



DPFG Management & Consulting, LLC

***AVALON GROVES COMMUNITY DEVELOPMENT
DISTRICT***

Agenda Package

Regular Meeting

Date & Time:

Thursday

September 26, 2019

11:30 a.m.

Location:

17555 Sawgrass Bay Blvd

Clermont, Florida

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

Avalon Groves Community Development District

DPFG Management & Consulting, LLC

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

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

September 20, 2019

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, September 26, 2019 at 11:30 a.m.** at the **Amenity Center located at 17555 Sawgrass Bay Blvd, Clermont FL.**

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

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

Sincerely,

Patricia Comings-Thibault

Patricia Comings-Thibault
District Manager

cc: Attorney
Engineer
District Records

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: **Thursday, September 26, 2019**
Time: 11:30 AM
Location: Avalon Groves Amenity Center
17555 Sawgrass Bay Blvd.
Clermont, FL 34714

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

Agenda

I. Roll Call

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

III. Administrative Matters

- A. Aquatic Systems Waterway Inspection Report Exhibit 1
- B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 22, 2019 Exhibit 2
- C. Consideration for Acceptance – The August 2019 Unaudited Financial Report Exhibit 3
- D. Presentation of the September Field Operations Report Exhibit 4

IV. Business Items

- A. Consideration of Yellowstone Replace Motherboard - \$2,205.85 Exhibit 5
- B. Ratification of Fireman Tom’s Pressure Washing Proposals Exhibit 6
 - Larger Serenoa Columns - \$220.00
 - Mid-Size – Smaller Monuments - \$500.00

V. Audience Comments (New Business)

VI. Staff Reports

A. Manager

B. District Counsel

C. Amenity Manager

VII. Supervisors Requests

VIII. Adjournment

EXHIBIT 1



Avalon Grove CDD

Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 9/13/2019

Prepared for:

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

Prepared by:

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

Site: 8



Comments: Normal growth observed
Pond has minimal grasses. Pond is clear of algal and submersed growth.

Site: 13



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

Site: 6



Comments: Normal growth observed

Pond is clear of algal growth, and submersed vegetation. some shoreline grasses due to high water levels.

Site: 7



Comments: Site looks good

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

Site: 10



Comments: Normal growth observed

Pond is clear of submersed vegetation and shoreline grasses. Some algae on south side.

Site: 9



Comments: Normal growth observed

Pond is clear of submersed vegetation and shoreline grasses. Some algae growth.

Site: 14



Comments: Site looks good

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

Site: 15



Comments: Site looks good

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

Site: 3



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

Site: 4



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

Site: 5



Comments: Site looks good
Pond is clear of submersed vegetation and shoreline grasses. Some algae growth.

Site: 12



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

Site: 11



Comments: Site looks good

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

Site: 2



Comments: Site looks good

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

Site: 1



Comments: Normal growth observed

Pond is clear of submersed vegetation and shoreline grasses. Some algae growth.

Site:

Comments:

Management Summary

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

Recommendations/Action Items

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



EXHIBIT 2

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

5 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
6 Development District was held on Thursday, August 22, 2019 at 11:30 a.m. at Avalon Groves Amenity
7 Center 17555 Sawgrass Bay Blvd. Clermont, FL 34714
8

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

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

11 Present and constituting a quorum were:

12 James Harvey	Board Supervisor, Vice Chairman
13 Brad Walker	Board Supervisor, Assistant Secretary
14 Candice Smith	Board Supervisor, Assistant Secretary

15
16 Also present were:

17 Patricia Thibault	District Manager, DPFM Management and Consulting LLC
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18
19

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

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

24 There being none, the next item followed.

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

- 26 A. Exhibit 1: Aquatic Systems Waterway Inspection Report
27 B. Exhibit 2: Approval of Minutes of July 25, 2019 Meeting

28 On a MOTION by Mr. Walker, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved 29 the Minutes of the Board of Supervisors Regular Meeting held on July 25, 2019 for the Avalon Groves 30 Community Development District.
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- 31 C. Exhibit 3: Acceptance of the Unaudited July, 2019 Financials

32 On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board accepted 33 the Unaudited July, 2019 Financials for the Avalon Groves Community Development District.
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- 34 D. Exhibit 4: Presentation of the August Field Operations Resort

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

- 36 A. Exhibit 5: Consideration of **Resolution 2019-07**, Adopting the Designated Meeting Dates, Times,
37 & Location

38 On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board adopted
39 Resolution **2019-07** Adopting the Designated Meeting Dates, Times, & Location, as amended, for the
40 Avalon Groves Community Development District.

41 **B. Fiscal Year 2019-2020 Budget Public Hearing**

- 42 ➤ Open the Public Hearing

43 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved
44 the opening of the Fiscal Year 2019-2020 Budget Public Hearing to the public for the Avalon Groves
45 Community Development District.

- 46 ➤ Exhibit 6: Presentation of the FY 2019-2020 Budget

- 47 ➤ Public Comments

48 Resident inquired about the street lights on the budget. Discussion ensued.

49 Resident inquired about point of contact for maintenance repairs around the community.

50 Discussion ensued.

51 Resident inquired about assessments on the budget. Discussion ensued.

52 Resident inquired about including a total assessment on the budget. Discussion ensued.

- 53 ➤ Close the Public Hearing

54 On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the
55 Board approved the closure of the Fiscal Year 2019-2020 Budget Public Hearing to the public for the
56 Avalon Groves Community Development District.

57 C. Exhibit 7: Consideration of **Resolution 2019-08**, Adopting the Fiscal Year 2019-2020 Budget

- 58 ➤ FY 2020 Deficit Funding Agreement

59 On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board adopted
60 Resolution **2019-08** Adopting the Fiscal Year 2019-2020 Budget for the Avalon Groves Community
61 Development District.

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

- 63 ➤ Open the Public Hearing

64 On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the
65 Board approved the opening of the Fiscal Year 2019-2020 Assessment Public Hearing to the public for
66 the Avalon Groves Community Development District.

- 67 ➤ Public Comment

68 There being none, the next item followed.

- 69 ➤ Close the Public Hearing

70 On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved
71 the closure of the Fiscal Year 2019-2020 Assessment Public Hearing to the public for the Avalon Groves
72 Community Development District.

73 E. Exhibit 8: Consideration of **Resolution 2019-09**, Adopting the Collection & Enforcement of
74 Special Assessments for Fiscal Year 2019-2020

75 On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adopted
76 Resolution **2019-09** Adopting the Collection & Enforcement of Special Assessments for the Avalon
77 Groves Community Development District.

78 **FIFTH ORDER OF BUSINESS – Audience Comments - New Business**

79 There being none, next item followed.

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

81 A. Manager

82 There being none, the next item followed.

83 B. District Counsel

84 There being none, the next item followed.

85 C. Amenity manager

86 There being none, the next item followed.

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

88 There being none, the next item followed.

89 **EIGHTH ORDER OF BUSINESS – Adjournment**

90 Ms. Thibault asked for final questions, comments, or corrections before adjourning the meeting.

91 There being none, Mr. Harvey made a motion to adjourn the meeting.

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

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

97

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

100

Signature

Signature

101

Printed Name

Printed Name

102

103 **Title:** Secretary Assistant Secretary

Title: Chairman Vice Chairman

104

EXHIBIT 3

Avalon Groves Community Development District

Summary Financial Statements
(Unaudited)

Period Ending
August 31, 2019

Avalon Groves Community Development District
Balance Sheet
Unaudited
August 31, 2019

	GENERAL FUND	2017 (AA1)	2017A-1 (AA2)	2017A-2 (AA2)	2019	CIP (AA1)	CIP A-1 (AA2)	CIP A-2 (AA2)	CIP 2019	TOTAL
ASSETS:										
CASH	\$ 85,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20	\$ -	\$ -	\$ 85,421
INVESTMENTS:										
REVENUE FUND	-	1,120	119,736	333	-	-	-	-	-	121,189
CAP INTEREST	-	39	14	-	36,437	-	-	-	-	36,490
DS RESERVE	-	173,786	528,300	266,537	105,309	-	-	-	-	1,073,932
COST OF ISSUANCE	-	-	-	-	14,503	-	-	-	-	14,503
PREPAYMENT ACCOUNT	-	-	30,157	27,218	-	-	-	-	-	57,375
SINK FUND ACCT (AA2)	-	2	6	-	-	-	-	-	-	8
ACQ. & CONST. 2017 (AA1)	-	-	-	-	-	30,197	-	-	-	30,197
ACQ. & CONST. 2017A-1 (AA2)	-	-	-	-	-	-	13,041	-	-	13,041
ACQ. & CONST. 2017A-2 (AA2)	-	-	-	-	-	-	-	105,953	-	105,953
ACQ. & CONST. 2019	-	-	-	-	-	-	-	-	-	-
PREPAID ITEMS	-	-	-	-	-	-	-	-	-	-
ACCOUNTS RECEIVABLE	-	-	-	-	-	-	-	-	-	-
OFF ROLL - RECEIVABLE ASSMT.	-	-	-	-	-	-	-	-	-	-
DEPOSITS	27,771	-	-	-	-	-	-	-	-	27,771
TOTAL ASSETS	\$ 113,172	\$ 174,947	\$ 678,213	\$ 294,088	\$ 156,249	\$ 30,197	\$ 13,061	\$ 105,953	\$ -	\$ 1,565,880
LIABILITIES:										
ACCOUNTS PAYABLE	\$ 21,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,755
DUE TO DEBT SERVICE	-	-	-	-	-	-	-	-	-	-
DUE TO CONSTRUCTION	-	-	-	-	-	-	-	-	-	-
OFF ROLL - DEFERRED REVENUE	-	-	-	-	-	-	-	-	-	-
RETAINAGE PAYABLE	-	-	-	-	-	-	-	-	-	-
FUND BALANCE:										
NONSPENDABLE:										
PREPAID AND DEPOSITS	27,771	-	-	-	-	-	-	-	-	27,771
ASSIGNED:										
OPERATING RESERVES	-	-	-	-	-	-	-	-	-	-
RESERVES - ROADWAYS	-	-	-	-	-	-	-	-	-	-
UNASSIGNED:	63,646	174,947	678,213	294,088	156,249	30,197	13,061	105,953	-	1,516,354
TOTAL LIABILITIES & FUND BALANCE	\$ 113,172	\$ 174,947	\$ 678,213	\$ 294,088	\$ 156,249	\$ 30,197	\$ 13,061	\$ 105,953	\$ -	\$ 1,565,880

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

	FY2019 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
SPECIAL ASSESSMENTS (LANDOWNER OFF-ROLL)	\$ 320,435	320,435	\$ 338,630	\$ 18,195
MISC. REVENUE	-	-	7	7
TOTAL REVENUES	320,435	320,435	338,637	18,202
EXPENDITURES				
GENERAL ADMINISTRATIVE				
DISTRICT MANAGEMENT SERVICES	32,000	32,000	44,000	(12,000)
DISTRICT ACCOUNTING SERVICES	-	-	-	-
BANK FEES	150	138	-	138
AUDITING	2,500	2,292	2,750	(458)
REGULATORY & PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	4,000	3,667	1,620	2,047
ENGINEERING SERVICES	12,000	11,000	6,508	4,492
LEGAL SERVICES	25,000	22,917	26,134	(3,217)
TECHNOLOGY & WEBSITE ADMIN.	960	960	2,541	(1,581)
MISCELLANEOUS (appraisal, etc.)	500	458	799	(341)
TOTAL GENERAL ADMINISTRATIVE	77,285	73,606	84,527	(10,921)
INSURANCE				
INSURANCE	5,830	5,000	5,000	-
TOTAL INSURANCE	5,830	5,000	5,000	-
DEBT SERVICE ADMIN.				
DISCLOSURE REPORT	5,000	5,000	5,000	-
ARBITRAGE REBATE	1,500	650	650	-
TRUSTEE FEES	7,500	7,500	10,500	(3,000)
TOTAL DEBT ADMINISTRATION	14,000	13,150	16,150	(3,000)
UTILITIES				
UTILITIES-ELECTRICITY	2,500	2,292	465	1,827
STREETLIGHTS	68,400	62,700	-	62,700
UTILITY CONTINGENCY	5,000	4,583	129	4,454
TOTAL UTILITIES	75,900	69,575	594	68,981
PHYSICAL ENVIRONMENT				
LAKE & POND MAINTENANCE	6,420	6,420	11,055	(4,635)
LANDSCAPE MAINTENANCE	106,000	99,928	99,928	-
LANDSCAPE - MISC.	5,000	4,583	-	4,583
WETLAND MITIGATION & MAINTENANCE	14,000	14,000	25,200	(11,200)
FIELD MANAGEMENT	6,000	5,500	-	5,500
FIELD CONTINGENCY	5,000	5,000	14,634	(9,634)
HARDSCAPE REPAIRS & MAINT.	5,000	4,583	-	4,583
BUILDOUT CONTINGENCY	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	147,420	140,015	150,817	(10,802)
TOTAL EXPENDITURES	320,435	301,346	257,088	44,258
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	19,090	81,549	62,460
FUND BALANCE - BEGINNING	-	-	9,868	-
FUND BALANCE - ENDING	\$ -	\$ 19,090	\$ 91,417	\$ 62,460

Avalon Groves Community Development District
SERIES 2017A-1 (AA1)
For The Period Starting October 1, 2018 Ending August 31, 2019

	<u>FY2019 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL INTEREST	\$ 185,153	169,724	\$ 81,940	\$ (87,784)
LESS: DISCOUNT ASSESSMENTS (4%)	-	-	4,016	4,016
	(7,715)	-	-	-
TOTAL REVENUE	<u>177,438</u>	<u>169,724</u>	<u>85,956</u>	<u>(83,768)</u>
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	7,715	-	-	-
INTEREST EXPENSE			-	
MAY 1, 2019	67,856	67,856	67,856	-
NOVEMBER 1, 2019	66,981	66,981	67,856	(875)
PRINCIPAL RETIREMENT				
MAY 1, 2019	35,000	35,000	35,000	-
TOTAL EXPENDITURES	<u>177,552</u>	<u>169,837</u>	<u>170,712</u>	<u>(875)</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	(114)	(113)	(84,756)	(82,893)
TRANSFER IN				
TRANSFER OUT			(1,419)	
FUND BALANCE - BEGINNING		-	261,124	261,124
FUND BALANCE - ENDING	<u>\$ (114.00)</u>	<u>\$ (113)</u>	<u>\$ 174,949</u>	<u>\$ 178,231</u>

Avalon Groves Community Development District
SERIES 2017A-1 (AA2)
For The Period Starting October 1, 2018 Ending August 31, 2019

	<u>FY2019 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL INTEREST	\$ 559,241	512,638	\$ 372,625	\$ (140,013)
LESS: DISCOUNT ASSESSMENTS (4%)	-	-	13,704	13,704
	<u>(23,302)</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL REVENUE	<u>535,939</u>	<u>512,638</u>	<u>386,329</u>	<u>(126,309)</u>
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	23,302	-	-	-
INTEREST EXPENSE			-	-
MAY 1, 2019	212,684	212,684	212,684	-
NOVEMBER 1, 2019	210,131	210,131	212,684	(2,553)
PRINCIPAL RETIREMENT				
MAY 1, 2019	95,000	95,000	95,000	-
TOTAL EXPENDITURES	<u>541,117</u>	<u>517,815</u>	<u>520,368</u>	<u>(2,553)</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	(5,178)	(5,177)	(134,039)	(123,756)
TRANSFER IN				
TRANSFER OUT			(4,314)	
FUND BALANCE - BEGINNING		-	816,567	816,567
FUND BALANCE - ENDING	<u>\$ (5,178.00)</u>	<u>\$ (5,177)</u>	<u>\$ 678,214</u>	<u>\$ 692,811</u>

Avalon Groves Community Development District
SERIES 2017A-2 (AA2)
For The Period Starting October 1, 2018 Ending August 31, 2019

	<u>FY2019 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL INTEREST	\$ 241,958	241,958	\$ 2,358,706	\$ 2,116,748
LESS: DISCOUNT ASSESSMENTS (4%)	-	-	22,556	22,556
	(10,082)	-	-	-
TOTAL REVENUE	<u>231,876</u>	<u>241,958</u>	<u>2,381,262</u>	<u>2,139,304</u>
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	10,082	-	-	-
INTEREST EXPENSE			-	
MAY 1, 2019	111,300	111,300	-	111,300
NOVEMBER 1, 2019	111,300	111,300	1,382,225	(1,270,925)
PRINCIPAL PREPAYMENT				
MAY 1, 2019	-	-	2,305,000	(2,305,000)
TOTAL EXPENDITURES	<u>232,682</u>	<u>222,600</u>	<u>3,687,225</u>	<u>(3,464,625)</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	(806)	19,358	(1,305,963)	5,603,929
TRANSFER IN				
TRANSFER OUT			(4,992)	
FUND BALANCE - BEGINNING		-	1,605,042	1,605,042
FUND BALANCE - ENDING	<u>\$ (806.00)</u>	<u>\$ 19,358</u>	<u>\$ 294,087</u>	<u>\$ 7,208,971</u>

Avalon Groves Community Development District
SERIES 2019

For The Period Starting October 1, 2018 Ending August 31, 2019

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
REVENUE	
BOND PROCEEDS	\$ 316,880
INTEREST	20
LESS: DISCOUNT ASSESSMENTS (4%)	-
TOTAL REVENUE	<u>316,900</u>
EXPENDITURES	
LEGAL EXPENSES	81,000
UNDERWRITER FEES	40,000
CONSULTING FEES	29,650
TRUSTEE FEES	10,000
TOTAL EXPENDITURES	<u>160,650</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	156,250
TRANSFER IN	
TRANSFER OUT	-
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	<u><u>\$ 156,250</u></u>

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

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
BOND PROCEEDS	\$ -
INTEREST	2,230
TOTAL REVENUES	<u>2,230</u>
 EXPENDITURES	
REQUISITIONS	42,036
TRUSTEE FEES	-
TOTAL EXPENSE	<u>42,036</u>
 TOTAL EXPENDITURES	<u>42,036</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 (39,806)
TRANSFER IN	1,419
TRANSFER OUT	-
FUND BALANCE - BEGINNING	68,584
 FUND BALANCE - ENDING	 <u><u>\$ 30,197</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 August 31, 2019

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
NET PROCEEDS	\$ 8,592
INTEREST	76
TOTAL REVENUES	<u>8,668</u>
 EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
TRUSTEE FEES	-
TOTAL EXPENSE	<u>-</u>
 TOTAL EXPENDITURES	<u>-</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 8,668
TRANSFER IN	4,314
TRANSFER OUT	-
FUND BALANCE - BEGINNING	79
 FUND BALANCE - ENDING	 <u><u>\$ 13,061</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 August 31, 2019

	ACTUAL YEAR-TO-DATE
REVENUES	
DEVELOPER FUNDING	-
INSURANCE CLAIM	\$ -
INTEREST	4,588
TOTAL REVENUES	4,588
EXPENDITURES	
REQUISITIONS	79,340
TRUSTEE FEES	-
TOTAL EXPENSE	79,340
TOTAL EXPENDITURES	79,340
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(74,752)
TRANSFER IN	4,992
TRANSFER OUT	-
FUND BALANCE - BEGINNING	175,714
FUND BALANCE - ENDING	\$ 105,954

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

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

Avalon Groves Community Development District
Bank Reconciliation
August 31, 2019

	<u>BU</u>
Balance Per Bank Statement	\$ 122,181.09
Less: Outstanding AP Checks	(36,780.04)
<i>Adjusted Bank Balance</i>	<u><u>\$ 85,401.05</u></u>
Beginning Bank Balance Per Books	\$ 102,523.83
Deposits & Interest	11,020.71
Cash Disbursements	(28,143.49)
<i>Balance Per Books</i>	<u><u>\$ 85,401.05</u></u>

Avalon Groves CDD
Check Register
Operating Account
FY 2019

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

Avalon Groves CDD
Check Register
Operating Account
FY 2019

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
03/18/2019	1192	Sumter Electric Cooperative	177-3/11 - 325 Sawgrass Bay Blvd		647.84	185,014.33
03/18/2019	1193	Yellowstone Landscape	Monthly Landscaping - March		8,645.00	176,369.33
03/25/2019	1194	Sumter Electric Cooperative	2/13-3/15 - 16920 Sawgrass Bay Blvd		31.39	176,337.94
03/28/2019		VK Avalon Groves	Deposit	647.60		176,985.54
3/31/2019	EOM		Balance	119,931.68	71,551.02	176,985.54
04/01/2019	1195	BIO-TECH CONSULTING, INC.	Wetland Maint - Collector Road		5,800.00	171,185.54
04/01/2019	1196	Randy Suggs Landscaping	Landscape Maint. - Nov/Dec		11,740.00	159,445.54
04/02/2019	9000	Venturesin.com, Inc.	Web Site Hosting - April		80.00	159,365.54
04/04/2019		VK Avalon Groves	Deposit	3,238.00		162,603.54
04/04/2019		Lake County Tax Collector	Deposit	3,711.96		166,315.50
04/08/2019	1197	Avalon Groves CDD	Due to debt service		90,844.79	75,470.71
04/09/2019	1198	Aquatic Systems, Inc.	Lake & Wetland Svc - April		900.00	74,570.71
04/09/2019	1199	Hopping Green & Sams	Legal Svcs - February		254.00	74,316.71
04/09/2019	1200	Regions Bank.	Trustee Fee Series 2017A-2		3,500.00	70,816.71
04/09/2019	1201	Yellowstone Landscape	Monthly Landscaping - April		226.90	70,589.81
04/09/2019	1202	Regions Bank.	Trustee Fees - 2017		3,500.00	67,089.81
04/09/2019	1203	Regions Bank.	Trustee Fees - 2017A-1		3,500.00	63,589.81
04/15/2019	1204	Heidt Design	Engineering Services - March		1,300.00	62,289.81
04/15/2019	1205	Sumter Electric Cooperative	3/11-4/9 -17 325 Sawgrass Bay Blvd		310.54	61,979.27
04/16/2019		VK Avalon Groves	Deposit	647.60		62,626.87
04/22/2019	1206	Yellowstone Landscape	Monthly Landscaping - April		8,645.00	53,981.87
04/24/2019	1207	Lake County Tax Collector	Commissions		2,940.48	51,041.39
04/24/2019	1208	Recovered Energy Technologies	Balance Sheet account Deposit		25,000.00	26,041.39
04/25/2019		Lake County Tax Collector	Deposit	7,605.33		33,646.72
04/25/2019		VK Avalon Groves	Deposit	647.60		34,294.32
04/27/2019	1209	Sumter Electric Cooperative	3/15-4/16 - 16920 Sawgrass Bay Blvd		30.92	34,263.40
04/27/2019	1210	Yellowstone Landscape	Irrigation Repairs - heads & nozzles		357.08	33,906.32
4/30/2019	EOM		Balance	15,850.49	158,929.71	33,906.32
05/06/2019	9003	Venturesin.com, Inc.	Web Site Hosting - May		80.00	33,826.32
05/06/2019	1211	Aquatic Systems, Inc.	Lake & Wetland Svc - May		900.00	32,926.32
05/06/2019	1212	Hopping Green & Sams	Legal Svcs - March		3,520.40	29,405.92
05/07/2019		Lake County Tax Collector	Deposit	2.20		29,408.12
05/13/2019	1213	Dibartolomeo, McBee, Hartley & Barnes, PA	Audit FY 2018		2,750.00	26,658.12
05/13/2019	1214	Sumter Electric Cooperative	4/9-5/9 - 17325 Sawgrass Bay Blvd		295.81	26,362.31
05/13/2019	1215	Yellowstone Landscape	Monthly Landscaping - May		8,645.00	17,717.31
05/16/2019	1216	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA2)		4,699.25	13,018.06
05/16/2019	1217	David Jordan Lake County Tax Collector	Tax Distributions 3/1-3/31/19		152.11	12,865.95
05/20/2019	1218	LLS Tax Solutions Inc.	Special Assessment Bonds 2017		650.00	12,215.95
05/20/2019	1219	Sumter Electric Cooperative	4/16-5/15 - 16920 Sawgrass Bay Blvd		28.06	12,187.89
05/21/2019		VK Avalon Groves	Deposit	647.60		12,835.49
05/21/2019		VK Avalon Groves	Deposit	647.60		13,483.09
05/21/2019		VK Avalon Groves	Deposit	1,295.20		14,778.29
05/22/2019	1220	LAKE COUNTY PROPERTY APPRAISER	Non Ad Valorem Collections		50.00	14,728.29
05/28/2019		Serenoa Village	Deposit	28,494.40		43,222.69
05/28/2019		VK Avalon Groves	Deposit	1,295.20		44,517.89
05/29/2019		Lake County Tax Collector	Deposit	9,905.80		54,423.69
5/31/2019	EOM		Balance	42,288.00	21,770.63	54,423.69
06/06/2019	9001	Aquatic Systems, Inc.	Lake & Wetland Svc - June		900.00	53,523.69
06/06/2019	9002	Hopping Green & Sams	Legal Svcs - April		1,123.60	52,400.09
06/06/2019		Avalon Groves CDD	Deposit	4,699.25		57,099.34
06/06/2019	1221	Avalon Groves CDD	Check sent in error (check sent to US bank not Regents)		4,699.25	52,400.09
06/07/2019		VK Avalon Groves	Deposit	1,295.20		53,695.29
06/11/2019	1222	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA2)		6,120.70	47,574.59
06/11/2019	1223	David Jordan Lake County Tax Collector	Commissions 4/1-4/30/19		198.12	47,376.47
06/14/2019	9004	Heidt Design	Engineering Services - May		2,600.00	44,776.47
06/14/2019	9005	Venturesin.com, Inc.	Web Site Hosting - June		80.00	44,696.47
06/20/2019	9006	Aquatic Systems, Inc.	Lake & Wetland Svc - Addon June		385.00	44,311.47
06/20/2019		Lake County Tax Collector	Deposit	5,792.89		50,104.36
06/26/2019	ACH062619	Sumter Electric Cooperative	5/9-9/7 - 17325 Sawgrass Bay Blvd		383.77	49,720.59
06/27/2019	9007	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Board Mtg Feb/Mar/Apr/May		16,000.00	33,720.59
06/27/2019	9008	LAKE COUNTY PROPERTY APPRAISER	Non Ad Valorem Collections		50.00	33,670.59
06/27/2019	9009	Yellowstone Landscape	Monthly Landscaping - June		11,760.00	21,910.59
6/30/2019	EOM		Balance	11,787.34	44,300.44	21,910.59
07/02/2019		VK Avalon Groves	Lot Closings	4,533.20		26,443.79
07/02/2019		VK Avalon Groves	Lot Closings	647.60		27,091.39
07/02/2019		VK Avalon Groves	Lot Closings	3,238.00		30,329.39
07/02/2019		VK Avalon Groves	Lot Closings	94,260.24		124,589.63
07/02/2019		VK Avalon Groves	Lot Closings	647.60		125,237.23
07/02/2019		VK Avalon Groves	Lot Closings	647.60		125,884.83
07/02/2019		Lake County Tax Collector	Tax Distributions 6/1-6/30/19	3,752.30		129,637.13
07/03/2019	ACH070319	Sumter Electric Cooperative	5/15-6/14 - 16920 Sawgrass Bay Blvd		29.18	129,607.95
07/08/2019	9010	Aquatic Systems, Inc.	Lake & Wetland Svc - July		1,285.00	128,322.95
07/08/2019	9011	Heidt Design	Engineering Services - June		1,950.00	126,372.95
07/08/2019	9012	Hopping Green & Sams	Legal Svcs - May		1,029.00	125,343.95
07/08/2019	9013	Innersync	ADA Website Compliance		1,620.00	123,723.95
07/08/2019	1226	Avalon Groves CDD	Due to debt service Series 2017 A-1 (AA2)		5,897.86	117,826.09
07/08/2019	1227	David Jordan Lake County Tax Collector	Commissions		190.91	117,635.18
07/11/2019	9014	Venturesin.com, Inc.	Web Site Hosting - July		80.00	117,555.18
07/25/2019	9015	Yellowstone Landscape	Monthly Landscaping - July		11,760.04	105,795.14
07/25/2019	9016	BIO-TECH CONSULTING, INC.	Quarterly Maintenance - Wetland Mitigation Areas		3,000.00	102,795.14

Avalon Groves CDD
Check Register
Operating Account
FY 2019

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
07/26/2019	ACH072619	Sumter Electric Cooperative	677-7/10 - 17325 Sawgrass Bay Blvd		192.67	102,602.47
07/30/2019	9018	Utilities, Inc. of Florida	Tot Lot - June		39.32	102,563.15
07/30/2019	9019	Utilities, Inc. of Florida	Island - June		39.32	102,523.83
7/31/2019	EOM	Balance		107,726.54	27,113.30	102,523.83
08/01/2019	9017	BIO-TECH CONSULTING, INC.	Wetland Maint - June		2,800.00	99,723.83
08/01/2019		Lot Closings	Deposit	3,238.00		102,961.83
08/01/2019		Lot Closings	Deposit	647.60		103,609.43
08/01/2019		Lot Closings	Deposit	647.60		104,257.03
08/01/2019		Lot Closings	Deposit	647.60		104,904.63
08/01/2019		Lot Closings	Deposit	1,295.20		106,199.83
08/01/2019		Lot Closings	Deposit	3,238.00		109,437.83
08/02/2019	ACH080219	Sumter Electric Cooperative	6/14-7/16 - 16920 Sawgrass Bay Blvd		31.03	109,406.80
08/02/2019	1228	Tampa Print Services, Inc.	Mass Mailing		748.63	108,658.17
08/08/2019	9020	Aquatic Systems, Inc.	Lake & Wetland Svc - August		1,285.00	107,373.17
08/08/2019	9021	Hopping Green & Sams	Legal Svcs - June		1,958.00	105,415.17
08/08/2019	9022	Venturesin.com, Inc.	Domain Name Renewal		20.99	105,394.18
08/09/2019		Lot Closings	Deposit	647.60		106,041.78
08/09/2019		Lot Closings	Deposit	647.60		106,689.38
08/13/2019		Lake County Tax Collector	Deposit	11.51		106,700.89
08/14/2019	1229	Regions Bank.	Acct. 338000835		8,592.00	98,108.89
08/15/2019	9023	Heidt Design	Engineering Services - July		658.42	97,450.47
08/27/2019	ACH082719	Sumter Electric Cooperative	7/10-8/9 - 17325 Sawgrass Bay Blvd		289.38	97,161.09
08/29/2019	9024	Yellowstone Landscape	Monthly Landscaping - August		11,760.04	85,401.05
8/31/2019	EOM	Balance		11,020.71	28,143.49	85,401.05

EXHIBIT 4



Avalon CDD

Monthly Report

9/01/2019

Prepared by:

Anderson Davis, Field Technician

Email: Anderson.davis@dpfg.com

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



DPFG Field Services, Inc.

Site #1

ENTRANCE



Image 1

➤ **Image 1:** This Image shows one of two entrance monuments. The monuments and surrounding landscape are in good condition.



Image 2

➤ **Image 2:** The front ponds and turf are in great condition.



DPFG Field Services, Inc.

Site #2

POND 5



Image 1

- **Image 1: The bank of pond 5 is not being mowed. The surrounding turf and trees are in poor condition.**



Image 2

- **Image 2: Multiple trees around the pond are in poor condition. The turf is in poor condition as well.**



DPFG Field Services, Inc.

Site #3

TURF/PLANT BEDS



Image 1

- **Image 1:** This Photo shows the condition of the turf. I have not noticed an improvement in the condition of the turf.



Image 2

- **Image 2:** The plant beds are being well maintained. They could use more frequent weeding.

DPFG Field Services, Inc.



DPFG Field Services, Inc.

Site #4

TURF/PLANT BEDS



Image 1

➤ **Image 1:** This Photo shows the condition of the turf. I have not noticed an improvement in the condition of the turf.



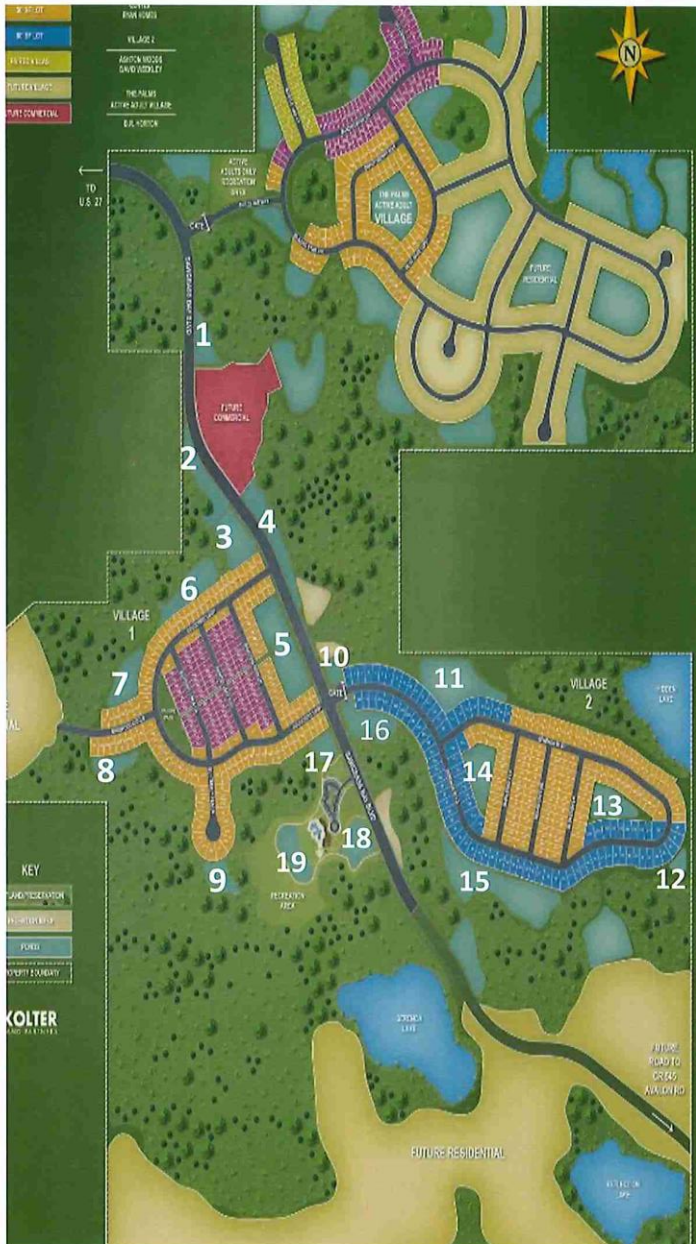
Image 2

➤ **Image 2:** The plant beds are being well maintained. They could use more frequent weeding.



POND NUMBERS

- Pond 5, 13, and 14 were the concerned areas.





SUMMARY

Summary

Overall the development is in good condition.

- There was a slight improvement on the Grade Sheet. With an improvement in the turf. The grade sheet would be over 86%
- Pond 5 is the biggest issue. The bank of the pond is not being mowed regularly. The turf is in poor condition and there are multiple trees that need replacing.
- Pond 13 & 14 are being better maintained.
- All structures and signs are in good condition.
- The other common areas and walking paths are in great condition

Avalon - GRADE SHEET

September 2019

LANDSCAPE MAINTENANCE	Max Value	July	August	September	october	Comments
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	5	3	4			Some Improvments July-August
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	15	12	11			
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5	4	5			
WEED CONTROL – TURF AREAS (reasonably free of weeds)	10	7	7			
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	8	7			
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	5	4	5			
WEED CONTROL – BED AREAS (reasonably free of weeds)	10	7	7			
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	7	10			
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	10	7	10			
CLEANLINESS (debris free, leaf litter, landscape debris)	10	8	9			
MULCHING (distributed appropriately, bare areas, recommended is 3")	5	3	4			
WATER/IRRIGATION MANAGEMENT	15	13	14			
ENTRANCE DETAIL	10	9	10			
PRIOR MAINTENACE ITEMS ADDRESSED	5	5	5			
SEASONAL COLOR/PERENNIAL MAINTENANCE						
VIGOR/APPEARANCE	10	7	7			
INSECT/DISEASE CONTROL	10	8	7			
DEADHEADING/PRUNING	10	7	7			
MAXIMUM VALUE	155	119	129	0	0	

77% 83% 0% 0%

DATE OF INSPECTION: September 2019

CONTRACTOR SIGNATURE: _____
 _____ or Yellowstone Landscaping

INSPECTOR SIGNATURE: _____ Anderson Davis
 Anderson for DPG Field Services, Inc.

(Promote Consistent Maintenance – Landscape Failure at 86%. Deduction based on Quality of Maintenance)

EXHIBIT 5



Proposal #25076

Date: 08/26/2019

From: Michael Smith

Proposal For

DPFG
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

Replace motherboard on front timer

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	6.00	\$60.98	\$365.85
Motherboard	1.00	\$920.00	\$920.00
decoders	1.00	\$195.00	\$195.00
Control box	1.00	\$725.00	\$725.00

Client Notes

Replace the motherboard on the front timer. Once it has been replaced locate the bad decoders and replace.

Note: this work has been completed.

Signature	SUBTOTAL	\$2,205.85
	SALES TAX	\$0.00
	TOTAL	\$2,205.85

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 charge 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

Michael Smith

Office:

mdsmith@yellowstonelandscape.com

EXHIBIT 6

9/6/2019

Estimate 190806-01 from Fireman Tom's Pressure Washing Co.

Fireman Tom's Pressure Washing Co.
(407)459-2032
Firemantomspw@gmail.com
SafeRoofCleaningOrlando.com



DFPG
Location:
Avalon Groves of Clermont
Clermont, FL 34714

ESTIMATE

Estimate # 190806-01

Estimate Date 08/06/2019

Item	Description	Unit Price	Quantity	Amount
Service	Pressure wash (4) larger "Serenoa" columns off of sawgrass bay blvd.	55.00	4.00	220.00
Subtotal				220.00
Total				220.00
Amount Paid				0.00
Estimate				\$220.00

NOTES: - Water will be provided by Fireman Toms Pressure Washing.

Fireman Tom's Pressure Washing Co.
 (407)459-2032
 Firemantomspw@gmail.com
 SafeRoofCleaningOrlando.com



DFPG
 Serenoa, Avalon groves of Clermont
 Clermont, FL

ESTIMATE

Estimate # 190913-01

Estimate Date 09/13/2019

Item	Description	Unit Price	Quantity	Amount
Service	Pressure wash 10 mid size monuments at the Serenoa villages.	35.00	10.00	350.00
Service	Pressure wash 6 smaller monuments at the Serenoa villages.	25.00	6.00	150.00
Subtotal				500.00
Total				500.00
Amount Paid				0.00
Estimate				\$500.00

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

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.

Patricia Caputo