

***AVALON GROVES COMMUNITY DEVELOPMENT
DISTRICT***

Agenda Package

***Board of Supervisors
Meeting***

Date & Time:

***Thursday
March 22, 2018
11:30 a.m.***

Location:

***Cagan Crossing
Community Library
16729 Cagan Oaks
Clermont, Florida***

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

Avalon Groves Community Development District

DPFG Management & Consulting, LLC

[X] 1060 Maitland Center Commons, Suite 340
Maitland, Florida 32751
321-263-0134

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

March 15, 2018

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

Dear Board Members:

The R e g u l a r Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for Thursday, **March 22**, 2018 at 11:30 a.m. at the Cagan Crossing Community Library, 16729 Cagan Oaks, Clermont, Florida.

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

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

Sincerely,

Patricia Comings-Thibault

Patricia Comings-Thibault
District Manager

cc: Attorney
Engineer
District Records

District: AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: **Thursday, March 22, 2018**
Time: 11:30 a.m.
Location: Cagan Crossing Community Library
16729 Cagan Oaks
Clermont, FL

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

Agenda

I. Roll Call

II. Audience Comments

III. Administrative Matters

A. Approval of Minutes of January 25, 2018 Meeting Exhibit 1

B. Acceptance of the Unaudited January, 2018 Financials Exhibit 2

IV. Business Items

A. Consideration Of Jon Hall Change order - \$20,915.20 – Total Contract Price Incorporating Change Order - \$3,212,216.53 Exhibit 3

V. Staff Reports

A. Manager

B. Attorney

C. Engineer

VI. Supervisors Requests

VII. Adjournment

EXHIBIT 1

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**MINUTES OF MEETING
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, January 25, 2017 at 11:30 a.m. at the Cagan Crossing Community Library, 16729 Cagan Oaks, Clermont, Florida.

FIRST ORDER OF BUSINESS - Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Jim Harvey	Board Supervisor, Chairman
Greg Meath	Board Supervisor, Vice Chairman
Candice Smith	Board Supervisor, Assistant Secretary (<i>joined in progress</i>)
Troy Simpson	Board Supervisor, Assistant Secretary

Also present were:

Patricia Coming-Thibault	District Manager
Jere Earlywine	District Counsel (<i>via phone</i>)
Victor Barbosa	District Engineer (<i>via phone</i>)

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Approval of Minutes of December 18, 2017 Meeting

Ms. Comings-Thibault presented the Minutes of the December 18, 2017 Meeting and asked for comments, questions or corrections.

On a MOTION by Mr. Meath, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board approved the minutes of December 18, 2017 for the Avalon Groves Community Development District.

B. Acceptance of the Unaudited December 2017 Financials

Ms. Comings-Thibault presented the Unaudited December 2017 Financials and asked for comments or questions.

On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved Unaudited December 2017 Financials, as presented, for the Avalon Groves Community Development District.

FOURTH ORDER OF BUSINESS – Business Items

A. Consideration & Approval of Audit Committee Auditor Recommendation

Ms. Comings-Thibault presented Consideration & Approval of Audit Committee Auditor Recommendation and asked for comments or questions.

41 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board
42 approved Consideration & Approval of Audit Committee Auditor Recommendation - DiBartolomeo,
43 McBee, Hartley & Gaines for the Avalon Groves Community Development District.

44
45 **FIFTH ORDER OF BUSINESS – Staff Reports**

46 **A. Manager**

47 There being none, next item followed.

48 **B. Attorney**

49 Mr. Earlywine gave an update and asked for a motion to ratify the approval of the \$719,000 for
50 the Avalon Groves Road Way Settlement claim.

51 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board
52 approved the Avalon Groves Road Way settlement claim for \$719,000 for the Avalon Groves Community
53 Development District.

54
55 **C. Engineer**

56 There being none, next item followed.

57 **SIXTH ORDER OF BUSINESS – Supervisor Request**

58 There being none, next item followed.

59 **SEVENTH ORDER OF BUSINESS – Adjournment**

60 On a MOTION by Mr. Meath, SECONDED by Mr. Harvey, WITH ALL IN FAVOR, the Board
61 adjourned the meeting for the Avalon Groves Community Development District.

62
63 **Each person who decides to appeal any decision made by the Board with respect to any matter*
64 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
65 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

66
67 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
68 **meeting held on _____.**

69
70 _____
71 **Signature**

72
73 _____
74 **Printed Name**

75 **Title:** Secretary Assistant Secretary

76
77

78
79

70 _____
71 **Signature**

72
73 _____
74 **Printed Name**

75 **Title:** Chairman Vice Chairman

EXHIBIT 2

Avalon Groves Community Development District

Summary Financial Statements
(Unaudited)

Period Ending
January 31, 2018

Avalon Groves Community Development District
Balance Sheet
Unaudited
January 31, 2018

	GENERAL FUND	2017 (AA1)	2017A-1 (AA2)	2017A-2 (AA2)	CIP (AA1)	CIP A-1 (AA2)	CIP A-2 (AA2)	TOTAL
<u>ASSETS:</u>								
CASH	\$ 5,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,215
INVESTMENTS:								
REVENUE FUND	-	-	17,544	-	-	-	-	17,544
CAP INTEREST	-	68,637	215,133	133,519	-	-	-	417,289
DS RESERVE	-	171,408	521,069	265,658	-	-	-	958,135
COST OF ISSUANCE	-	4,959	11,627	2,092	-	-	-	18,678
PREPAYMENT ACCOUNT	-	-	-	318,164	-	-	-	318,164
ACQ. & CONST. 2017 (AA1)	-	-	-	-	1,210,653	-	-	1,210,653
ACQ. & CONST. 2017A-1 (AA2)	-	-	-	-	-	444,881	-	444,881
ACQ. & CONST. 2017A-2 (AA2)	-	-	-	-	-	-	824,683	824,683
ACCOUNTS RECEIVABLE	18,516	-	-	-	-	-	-	18,516
DEPOSITS	386							
TOTAL ASSETS	<u>\$ 24,117</u>	<u>\$ 245,004</u>	<u>\$ 765,373</u>	<u>\$ 719,433</u>	<u>\$ 1,210,653</u>	<u>\$ 444,881</u>	<u>\$ 824,683</u>	<u>\$ 4,233,758</u>
<u>LIABILITIES:</u>								
ACCOUNTS PAYABLE	\$ 18,952	\$ -	\$ -	\$ -	\$ -	\$ 292,298	\$ 618,878	\$ 930,128
RETAINAGE PAYABLE	-	-	-	-	-	162,460	91,745	254,205
<u>FUND BALANCE:</u>								
NONSPENDABLE:								
PREPAID AND DEPOSITS	386	-	-	-	-	-	-	-
ASSIGNED:								
OPERATING RESERVES	-	-	-	-	-	-	-	-
RESERVES - ROADWAYS	-	-	-	-	-	-	-	-
UNASSIGNED:	4,779	245,004	765,373	719,433	1,210,653	(9,877)	114,060	3,049,425
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 24,117</u>	<u>\$ 245,004</u>	<u>\$ 765,373</u>	<u>\$ 719,433</u>	<u>\$ 1,210,653</u>	<u>\$ 444,881</u>	<u>\$ 824,683</u>	<u>\$ 4,233,758</u>

Avalon Groves Community Development District
Statement of Revenue, Expenditures And Change In Fund Balance
For The Period Ending January 31, 2018

	<u>FY2017 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUES				
SPECIAL ASSESSMENTS (LANDOWNER OFF-ROLL)	\$ 300,474	\$ -	\$ 12,406	\$ 12,406
DEVELOPER FUNDING	-	-	39,046	39,046
TOTAL REVENUES	<u>300,474</u>	<u>-</u>	<u>51,452</u>	<u>51,452</u>
EXPENDITURES				
GENERAL ADMINISTRATIVE				
DISTRICT MANAGEMENT SERVICES	8,000	2,667	-	2,667
DISTRICT ACCOUNTING SERVICES	24,000	8,000	10,000	(2,000)
BANK FEES	150	50	-	50
AUDITING	3,500	1,167	-	1,167
REGULATORY & PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	750	250	889	(639)
ENGINEERING SERVICES	10,000	3,333	1,514	1,819
LEGAL SERVICES	16,000	5,333	17,439	(12,106)
TECHNOLOGY & WEBSITE ADMIN.	960	320	340	(20)
AD-VALOREM TAXES	-	-	3,099	(3,099)
MISCELLANEOUS (appraisal, etc.)	500	167	-	167
TOTAL GENERAL ADMINISTRATIVE	<u>64,035</u>	<u>21,462</u>	<u>33,456</u>	<u>(11,994)</u>
INSURANCE				
INSURANCE	5,851	5,851	5,300	551
TOTAL INSURANCE	<u>5,851</u>	<u>5,851</u>	<u>5,300</u>	<u>551</u>
DEBT SERVICE ADMIN.				
DISCLOSURE REPORT	5,000	5,000	5,000	-
ARBITRAGE REBATE	700	-	-	-
TRUSTEE FEES	3,800	-	-	-
TOTAL DEBT ADMINISTRATION	<u>9,500</u>	<u>5,000</u>	<u>5,000</u>	<u>-</u>
UTILITIES				
UTILITIES-ELECTRICITY	2,500	833	-	833
STREETLIGHTS	62,454	20,818	-	20,818
UTILITY CONTINGENCY	5,000	1,667	-	1,667
TOTAL UTILITIES	<u>69,954</u>	<u>23,318</u>	<u>-</u>	<u>23,318</u>
PHYSICAL ENVIRONMENT				
LAKE & POND MAINTENANCE	20,400	6,800	535	6,265
LANDSCAPE MAINTENANCE	95,734	31,911	1,995	29,916
LANDSCAPE - MISC.	5,000	1,667	-	1,667
WETLAND MITIGATION & MAINTENANCE	14,000	4,667	-	4,667
FIELD MANAGEMENT	6,000	2,000	-	2,000
FIELD CONTINGENCY	5,000	1,667	-	1,667
HARDSCAPE REPAIRS & MAINT.	5,000	1,667	-	1,667
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	<u>151,134</u>	<u>50,378</u>	<u>2,530</u>	<u>47,848</u>
TOTAL EXPENDITURES	<u>300,474</u>	<u>106,009</u>	<u>46,286</u>	<u>59,723</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(106,009)	5,166	111,175
FUND BALANCE - BEGINNING	-	-	-	-
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ (106,009)</u>	<u>\$ 5,166</u>	<u>\$ 111,175</u>

Avalon Groves Community Development District
SERIES 2017A-1 (AA1)
For The Period Starting October 1, 2017 Ending January 31, 2018

	<u>FY2018 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 185,153	111,092	\$ -	\$ (111,092)
INTEREST	-	-	673	673
LESS: DISCOUNT ASSESSMENTS (4%)	(7,715)	-	-	-
TOTAL REVENUE	<u>177,438</u>	<u>111,092</u>	<u>673</u>	<u>(110,419)</u>
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	7,715	-	-	-
INTEREST EXPENSE				
MAY 1, 2018	67,856	-	-	-
NOVEMBER 1, 2018	67,856	-	-	-
PRINCIPAL RETIREMENT				
MAY 1, 2018	-	-	-	-
TOTAL EXPENDITURES	<u>143,427</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	34,011	111,092	673	(110,419)
FUND BALANCE - BEGINNING		-	244,331	244,331
FUND BALANCE - ENDING	<u>\$ 34,011.00</u>	<u>\$ 111,092</u>	<u>\$ 245,004</u>	<u>\$ 133,912</u>

Avalon Groves Community Development District
SERIES 2017A-1 (AA2)
For The Period Starting October 1, 2017 Ending January 31, 2018

	<u>FY2018 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 562,845	337,707	\$ 17,528	\$ (320,179)
INTEREST	-	-	2,074	2,074
LESS: DISCOUNT ASSESSMENTS (4%)	(23,452)	-	-	-
TOTAL REVENUE	<u>539,393</u>	<u>337,707</u>	<u>19,602</u>	<u>(318,105)</u>
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	23,452	-	-	-
INTEREST EXPENSE				
MAY 1, 2018	212,684	-	-	-
NOVEMBER 1, 2018	212,684	-	-	-
PRINCIPAL RETIREMENT				
MAY 1, 2018	-	-	-	-
TOTAL EXPENDITURES	<u>448,820</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	90,573	337,707	19,602	(318,105)
FUND BALANCE - BEGINNING		-	745,770	745,770
FUND BALANCE - ENDING	<u>\$ 90,573.00</u>	<u>\$ 337,707</u>	<u>\$ 765,372</u>	<u>\$ 427,665</u>

Avalon Groves Community Development District
SERIES 2017A-2 (AA2)
For The Period Starting October 1, 2017 Ending January 31, 2018

	<u>FY2018 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 286,957	286,957	\$ 317,871	\$ 30,914
INTEREST	-	-	1,414	1,414
LESS: DISCOUNT ASSESSMENTS (4%)	(11,957)	-	-	-
TOTAL REVENUE	<u>275,000</u>	<u>286,957</u>	<u>319,285</u>	<u>32,328</u>
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	11,957	-	-	-
INTEREST EXPENSE				
MAY 1, 2018	132,000	-	-	-
NOVEMBER 1, 2018	132,000	-	-	-
PRINCIPAL RETIREMENT				
MAY 1, 2018	-	-	-	-
TOTAL EXPENDITURES	<u>275,957</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	(957)	286,957	319,285	32,328
FUND BALANCE - BEGINNING		-	400,149	400,149
FUND BALANCE - ENDING	<u>\$ (957.00)</u>	<u>\$ 286,957</u>	<u>\$ 719,434</u>	<u>\$ 432,477</u>

Avalon Groves Community Development District
Construction In Progress (AA1)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Ending January 31, 2018

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
BOND PROCEEDS	\$ -
INTEREST	3,100
TOTAL REVENUES	<u>3,100</u>
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	33,864
TRUSTEE FEES	-
TOTAL EXPENSE	<u>33,864</u>
 TOTAL EXPENDITURES	<u>33,864</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (30,764)
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	1,241,417
 FUND BALANCE - ENDING	 <u><u>\$ 1,210,653</u></u>

Avalon Groves Community Development District
Construction In Progress A-1 (AA2)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Ending January 31, 2018

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
BOND PROCEEDS	\$ -
INTEREST	2,279
TOTAL REVENUES	<u>2,279</u>
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	999,664
TRUSTEE FEES	-
TOTAL EXPENSE	<u>999,664</u>
 TOTAL EXPENDITURES	<u>999,664</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (997,385)
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	987,508
 FUND BALANCE - ENDING	 <u><u>\$ (9,877)</u></u>

Avalon Groves Community Development District
Construction In Progress A-2 (AA2)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Ending January 31, 2018

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
BOND PROCEEDS	\$ -
INTEREST	3,960
TOTAL REVENUES	<u>3,960</u>
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	1,258,321
TRUSTEE FEES	-
TOTAL EXPENSE	<u>1,258,321</u>
 TOTAL EXPENDITURES	<u>1,258,321</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (1,254,361)
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	1,368,421
 FUND BALANCE - ENDING	 <u>\$ 114,060</u>

Avalon Groves Community Development District
General Fund - Bank Reconciliation
Operating Accounts
January 31, 2018

	<u>BU</u>
Balance Per Bank Statement	\$ 7,500.11
Less: Outstanding AP Checks	(2,285.00)
	<hr/>
<i>Adjusted Bank Balance</i>	<u><u>\$ 5,215.11</u></u>
Beginning Bank Balance Per Books	\$ 3,928.56
Deposits & Interest	3,721.80
Cash Disbursements	(2,435.25)
	<hr/>
<i>Balance Per Books</i>	<u><u>\$ 5,215.11</u></u>

Avalon Groves CDD
Check Register
Operating Account
FY 2018

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
9/30/2017	EOY		Balance	0.00	159.29	0.00
10/06/2017		Developer Funding	GF 2017-26	7,919.77		7,919.77
10/06/2017	1050	Egis Insurance Risk Advisors	Ins. FY 2018		5,300.00	2,619.77
10/06/2017	1051	Heidt Design	Engineering Svcs		205.00	2,414.77
10/06/2017	1052	Orlando Sentinel	Legal Ads		2,177.04	237.73
10/06/2017	1053	Venturesin.com, Inc.	Web Site Hosting - September		80.00	157.73
10/13/2017		Developer Funding	GF 2017-25	22,988.66		23,146.39
10/13/2017	1054	Daily Commercial	Legal Ad		129.68	23,016.71
10/13/2017	1055	DPFG MANAGEMENT AND CONSULTING, LLC	BOS Mtg - 8/24/17		4,000.00	19,016.71
10/13/2017	1056	Heidt Design	Design Svcs - July		670.00	18,346.71
10/13/2017	1057	Hopping Green & Sams	Legal Services		13,188.98	5,157.73
10/13/2017	1058	Regions Bank.	Fees - Series 2017		5,000.00	157.73
10/18/2017	1059	Daily Commercial	VOID		0.00	157.73
10/18/2017	1060	Daily Commercial	Legal Ad		26.18	131.55
10/31/2017	EOM		Balance	30,908.43	30,776.88	131.55
11/01/2017			O & M (K Title)	4,342.10		4,473.65
11/03/2017	1061	Daily Commercial	Legal Ad		183.91	4,289.74
11/03/2017	1062	Venturesin.com, Inc.	Web Site Hosting - October		80.00	4,209.74
11/03/2017	1063	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2018		175.00	4,034.74
11/14/2017	1064	Daily Commercial	Legal Ad		144.64	3,890.10
11/29/2017	1065	BOB McKEE, LAKE COUNTY TAX COLLECTOR	Ad Valorem Taxes		2,738.30	1,151.80
11/30/2017	1066	BOB McKEE, LAKE COUNTY TAX COLLECTOR	Property Tax		361.17	790.63
11/30/2017	EOM		Balance	4,342.10	3,683.02	790.63
12/08/2017	1067	LAKE & WETLAND MANAGEMENT	Lake Maint - December		535.00	255.63
12/08/2017	1068	Orlando Sentinel	Legal Ad		283.17	-27.54
12/09/2017		Ashton Orlando	O & M (K Title)	3,101.50		3,073.96
12/14/2017		NVR Settlement	O & M (K Title)	1,240.60		4,314.56
12/27/2017	1069	Sumter Electric Cooperative	Voided		0.00	4,314.56
12/27/2017	1070	Sumter Electric Cooperative	Voided		0.00	4,314.56
12/27/2017	1071	Sumter Electric Cooperative	Deposit - 17494 Sawgrass Bay Bl		193.00	4,121.56
12/27/2017	1072	Sumter Electric Cooperative	Deposit - 16920 Sawgrass Bay Bl		193.00	3,928.56
12/27/2017		Developer Funding	GF 2018-01	20,731.55		24,660.11
12/28/2017	1073	DPFG MANAGEMENT AND CONSULTING, LLC	Oct-Dec Fees / Dissimination		13,000.00	11,660.11
12/28/2017	1074	Heidt Design	Engineering Svcs		968.75	10,691.36
12/28/2017	1075	Hopping Green & Sams	Legal Services		6,582.81	4,108.55
12/28/2017	1076	Venturesin.com, Inc.	Website Host - Nov		179.99	3,928.56
12/31/2017	EOM		Balance	25,073.65	21,935.72	3,928.56
01/11/2018		Developer Funding	O & M (K Title)	1,240.60		5,169.16
01/15/2018	1077	Daily Commercial	Legal Ad		150.25	5,018.91
01/18/2018	1078	Heidt Design	Engineering Svcs		205.00	4,813.91
01/18/2018	1079	Venturesin.com, Inc.	Web Site Hosting - January		80.00	4,733.91
01/29/2018	1080	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - January		2,000.00	2,733.91
01/31/2018		Developer Funding	O & M (K Title)	2,481.20		5,215.11
1/31/2018	EOM		Balance	3,721.80	2,435.25	5,215.11

EXHIBIT 3

EXHIBIT "A"



PROPOSAL DATE: 1/12/2018 RCO # 18

PROJECT: Sawgrass Bay Blvd
OWNER: Avalon Groves CDD

PROPOSAL SUBMITTED TO:

Avalon Groves CDD

MAILING ADDRESS

c/o DPFG, 1060 Maitland Center Commons, Suite 340

CITY, STATE, ZIP:

Maitland, FL 32751

E-MAIL

csmith@koiter.com

PHONE

813-615-1244

ATTN:

Candice Smith

SCOPE OF WORK: Extension of 18" RCP

ITEM	CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1.01		Construction of cofferdam	1	LS	\$ 2,900.00	\$ 2,900.00
1.02	08010	Installation of well points	450	LF	\$ 16.00	\$ 7,200.00
1.03	08010	6" well point pump	2	EA	\$ 1,260.00	\$ 2,520.00
1.04	08180	Extend 18" rcp	64	LF	\$ 14.30	\$ 915.20
1.05		Remove cofferdam and regrade	1	LS	\$ 2,700.00	\$ 2,700.00
TOTAL						\$ 16,235.20

4243, H, LD, VKAG, 0, 00190, 0, 0

Thank you for the opportunity of providing a proposal for this project. We look forward to being a part of your construction team.

Sincerely,

Ramlin Azar
PROJECT MANAGER
Jon M. Hall Company
1920 Boothe Circle Suite 230
Longwood, FL 32750
Phone 386-717-2217
Fax 407 215-0411
www.jonmhallcompany.com
razar@jonmhallcompany.com

Proposal Accepted By:

Avalon Groves CDD

2-22-19 JAMES P. HARRY

Date Printed Authorized Signature
Name

I/We as authorized representative of the owner accept this proposal (qualifications therein and direct Jon M Hall Company to proceed with



EXHIBIT "A"

PROPOSAL DATE: 2/6/2018 RCO # 21

PROJECT: Sawgrass Bay Blvd
OWNER: Avalon Groves CDD

PROPOSAL SUBMITTED TO:

Avalon Groves CDD

MAILING ADDRESS

c/o DPFG, 1060 Mallard Center Commons, Suite 340

CITY, STATE, ZIP:

Mallard, FL 32751

E-MAIL

csmith@kolter.com

PHONE

813-615-1244

ATTN:

Candice Smith

SCOPE OF WORK: Raising Manholes in future 2 lanes

ITEM	CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
1.01		Manhole Risers	6	EA	\$ 780.00	\$ 4,680.00
TOTAL						\$ 4,680.00

4243, H, LD, VKAG, 0, 00190, 0, 0

Thank you for the opportunity of providing a proposal for this project. We look forward to being a part of your construction team.

Sincerely,

Ramin Azar
PROJECT MANAGER
Jon M. Hall Company
1920 Boothe Circle Suite 230
Longwood, FL 32750
Phone 386-717-2217
Fax 407 215-0411
www.jonmhallcompany.com
razar@jonmhallcompany.com

Proposal Accepted By:

Avalon Groves CDD

2-22-18 James P. Harvey

Date Printed Authorized Signature
Name

I/We as authorized representative of the owner accept this proposal + qualifications therein and direct Jon M Hall Company to proceed with

Change Order No. 4

Date of Issuance: February 16, 2018 Effective Date: February 16, 2018

Project: Sawgrass Bay Phase 1&2	District: Avalon Groves Community Development District	District's Contract No.:
Contract: Contractor Agreement		Date of Contract: December 5, 2016 Partially Assigned to the District on April 6, 2017
Contractor: Jon M. Hall		Engineer's Project No.:

The Contract Documents are modified as follows upon execution of this Change Order:

Description: **This Change Order provides a deduct from the scope of work as further described Exhibit A.**

Attachments: (List documents supporting change): **Exhibit A**

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES: N/A
Original Contract Price: \$2,902,255.00 *On April 6, 2017, the Original Contract was partially assigned to the District, such assignment included all Work related to construction of the roadway and drainage improvements. (Assigned Contract Price: \$2,300,228.53).	Original Contract Times: Substantial completion (days or date): Ready for final payment (days or date):
Increase from previously approved Change Orders: No 1.: \$214,768.80 No. 2: \$681,773.00 No. 3: (\$5,469.00)	Decrease from previously approved Change Orders No. _____ to No. _____: Substantial completion (days): Ready for final payment (days):
Contract Price prior to this Change Order: \$3,191,301.33	Contract Times prior to this Change Order: Substantial completion (days or date): Ready for final payment (days or date):
Increase of this Change Order: \$20,915.20	Decrease of this Change Order: Substantial completion (days or date): Ready for final payment (days or date):
Contract Price incorporating this Change Order: \$3,212,216.53	Contract Times with all approved Change Orders: Substantial completion (days or date): Ready for final payment (days or date):

Recommended by:
MADDEN, MOOREHEAD & STOKES

ACCEPTED:
**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

ACCEPTED:
JON M. HALL COMPANY

Engineer of Record

By: _____


By: _____

Title: CHAIRMAN

Title: _____

Date: 2-22-18

Date: _____


2/21/18

AVALON GROVES CHANGE ORDER ANALYSIS

SERENOA VILLAGES 1&2 - Phase 1A

Contract	Amount	Board Approved/Notes
Original Contract	\$ 2,725,756.65	Agrees to 12.30.2017 Pay App Approved 12/18/2017
Change Order 1 - Add Turn Lanes to Villages	\$ 73,828.00	
Change Order 2 - Speed Bumps	\$ 18,700.00	
	\$ 92,528.00	
Total Contract TO Date	\$ 2,818,284.65	

UNAPPROVED CHANGE ORDERS

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SAWGRASS BAY PHASE - 1&2

Original Contract	\$ 2,300,228.53	
Change Order 1 - Paving Eastbound Lanes-Active Adult	\$ 214,768.80	8/24/2017
Change Order 2 - Reconstruction	\$ 681,773.00	10/26/2017
Change Order 3 - Deduct from scope of work	\$ (5,469.00)	12/18/2017
	\$ 891,072.80	Agrees to 01.31.2018 Pay App
Total Contract TO Date	\$ 3,191,301.33	Agrees to 01.31.2018 Pay App

UNAPPROVED CHANGE ORDERS

Change Order 4 - extension of 18" RCP	\$ 20,915.20	
	\$ 3,212,216.53	