ. & CONST. 2021	-	-	-	-	-	-	-	-	60,050	60,050
ACQ. & CONST. 2021 3/4	-	-	-	-	-	-	-	-	2,124	2,124
ACQ. & CONST. 2022	-	-	-	-	-	-	-	-	1,875,870	1,875,870
PREPAID ITEMS	-	-	-	-	-	-	-	-	-	-
DUE FROM GF	-	72,813	159,987	-	178,424	(194,461)	266,754	157,734	-	641,251
ON ROLL - RECEIVABLE ASSMT.	126,988	25,404	75,813	-	31,407	50,259	28,798	19,190	-	357,859
ACCOUNTS RECEIVABLE	993	389	2,230	-	926	-	-	-	-	4,538
DEPOSITS	541	-	-	-	-	-	-	-	-	541
<b>TOTAL ASSETS</b>	<b>\$ 1,221,580</b>	<b>\$ 284,541</b>	<b>\$ 779,380</b>	<b>\$ 1</b>	<b>\$ 332,349</b>	<b>\$ 40,184</b>	<b>\$ 394,641</b>	<b>\$ 210,166</b>	<b>\$ 1,941,599</b>	<b>\$ 5,204,442</b>
<b>LIABILITIES:</b>										
ACCOUNTS PAYABLE	\$ 49,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,558
ACCRUED EXPENSES	-	-	-	-	-	-	-	-	-	-
DUE TO DEBT SERVICE	641,251	-	-	-	-	-	-	-	-	641,251
DUE TO CONSTRUCTION	-	-	-	-	-	-	-	-	-	-
ON ROLL - DEFERRED REVENUE	124,993	25,404	75,813	-	31,407	50,259	28,798	19,190	-	355,864
RETAINAGE PAYABLE	-	-	-	-	-	-	-	-	-	-
<b>FUND BALANCE:</b>										
NONSPENDABLE:										
PREPAID AND DEPOSITS	541	-	-	-	-	-	-	-	-	541
ASSIGNED:										
OPERATING RESERVES	1,041	-	-	-	-	-	-	-	-	1,041
RESERVES - ROADWAYS	-	-	-	-	-	-	-	-	-	-
UNASSIGNED:	404,197	259,138	703,566	1	300,942	(10,075)	365,843	190,976	1,941,599	4,156,187
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 1,221,580</b>	<b>\$ 284,541</b>	<b>\$ 779,380</b>	<b>\$ 1</b>	<b>\$ 332,349</b>	<b>\$ 40,184</b>	<b>\$ 394,641</b>	<b>\$ 210,166</b>	<b>\$ 1,941,599</b>	<b>\$ 5,204,442</b>



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

	FY2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	VARIANCE Over / (Under) To Budget
<b>REVENUES</b>				
ON ROLL ASSESSMENTS	\$ 838,110	8,259	\$ 715,112	\$ (122,998)
DEVELOPER FUNDING OFF ROLL	-	-	95,049	95,049.31
DEVELOPER FUNDING				-
MISCELLANEOUS REVENUE		-	5	5.00
LOT CLOSINGS		-	28,988	28,987.50
<b>TOTAL REVENUES</b>	<b>838,110</b>	<b>8,259</b>	<b>839,154</b>	<b>\$ 1,044</b>
<b>EXPENDITURES</b>				
<b>GENERAL ADMINISTRATIVE</b>				
DISTRICT MANAGEMENT SERVICES	32,960	2,747	24,720	(8,240)
BANK FEES	150	-	-	(150)
AUDITING	3,400	-	-	(3,400)
REGULATORY & PERMIT FEES	175	-	175	-
LEGAL ADVERTISEMENTS	4,000	(698)	833	(3,167)
ENGINEERING SERVICES	12,000	-	10,734	(1,266)
LEGAL SERVICES	25,000	1,678	32,731	7,731
TECHNOLOGY & WEBSITE ADMIN.	2,015	-	1,515	(500)
MISCELLANEOUS	1,500	310	11,779	10,279
BOS MEETING	12,000	600	3,800	(8,200)
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>93,200</b>	<b>4,636</b>	<b>86,286</b>	<b>\$ (6,914)</b>
<b>INSURANCE</b>				
INSURANCE	12,000	-	25,044	13,044
<b>TOTAL INSURANCE</b>	<b>12,000</b>	<b>-</b>	<b>25,044</b>	<b>\$ 13,044</b>
<b>DEBT SERVICE ADMIN.</b>				
DISCLOSURE REPORT	5,150	-	5,150	-
ARBITRAGE REBATE	1,500	-	650	(850)
TRUSTEE FEES	10,500	-	10,500	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>17,150</b>	<b>-</b>	<b>16,300</b>	<b>\$ (850)</b>
<b>UTILITIES</b>				
UTILITIES-ELECTRICITY	6,180	1,919	15,254	9,074
STREETLIGHTS	160,800	18,080	160,973	173
UTILITY WATER	40,000	919	8,605	(31,395)
<b>TOTAL UTILITIES</b>	<b>206,980</b>	<b>20,917</b>	<b>184,831</b>	<b>\$ (22,149)</b>
<b>PHYSICAL ENVIRONMENT</b>				
LAKE & POND MAINTENANCE	52,000	2,733	24,601	(27,399)
LANDSCAPE MAINTENANCE	300,000	16,175	211,885	(88,115)
LANDSCAPE - REPLENISHMENT	15,000	7,381	10,481	(4,519)
WETLAND MITIGATION & MAINTENANCE	37,000	-	33,300	(3,700)
FIELD MANAGEMENT	6,180	515	4,635	(1,545)
FIELD CONTINGENCY	28,900	-	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)
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>508,780</b>	<b>26,804</b>	<b>289,100</b>	<b>\$ (219,680)</b>
<b>INTEREST EXPENSE</b>				
			-	
<b>TOTAL EXPENDITURES</b>	<b>838,110</b>	<b>52,358</b>	<b>601,561</b>	<b>\$ (236,549)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>			<b>237,593</b>	
FUND BALANCE - BEGINNING			168,186	
<b>FUND BALANCE - ENDING</b>			<b>\$ 405,779</b>	



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

**For The Period Starting October 1, 2022 Ending June 30, 2023**

	<b>FY2023 ADOPTED BUDGET</b>	<b>ACTUAL YEAR-TO-DATE</b>
<b>REVENUE</b>		
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 170,338	\$ 145,323
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)		-
INTEREST	-	5,901
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
LOT CLOSINGS	-	32,306
<b>TOTAL REVENUE</b>	<b>170,338</b>	<b>183,530</b>
<b>EXPENDITURES</b>		
COUNTY - ASSESSMENT COLLECTION FEES	-	-
INTEREST EXPENSE		
NOVEMBER 1, 2022	64,231	63,531
MAY 1, 2023	63,231	63,531
PRINCIPAL RETIREMENT		
MAY 1, 2023	40,000	40,000
<b>TOTAL EXPENDITURES</b>	<b>167,462</b>	<b>167,063</b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	2,876	16,468
TRANSFER IN		-
TRANSFER OUT		-
FUND BALANCE - BEGINNING		242,670
<b>FUND BALANCE - ENDING</b>	<b>\$ 2,876</b>	<b>\$ 259,138</b>



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

**For The Period Starting October 1, 2022 Ending June 30, 2023**

	<b>FY2023 ADOPTED BUDGET</b>	<b>ACTUAL YEAR-TO-DATE</b>
<b>REVENUE</b>		
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 508,350	\$ 434,767
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)		-
INTEREST	-	16,049
MISCELLANEOUS REVENUE	-	-
PREPAYMENT	-	-
<b>TOTAL REVENUE</b>	<b>508,350</b>	<b>450,815</b>
<b>EXPENDITURES</b>		
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	-	-
INTEREST EXPENSE		-
NOVEMBER 1, 2022	197,647	197,213
MAY 1, 2023	194,556	197,213
PRINCIPAL RETIREMENT		
MAY 1, 2022	115,000	115,000
<b>TOTAL EXPENDITURES</b>	<b>507,203</b>	<b>509,425</b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	1,147	(58,610)
TRANSFER IN		-
TRANSFER OUT		(5)
FUND BALANCE - BEGINNING		762,181
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,147</b>	<b>\$ 703,566</b>



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

**For The Period Starting October 1, 2022 Ending June 30, 2023**

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





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

**For The Period Starting October 1, 2022 Ending June 30, 2023**

	<b>FY2022 ADOPTED BUDGET</b>	<b>ACTUAL YEAR-TO-DATE</b>
<b>REVENUE</b>		
SPECIAL ASSESSMENTS - ON/OFF ROLL LOT CLOSINGS DR HORTON	\$ 210,594	180,113
INTEREST	-	3,698
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
MISC. REVENUE	-	-
<b>TOTAL REVENUE</b>	<b>210,594</b>	<b>183,811</b>
<b>EXPENDITURES</b>		
PREPAYMENT REDEMPTION	-	10,000
INTEREST EXPENSE		
NOVEMBER 1, 2022	68,715	69,888
MAY 1, 2023	68,715	68,503
PRINCIPAL RETIREMENT		-
MAY 1, 2022	70,000	70,000
<b>TOTAL EXPENDITURES</b>	<b>207,430</b>	<b>218,390</b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	3,164	(34,579)
TRANSFER IN		
TRANSFER OUT		(2,297)
FUND BALANCE - BEGINNING		337,818
<b>FUND BALANCE - ENDING</b>	<b>\$ 3,164.00</b>	<b>\$ 300,942</b>



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

	<u>FY2023 ADOPTED BUDGET</u>	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUE</b>		
SPECIAL ASSESSMENTS - ON ROLL	\$ 337,000	286,741
SPECIAL ASSESSMENTS - OFF ROLL	-	-
INTEREST	-	5,914
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
<b>TOTAL REVENUE</b>	<u><b>337,000</b></u>	<u><b>292,655</b></u>
<b>EXPENDITURES</b>		
PREPAYMENT REDEMPTION		25,000
INTEREST EXPENSE		
NOVEMBER 1, 2022	103,238	104,722
MAY 1, 2023	104,722	104,353
PRINCIPAL RETIREMENT		
MAY 1, 2022	125,000	125,000
<b>TOTAL EXPENDITURES</b>	<u><b>332,960</b></u>	<u><b>359,075</b></u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	4,040	(66,420)
TRANSFER IN		130
TRANSFER OUT		(3,786)
FUND BALANCE - BEGINNING		60,001
<b>FUND BALANCE - ENDING</b>	<u><b>\$ 4,040.00</b></u>	<u><b>\$ (10,075)</b></u>



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

	<b>FY2023 ADOPTED BUDGET</b>	<b>ACTUAL YEAR-TO-DATE</b>
<b>REVENUE</b>	<u>                    </u>	<u>                    </u>
SPECIAL ASSESSMENTS - ON ROLL	\$ 193,100	164,302
SPECIAL ASSESSMENTS - OFF ROLL	-	177,138
LOT CLOSINGS		21,000
INTEREST	-	3,373
LESS: DISCOUNT ASSESSMENTS (4%)		-
PREPAYMENT	-	-
<b>TOTAL REVENUE</b>	<u><b>193,100</b></u>	<u><b>365,812</b></u>
<b>EXPENDITURES</b>		
PREPAYMENT REDEMPTION		-
INTEREST EXPENSE		
NOVEMBER 1, 2022	58,056	58,056
MAY 1, 2023	57,213	58,056
PRINCIPAL RETIREMENT		
MAY 1, 2022	75,000	75,000
<b>TOTAL EXPENDITURES</b>	<u><b>190,269</b></u>	<u><b>191,113</b></u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	2,831	174,699
TRANSFER IN		-
TRANSFER OUT		(2,096)
FUND BALANCE - BEGINNING		193,240
<b>FUND BALANCE - ENDING</b>	<u><b>\$ 2,831.00</b></u>	<u><b>\$ 365,843</b></u>



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

	<u>FY2023 ADOPTED BUDGET</u>	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUE</b>		
SPECIAL ASSESSMENTS - ON ROLL	\$ 128,675	109,485
SPECIAL ASSESSMENTS - OFF ROLL	-	128,674
INTEREST	-	116
LESS: DISCOUNT ASSESSMENTS (4%)	-	1,170
PREPAYMENT	-	-
<b>TOTAL REVENUE</b>	<u><b>128,675</b></u>	<u><b>239,445</b></u>
<b>EXPENDITURES</b>		
COUNTY - ASSESSMENT COLLECTION FEES		-
INTEREST EXPENSE		
NOVEMBER 1, 2022	46,038	46,549
MAY 1, 2023	45,338	46,038
PRINCIPAL RETIREMENT		
MAY 1, 2022	35,000	35,000
<b>TOTAL EXPENDITURES</b>	<u><b>126,376</b></u>	<u><b>127,587</b></u>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	2,299	111,858
TRANSFER IN		
TRANSFER OUT		(130)
FUND BALANCE - BEGINNING		79,248
<b>FUND BALANCE - ENDING</b>	<u><b>\$ 2,299.00</b></u>	<u><b>\$ 190,976</b></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 June 30, 2023**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUES</b>	
BOND PROCEEDS	\$ -
INTEREST	-
<b>TOTAL REVENUES</b>	<u>-</u>
<b>EXPENDITURES</b>	
REQUISITIONS	-
TRUSTEE FEES	-
<b>TOTAL EXPENSE</b>	<u>-</u>
<b>TOTAL EXPENDITURES</b>	<u>-</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	0
<b>FUND BALANCE - ENDING</b>	<u>\$ 0</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 June 30, 2023**

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



**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 June 30, 2023**

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



**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 June 30, 2023**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUES</b>	
DEVELOPER FUNDING	\$ -
INSURANCE CLAIM	-
INTEREST	57
<b>TOTAL REVENUES</b>	<u>57</u>
 <b>EXPENDITURES</b>	
REQUISITIONS	-
TRUSTEE FEES	-
<b>TOTAL EXPENSE</b>	<u>-</u>
 <b>TOTAL EXPENDITURES</b>	<u>-</u>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 57
TRANSFER IN	2,297
TRANSFER OUT	-
FUND BALANCE - BEGINNING	1,180
 <b>FUND BALANCE - ENDING</b>	 <u><u>\$ 3,535</u></u>





**Avalon Groves Community Development District**  
**Construction 2021**  
**Statement of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Starting October 1, 2022 Ending June 30, 2023**

	<b>ACTUAL YEAR-TO-DATE</b>
<b>REVENUES</b>	
DEVELOPER FUNDING	\$ -
INSURANCE CLAIM	-
INTEREST	1,661
<b>TOTAL REVENUES</b>	<b>1,661</b>
<b>EXPENDITURES</b>	
DISSEMINATION AGENT	
TRUST FUND ACCOUNTING	-
ARBITRAGE	
<b>TOTAL DEBT ADMINISTRATION</b>	
TRUSTEE FEES	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	-
REQUISITIONS	-
TRUSTEE FEES	-
<b>TOTAL EXPENSE</b>	-
<b>CAPITAL OUTLAY</b>	
CAPITAL OUTLAY - BOAT DOCK	
CAPITAL OUTLAY - OTHER	
<b>TOTAL RESERVES</b>	-
<b>TOTAL EXPENDITURES</b>	-
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,661</b>
TRANSFER IN	3,786
TRANSFER OUT	(130)
FUND BALANCE - BEGINNING	54,733
<b>FUND BALANCE - ENDING</b>	<b>\$ 60,050</b>



**Avalon Groves Community Development District**  
**Construction 2021 3/4**  
**Statement of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Starting October 1, 2022 Ending June 30, 2023**

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
<b>REVENUES</b>	
DEVELOPER FUNDING	\$ -
INSURANCE CLAIM	-
INTEREST	20
<b>TOTAL REVENUES</b>	<u>20</u>
 <b>EXPENDITURES</b>	
DISSEMINATION AGENT	
TRUST FUND ACCOUNTING	<u>-</u>
ARBITRAGE	
<b>TOTAL DEBT ADMINISTRATION</b>	
TRUSTEE FEES	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<u>-</u>
REQUISITIONS	-
TRUSTEE FEES	-
<b>TOTAL EXPENSE</b>	<u>-</u>
 <b>CAPITAL OUTLAY</b>	
CAPITAL OUTLAY - BOAT DOCK	
CAPITAL OUTLAY - OTHER	
<b>TOTAL RESERVES</b>	<u>-</u>
 <b>TOTAL EXPENDITURES</b>	<u>-</u>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>20</b>
TRANSFER IN	2,096
TRANSFER OUT	-
FUND BALANCE - BEGINNING	7
 <b>FUND BALANCE - ENDING</b>	<u><u>\$ 2,124</u></u>



**Avalon Groves Community Development District**  
**Construction in Progress 2022 AA4**  
**Statement of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Starting October 1, 2022 Ending June 30, 2023**

	<b>ACTUAL YEAR-TO-DATE</b>
<b>REVENUES</b>	
DEVELOPER FUNDING	\$ -
INSURANCE CLAIM	-
INTEREST	54,044
<b>TOTAL REVENUES</b>	<b>54,044</b>
<b>EXPENDITURES</b>	
DISSEMINATION AGENT	
TRUST FUND ACCOUNTING	-
ARBITRAGE	
<b>TOTAL DEBT ADMINISTRATION</b>	
TRUSTEE FEES	-
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	-
REQUISITIONS	-
TRUSTEE FEES	-
<b>TOTAL EXPENSE</b>	-
<b>CAPITAL OUTLAY</b>	
CAPITAL OUTLAY - BOAT DOCK	
CAPITAL OUTLAY - OTHER	
<b>TOTAL RESERVES</b>	-
<b>TOTAL EXPENDITURES</b>	-
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>54,044</b>
TRANSFER IN	130
TRANSFER OUT	-
FUND BALANCE - BEGINNING	1,821,695
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,875,870</b>



**Avalon Groves Community Development District**  
**Bank Reconciliation**  
**June 30, 2023**

	<u>BU</u>
Balance Per Bank Statement	\$ 1,146,283.47
Less: Outstanding AP Checks	(53,205.27)
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$ 1,093,078.20</u></u></b>
Beginning Bank Balance Per Books	\$ 1,136,133.96
Deposits & Interest	24,212.76
Cash Disbursements	(67,268.52)
<b><i>Balance Per Books</i></b>	<b><u><u>\$ 1,093,078.20</u></u></b>



**Avalon Groves CDD**  
**Check Register**  
**Operating Account**  
**FY 2023**

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
<b>10/1/2022</b>		<b>EOY</b>	<b>Balance</b>			<b>548,162.78</b>
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	Heldt 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
<b>10/31/2022</b>				<b>159,627.69</b>	<b>528,358.50</b>	<b>179,431.97</b>
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 446556 (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 9/15-10/14/22		93.46	158,131.98
11/02/2022	ACH3110222	SECO Energy	17052 Basswood Lane 9/15-10/14/22		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	Heldt Design	Invoice: 46022 (Reference: Engineering Services. )		5,500.00	138,604.18
11/15/2022	100050	Orlando Economic	Invoice: 062899005000 (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	11182ACH1	SECO Energy	16920 Sawgrass Bay Blvd 9/28/22 - 10/28/22		300.00	134,383.26
11/18/2022	11182ACH2	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	ACH3112922	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
<b>11/30/2022</b>				<b>107,817.45</b>	<b>52,166.55</b>	<b>235,182.87</b>
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	ACH3120122	SECO Energy	17650 Sawgrass Bay Blvd 10/14-11/14/22		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. )		1.60	331,428.82
12/14/2022			Deposit	1,223,577.59		1,555,006.41
12/15/2022	12152ACH1	SECO Energy	16920 Sawgrass Bay Blvd 10/28/22 - 11/29/22		455.17	1,554,551.24
12/15/2022	12152ACH2	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
<b>12/31/2022</b>				<b>1,787,635.01</b>	<b>77,338.58</b>	<b>1,944,879.30</b>
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	Fremam Tom's Pressure Washing Co.	Invoice: 221223-01 (Reference: Pressure Washing. )		1,548.60	1,942,435.45
01/06/2023	100063	Heldt 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
<b>01/31/2023</b>				<b>89,273.80</b>	<b>56,754.35</b>	<b>1,977,398.75</b>
02/01/2023	ACH1020123	Sunshine Water Services	Goldcrest Loop Playground 11/21-12/20/22		12.65	1,977,386.10

**Avalon Groves CDD**  
**Check Register**  
**Operating Account**  
**FY 2023**

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
02/01/2023	ACH2020123	Sunshine Water Services	Butterfly Pea Cl 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. )		1,215.00	2,248,371.86
02/21/2023	100081	Yellowstone Landscape	Invoice: OS 488407 (Reference: Landscape Enhancement. )		1,000.00	2,247,371.86
02/21/2023	100082	HV Solar Lighting	Invoice: 40 (Reference: Streetlight Installation. )		18,080.00	2,229,291.86
02/22/2023	1605	Candice Smith	BOS MTG 1/26/23		200.00	2,229,091.86
02/22/2023	1606	Michael W. Aube	BOS MTG 1/26/23		200.00	2,228,891.86
02/22/2023	1607	William Tyler Flint	BOS MTG 1/26/23		200.00	2,228,691.86
02/22/2023	100083	Steadfast Environmental, LLC	Invoice: SE-21943 (Reference: Routine Aquatic Maintenance. )		2,733.41	2,225,958.45
02/24/2023	100084	BIO-TECH CONSULTING, INC.	Invoice: 171559 (Reference: Wetland Mitigation & Maintenance. )		2,000.00	2,223,958.45
02/27/2023	1608	Candice Smith	BOS MTG 2/23/23		200.00	2,223,758.45
02/27/2023	1609	Michael W. Aube	BOS MTG 2/23/23		200.00	2,223,558.45
02/27/2023	1610	William Tyler Flint	BOS MTG 2/23/23		200.00	2,223,358.45
<b>02/28/2023</b>				<b>295,599.05</b>	<b>50,549.35</b>	<b>2,222,448.45</b>
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 Cl 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
<b>03/31/2023</b>				<b>14,535.78</b>	<b>99,000.78</b>	<b>2,137,983.45</b>
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 Cl 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: 298384 (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 514006 (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: 409531 (Reference: Monthly contracted management fees. ) Invoice: 409286 (Reference: ...)		3,296.45	1,203,434.05
<b>04/30/2023</b>				<b>25,347.49</b>	<b>959,866.89</b>	<b>1,203,464.05</b>
05/01/2023	1ACH050123	Sunshine Water Services	Basswood Ln Island Irrigation 02/22/23-03/22/23		841.73	1,202,622.32
05/01/2023	2ACH050123	Sunshine Water Services	Goldcrest Loop Playground 2/23-03/23/23		12.74	1,202,609.58
05/01/2023	3ACH050123	Sunshine Water Services	Butterfly Pea Cl Cul-De-Sac 2/22-3/22/23		31.43	1,202,578.15
05/01/2023	100106	Yellowstone Landscape	Invoice: OS 519045 (Reference: Monthly Landscape Maintenance May 2023. )		16,174.98	1,186,403.17
05/03/2023	1ACH050323	SECO Energy	17052 Basswood Lane 3/15/23 to 4/14/23		37.00	1,186,366.17
05/03/2023	2ACH050323	SECO Energy	17650 Sawgrass Bay Blvd 3/15-4/14/23		39.00	1,186,327.17
05/03/2023	3ACH050323	SECO Energy	17325 Sawgrass Bay Blvd 03/15-4/14/23		410.00	1,185,917.17
05/03/2023	4ACH050323	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 3/15-04/14/23		37.00	1,185,880.17
05/03/2023	1614	DHI Title of Florida	Return Funds: 3630 Meadow Beauty Way		5,131.74	1,180,748.43
05/04/2023	100107	Steadfast Environmental, LLC	Invoice: SE-22275 (Reference: Routine Aquatic Maintenance. )		2,733.41	1,178,015.02
05/04/2023	100108	Yellowstone Landscape	Invoice: OS 521748 (Reference: Pond Mowing- Landscape enhancement The Palms & Village 3. )		3,100.00	1,174,915.02
05/08/2023	1615	HV Solar Lighting			36,160.00	1,138,755.02
05/08/2023	1617	Regions Bank.	Trustee Fees		3,500.00	1,135,255.02
05/12/2023	100109	Orlando Sentinel	Invoice: 072233577000 (Reference: Advertising. )		135.00	1,135,120.02
05/12/2023			Deposit	16,152.20		1,151,272.22
05/15/2023	1618	Candice Smith	BOS MTG 4/27/23		200.00	1,151,072.22
05/15/2023	1619	Michael W. Aube	BOS MTG 4/27/23		200.00	1,150,872.22
05/15/2023	1620	William Tyler Flint	BOS MTG 4/27/23		200.00	1,150,672.22
05/19/2023	0518ACH1	SECO Energy	16920 Sawgrass Bay Blvd 3/28/23 - 4/28/23		561.00	1,150,111.22
05/19/2023	0518ACH2	SECO Energy	16920 Sawgrass Bay Blvd Payment #5		813.63	1,149,297.59
05/24/2023	100110	Kutak Rock LLP	Invoice: 3224261 (Reference: General Counsel. )		2,449.95	1,146,847.64
05/24/2023	100111	Vesta District Services	Invoice: 410181 (Reference: Monthly contracted management fees. )		3,261.67	1,143,585.97
05/31/2023	1621	DHI Title of Florida	Return Funds: 3630 Meadow Beauty Way		962.61	1,142,623.36
05/31/2023	100112	Yellowstone Landscape	Invoice: OS 532370 (Reference: Landscape Enhancement. ) Invoice: OS 532371 (Reference: Landsa...		6,200.00	1,136,423.36
05/31/2023	100113	Clean Star Services	Invoice: 9810 (Reference: Monthly Services trash collect. )		310.00	1,136,113.36
<b>05/31/2023</b>				<b>16,152.20</b>	<b>83,502.29</b>	<b>1,136,113.36</b>
06/02/2023	1ACH060223	SECO Energy	17325 Sawgrass Bay Blvd 04/14-5/16/23		402.00	1,135,711.36
06/02/2023	2ACH060223	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 4/14-05/16/23		44.00	1,135,667.36

**Avalon Groves CDD**  
**Check Register**  
**Operating Account**  
**FY 2023**

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
06/02/2023	0602ACH1	SECO Energy	17052 Basswood Lane 4/14/23 - 5/16/23		39.00	1,135,628.96
06/02/2023	0602ACH2	SECO Energy	17650 Sawgrass Bay Blvd 4/14/23 - 5/16/23		157.00	1,135,471.96
06/05/2023	1ACH060523	Sunshine Water Services	Basswood Ln Island Irrigation 03/22/23-04/22/23		945.93	1,134,526.03
06/05/2023	2ACH060523	Sunshine Water Services	Goddreel Loop Playground 3/22/22-04/21/23		12.68	1,134,513.35
06/05/2023	3ACH060523	Sunshine Water Services	Butterfly Pee Ct Cul-De-Sac 3/22-4/21/23		19.80	1,134,493.75
06/09/2023			Deposit	5,514.17		1,140,007.92
06/12/2023	1623	Regions Bank.	Trustee Fees Series 2019		3,500.00	1,136,507.92
06/14/2023	100114	BIO-TECH CONSULTING, INC.	Invoice: 173527 (Reference: Quarterly Maintenance. )		2,400.00	1,134,107.92
06/14/2023	100115	Heldt Design	Invoice: 48005 (Reference: O&M Engineering Services. )		2,230.00	1,131,877.92
06/14/2023	100116	Steadfast Environmental, LLC	Invoice: SE-22389 (Reference: Routine Aquatic Maintenance. )		2,733.41	1,129,144.51
06/14/2023	100117	KILINSKI VAN WYK, PLLC	Invoice: 5822 (Reference: General Matters. )		5,720.50	1,123,424.01
06/15/2023	0615ACH1	SECO Energy	16920 Sawgrass Bay Blvd 4/28/23 - 5/28/23		766.00	1,122,658.01
06/16/2023	0616ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #6		813.63	1,121,844.38
06/21/2023			Deposit	18,000.59		1,139,844.97
06/26/2023	1624	Candice Smith	BOS MTG 6/22/23		200.00	1,139,644.97
06/26/2023	1625	Michael W. Aube	BOS MTG 6/22/23		200.00	1,139,444.97
06/26/2023	1626	William Tyler Flint	BOS MTG 6/22/23		200.00	1,139,244.97
06/28/2023	100118	Yellowstone Landscape	Invoice: OS 545145 (Reference: Monthly Landscape Maintenance June 2023. ) Invoice: OS 548098 (...)		23,555.60	1,115,689.37
06/28/2023	100119	HV Solar Lighting	Invoice: 49 (Reference: Light Installation. )		18,080.00	1,097,609.37
06/28/2023	100120	Clean Star Services	Invoice: 10027 (Reference: Monthly Services trash collect. )		310.00	1,097,299.37
06/28/2023	100121	Kulak Rock LLP	Invoice: 3238477 (Reference: General Counsel. )		1,677.50	1,095,621.87
06/28/2023	100122	Vesta District Services	Invoice: 410893 (Reference: Monthly contracted management fees. )		3,261.67	1,092,360.20
06/30/2023			Deposit	698.00		1,093,058.20
<b>06/30/2023</b>				<b>24,212.76</b>	<b>67,268.52</b>	<b>1,093,058.20</b>



# EXHIBIT 13





## Avalon Groves – Outstanding Action Items FY 2023

*Completed action items have been archived*

DM – District Manager (Larry Krause, DPF)      DC – District Counsel (Meredith Hammock, Kilinski Van Wyk)

DE – District Engineer (Greg Woodcock, Stantec)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DE	Report drainage of pond 19 in Palms of Serenoa	6/22/2023 via email		
Landscape Vendor	Proposal to repair hog damaged landscape at ponds	4/27/2023	on hold	Hogs to be trapped/moved on before assessing
DM	Quotes for fence & Sidewalk cleaning 2xs a year	3/23/2023		5/25 - follow up email - inc. all vlg entrances/sawgrass bay blvd fences & CDD 3/24 sent request to Vice and Fireman Tom
DM	Additional quote for materials and install for monument lights & outlets	3/23/2023		Ongoing: Sourcing vendors (equipment suppliers separate from installers)
DM	Beware Alligators signs – get pricing	3/23/2023		7/27 Board to decide on sign design & posting locations then staff can price

