



**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

December 8, 2022

10:00 a.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 DPGF Management & Consulting LLC

250 International Parkway, Suite 208

Lake Mary, FL 32746

321-263-0132 x742

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, December 8, 2022 at 10:00 a.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 749 or lkrause@dpfgmc.com. We look forward to seeing you at the meeting.

Sincerely,

Larry Krause

Larry Krause
District Manager

Cc: Attorney
Engineer
District Records

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, December 8, 2022

Time: 10:00 a.m.

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

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

Agenda

For the full agenda packet, please contact: sconley@dpfgmc.com

I. Roll Call:

S1: Bill Fife

S2: Greg Meath
(Vice Chair)

S3: Michael Aube

S4: William Flint

S5: Candice Smith
(Chair)

II. Audience Comments – Agenda Items

(Limited to 3 minutes per individual for agenda items)

III. Staff Reports

A. District Counsel – *Meredith Hammock, KE Law Group*

B. District Engineer

C. District Manager – *Larry Krause, DPFPG*

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

2. Field Inspection Report – *DPFPG*

[Exhibit 1](#)

3. Update for Monument Lighting Discussion

[Exhibit 2](#)

4. Update for Adding Electrical Outlets to Community Entrances
Discussion

5. Aquatic Maintenance Report – *Steadfast Environmental*

[Exhibit 3](#)

6. District Engineer RFQ Republished – Deadline 1/13/2023

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

IV. Business Matters

A. Consideration and Adoption of **Resolution 2023-07, Canvassing and
Certifying the 2022 Landowners' Meeting Election Results**

[Exhibit 4](#)

B. Consideration of Supervisor Appointment to Vacant Seat 3

[Exhibit 5](#)

1. Oath of Office

[Exhibit 6](#)

2. New Supervisor Information/Form 1

[Exhibit 7](#)

3. Public Records & Government in the Sunshine Review (*FL Ethics
Commission Guide to be Emailed*)

C. Consideration and Adoption of **Resolution 2023-08, Designating Officers**

[Exhibit 8](#)

D. Discussion on Process for Residents Gathering Information

E. Consideration of Steadfast Turbidity Barrier Removal Proposal

[Exhibit 9](#)

V. Administrative Matters/Consent Agenda

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held October 27, 2022 [Exhibit 10](#)
- B. Consideration For Acceptance – The October 2022 Unaudited Financial Report [Exhibit 11](#)

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. Discussion on Flemings Rd Extension Petition [Exhibit 12](#)

VIII. Action Items Summary

(To Be E-mailed to Supervisors and Staff)

IX. Next Meeting Quorum Check

Confirmation of Quorum for Next Meeting Scheduled for 1 p.m. on January 26, 2023 at the Avalon Groves Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)

X. Adjournment



EXHIBIT 1





AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

November/December 2022 FIELD INSPECTION REPORT

L. Krause, District Manager

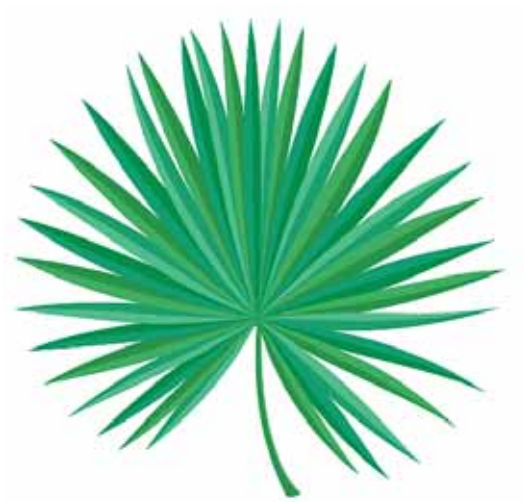


TABLE OF CONTENTS

- Maintenance Map
- Sawgrass Bay Blvd
- Ponds & Fountain
- Villages
- Pond Map



Sawgrass Bay Blvd.



Sawgrass Bay Blvd. at night
– streetlights aglow...

Edgemont property is
coming along...



Sawgrass Bay Blvd.
landscaping looks good...

Village 4 is progressing...



Sawgrass Bay Blvd.



Monument at Village 2 Entrance.
Equipped with Solar Power/Light,
but not working.



Monument at Village 3 Entrance.
Equipped with Hard-Wired
Power/Light, but not working.



Monument between Villages 2/3.
Equipped with Solar Power/Light
that is working.



Ponds



Pond 16 in Palms at Serenoa looks clean ... and has a resident...



Ponds are full and water is clear...



Pond 30 shows signs of lily pad expansion...Steadfast is treating...



Villages



Village 1 park, mailboxes
and Tot Lot ...



Basswood Lane and
Butterfly Pea
Court...



Villages

Sidewalks in Village 1 need to be pressure washed – working on quotes.

Grassy area in Village 3 is owned by Utility Company...



Speed Table sign needs to be replaced – have call in to county to fix.



Pond Map

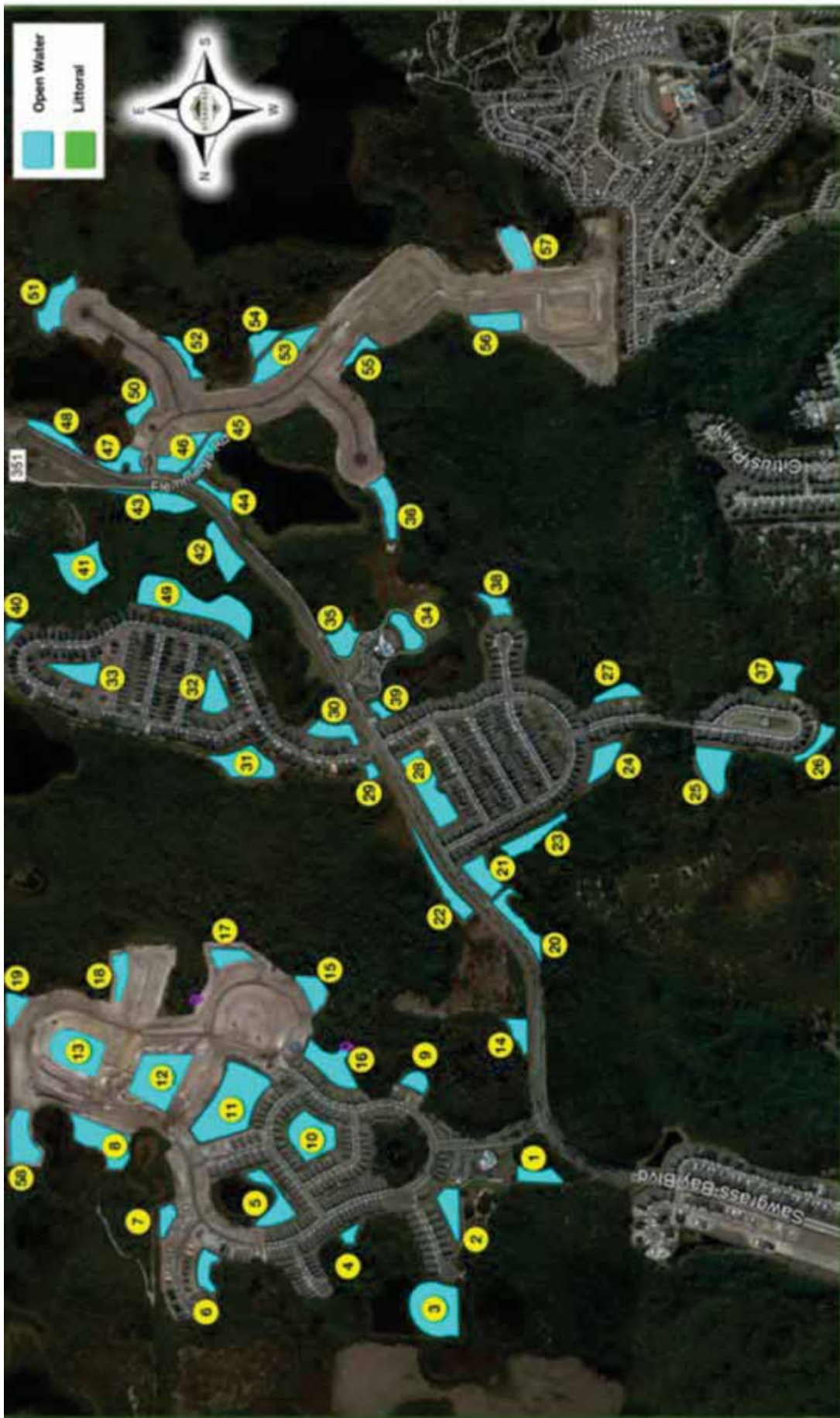


EXHIBIT 2



Avalon Groves CDD – Monument Solar Lights

Vendor has made calculations to ensure this system is properly sized to have 0% loss of power during the specified programmed time, based on the locations of the installations.

- 1 EA SOL-SPM055P-N 55 WATT SOLAR PANEL
- 1 EA 15' 10 AWG array assembly ½" NMLT conduit with connectors
- 1 EA 15' 12 AWG load assembly ½" NMLT conduit with connectors
- 1 EA 8A22NF-DEKA
- 1 EA Pole mount for 50W panel, for 2" pole
- 1 EA Lighting controller assembly, programmed DUSK to DAWN
- 1 EA VL-ECAB-BB-1 (NON-UL, if UL Listing is needed please notify me)
- 1 EA 5W LED 12VDC, Swivel knuckle mount
- 1 EA 1-GANG, 3-holes, ½" weatherproof box w/ cover
- 4 EA 2" u-bolts w/ saddle

Price for above described system \$1,335.00

For an order of 12 EA can get a break on price to \$1,250.00 EA for TTL of \$15,000.00

(Pricing does NOT include S&H, installation or the 2" poles)

With the pricing vendor finds for the 2" pole, client may be better off locally sourcing or having the system installers provide them for you.



Key

Circles indicate monument locations (16 in total):

Red Circle

– no lighting equipment in place

Yellow Circle

– solar lighting equipment in place but not working

Green Circle

– working lights in place

Blue Circle

– hard-wired lighting equipment in place, but not working



EXHIBIT 3





Avalon Groves CDD Aquatics

Inspection Date:

11/23/2022 9:44 AM

Prepared by:

Lee Smith

Project Manager

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



Inspection Report

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Some debris was picked up on site here.

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

SITE: New Pon

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond looks great. Torpedogross which was previously treated is showing advanced signs of decay. Technician will continue to treat and monitor this pond.

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



Inspection Report

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond looks excellent. Routine maintenance and monitoring will occur here.

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

SITE: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Routine maintenance and monitoring will occur here.

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



Inspection Report

SITE: 34

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Some debris was cleaned up here. Pond is looking in excellent condition.

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

SITE: 35

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond looks great. Routine maintenance and monitoring will occur here.

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



Inspection Report

SITE: 39

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Short grasses around perimeter & upper bank present. Grasses below the high water mark will be addressed by technician on next visit.

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

SITE: 30

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Extremely minimal amounts of surface algae still present in pond. Will continue to be treated and monitored by technician. Spatterdock within pond continues to be managed.

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



Inspection Report

SITE: 29

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond is in excellent condition. Will continue to be monitored by technician.

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

SITE: 28

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Routine maintenance and monitoring will occur here.

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



MANAGEMENT SUMMARY



With December on the way, fall gives way to winter. We can expect mornings and nights, as well as evenings, to have colder temperatures with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rain events are becoming less frequent, leading to extended decay times for surface algae (further extended by the cold weather). Additionally, water levels across most ponds will be/are decreasing.

On this visit, nearly all ponds noted were in excellent condition, with algal activity and nuisance grasses under control. Any shoreline grasses that were noted were in a state of decay/had already been treated, and will continue to be treated during future visits. Algae was present in non significant amounts, most of which was subsurface. Any surface growth had been previously treated and was already beginning to decay.

RECOMMENDATIONS

Continue to treat ponds for algae.

Administer treatments to any nuisance grasses growing along shorelines.

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

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA



Avalon Groves CDD

Sawgrass Bay Boulevard, Clermont

Gate Code:



EXHIBIT 4



RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 4, 2022, the Minutes of which are attached hereto as Exhibit A, and at which the below recited person was duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following individuals are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Candice Smith _____ Seat 5
Votes 1

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named individuals are declared to have been elected for the following term of office:

Candice Smith _____ 4 Year Term
[CONTINUED ON FOLLOWING PAGE]

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



PASSED AND ADOPTED THIS 8th DAY OF DECEMBER, 2022.

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chair/Vice Chair



31 **TENTH ORDER OF BUSINESS – Landowners Comments**

32 There being none, the next item followed.

33 **ELEVENTH ORDER OF BUSINESS - Adjournment**

34 Mr. Krause asked for final questions, comments, or corrections before adjourning the meeting.

35 There being none, Ms. Conley made a motion to adjourn the meeting.

36 On a MOTION by Ms. Conley, SECONDED by Mr. Krause, WITH ALL IN FAVOR, the meeting was
37 adjourned for the Waterleaf Community Development District.

38



EXHIBIT 5



RESOLUTION 2022-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 3 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on November 8, 2022, two (2) members of the Board of Supervisors (“Board”) are to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for Seat 3 available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare Seat 3 vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 22, 2022:

Seat #3 (currently held by Bradley Walker)

SECTION 2. Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board member of that respective seat shall remain in office.



SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 22nd day of September, 2022.

ATTEST:

**AVALON GROVES COMMUNITY DEVELOPMENT
DISTRICT**

Print Name:_____

Chairperson



EXHIBIT 6



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

I, _____, a citizen of the United States of America, a resident of the State of Florida and of the Avalon Groves Community Development District (the "District"), having been (appointed / elected) as a Supervisor of the District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of Avalon Groves Community Development District, located in Lake County, Florida.

Signature

Date

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20__ by _____, who is personally known to me or who has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Avalon Groves Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public State of Florida

(Print, Type or Stamp Commissioned Name of
Notary Public and the Date the Commission Expires)



EXHIBIT 7



Avalon Groves Community Development District

NEW SUPERVISOR INFORMATION SHEET

Please return completed forms to
DPFG Management & Consulting, LLC
Records Management
250 International Parkway, Suite 208
Lake Mary, FL 32746
Phone: 321-263-0132, EXT-742

1) Name: _____

2) Address: _____

3) County of Residence _____

4) Phone or Cell _____

5) Email Address _____

6) I Waive / Accept compensation of the statutorily allowed \$200
per meeting.

*If you have elected to receive compensation, then please forward the attached
W-9 along with this New Supervisor Information Sheet.*

Payroll Information

1) Date of Birth: _____

2) Drivers License Number: _____

***Form 1 provided as a courtesy. File Form 1 with the Supervisor of Election for
the County in which you permanently reside *within 30 days* of your appointment.**



FORM 1

STATEMENT OF FINANCIAL INTERESTS

2021

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2021.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR **DOLLAR VALUE THRESHOLDS**

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME
[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2021.



NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county

or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

17) Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2021.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your social security number, bank account, debit, charge, and credit card numbers are not required and you should redact them from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality you submit a written and notarized request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

- (1) You owned (either directly or indirectly in the form of an equitable

or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

- (2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and

bonds, list each individual company from which you derived more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than 10% of your gross income from that business entity; **and,**

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on the form that you have taken such training.

EXHIBIT 8



RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors (“Board”) of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Larry Krause is appointed Secretary

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Johanna Lee is appointed Treasurer.

Bridgett Alexander is appointed Assistant Treasurer.

Shirley Conley is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8th DAY OF DECEMBER, 2022.

ATTEST

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman



EXHIBIT 9





Steadfast Environmental, LLC
FKA Flatwoods Environmental
 30435 Commerce Drive Ste 102 | San Antonio, FL 33576
 813.836.7940 | office@steadfastenv.com
 www.SteadfastEnv.com

Proposal

Date 11/10/2022 **Proposal #** 642

Customer Information		Project Information Avalon Groves Turbidity Barrier ...	
Avalon Groves CDD c/o DPF, Inc. 250 International Pkwy, Suite 208 Lake Mary, FL 32746	Contact	Turbidity Barrier Removal	
	Phone	Proposal Prepared By: Joe Hamilton	
	E-mail districtap@dpfgmc.com	Type Of Work Labor	
	Account #		

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Removal of floating turbidity barrier from pond. Utilization of Winch to get barrier to shore. Cut up barrier into smaller pieces, off-site disposal fees included.	1	250.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total	\$250.00
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I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



EXHIBIT 10



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 Development
5 District was held on Thursday, October 27, 2022 at 1:03 p.m., at the Avalon Groves Amenity Center, 17555
6 Sawgrass Bay Blvd., Clermont, Florida 34714, with Zoom Conference Call available.

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

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

9 Present and constituting a quorum were:

10 Candice Smith	Board Supervisor, Chairwoman
11 Jon Seifel	Board Supervisor, Assistant Secretary
12 Michael Aube	Board Supervisor, Assistant Secretary

13 Also present were:

14 Larry Krause	District Manager, DPFG Management and Consulting
15 Shirley Conley (<i>via phone</i>)	DPFG Management and Consulting
16 Meredith Hammock	District Counsel, KE Law Group
17 Jere Earlywine	District Counsel, KE Law Group
18 Tim Quinlan	Amenity Manager, Evergreen Lifestyles Management
19 Dana Bryant	Yellowstone

20 *The following is a summary of the discussions and actions taken at the October 27, 2022 Avalon Groves*
21 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
22 *request.*

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

25 There being none, the next item followed.

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

27 A. District Counsel – *Meredith Hammock, KE Law Group*

28 Ms. Hammock stated that she did not have anything specific to report at this time, but would
29 advise on individual agenda items.

30 B. District Engineer

31 The District Engineer was not present.

32 C. District Manager – *Larry Krause, DPFG*

33 1. Exhibit 1: Aquatics Maintenance Report – *Steadfast Environmental*

34 Mr. Krause reviewed the Aquatics Maintenance Report, noting the company’s findings on
35 the biological effects of the large increase in water in ponds from the hurricane.
36 Suggestions were made to update the map to include and number the ponds in Edgemont.
37 Mr. Krause stated that he recalled that the vendor had indicated that the ponds could be
38 added at no additional cost, and Ms. Hammock advised that if they received this in writing,
39 an addendum could be drafted for the current agreement to properly reflect the updated
40 scope. In response to a supervisor question, Ms. Smith clarified that Steadfast handled
41 maintenance of the ponds, and that wetlands were handled by other companies.

42 2. Exhibit 2: Field Inspections Report – *DPFG*

43 **This item, originally Item C3, was presented out of order.**

44 Mr. Krause provided an overview the field inspections report, giving a summary of site
45 visits following the hurricane, and observing some issues with trees and overflowing
46 garbage cans. Mr. Krause noted that a proposal from Vice Painting for cleaning and
47 painting the monuments had been approved, and that they were looking to determine a date
48 on the schedule. In response to a Supervisor suggestion, Mr. Krause additionally noted that
49 proposals could be acquired to power wash the walking path in and around the park area.

50 3. Landscape Maintenance Report – *Dana Bryant, Yellowstone*

51 Discussion ensued regarding the ownership and responsibility of maintenance of 2 wells
52 in Village 3. Ms. Smith indicated that she believed the well at the front entry was owned
53 by the CDD. Mr. Seifel stated that the back well was on HOA land and used by both the
54 CDD and HOA. Ms. Smith stated that the CDD may want to own the wells and have the
55 HOA pay for usage.

56 4. Exhibit 3: SECO Well Billing Update – Billing to Begin January 2023

57 The Board and Staff discussed the 2 options.

58 a. \$9,763.59 (12 months at \$813.63/month plus current monthly charges)

59 b. \$11,455.26 (24 months at \$477.30/month plus current monthly charges)

60 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
61 the SECO Well Billing Option A, in the annual amount of \$9,763.59, for the Avalon Groves Community
62 Development District.

63 5. Reminder – No Meeting in November.

64 Mr. Krause reminded the Board that there would be no meeting in November.

65 D. HOA Amenity Manager – *Tim Quinlan, Evergreen Lifestyles Management*

66 Mr. Quinlan reviewed his report, noting that some water had seeped into during the storm
67 through the gym. Mr. Quinlan noted that as the damage did not meet the 2% deductible,
68 they would need to pay the \$4,000 to address the intrusion. Mr. Quinlan additionally noted
69 that pool signs were being updated and that two of the geothermal heaters had been
70 identified as out of order.

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

72 A. Exhibit 4: Consideration and Adoption of **Resolution 2023-01, FY 2022 Budget Amendment**

73 Mr. Krause reviewed the Resolution. Ms. Smith provided clarification regarding the net change in
74 fund balance. Ms. Smith inquired about the overage on Field Services. Ms. Conley explained that
75 this was needed to cover upcoming final expenditures.

76 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted
77 **Resolution 2023-01, FY 2022 Budget Amendment**, for the Avalon Groves Community Development
78 District.

79 B. Exhibit 5: Ratification of Easement Agreement (Palms at Serenoa, Palms at Serenoa Phase 2, Palms
80 at Serenoa Phase 3, and Palms at Serenoa Phase 4)



81 Mr. Earlywine advised that the CDD had issued bonds in 2017, 2019, and 2021, and that there were
82 several items under Business Matters related to declaring the project complete from a real estate
83 standpoint. He reviewed the project completion steps with the Board and discussed the easement
84 agreements for the 4-star areas.

85 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted the
86 **Resolution 2023-01, FY 2022 Budget Amendment**, for the Avalon Groves Community Development
87 District.

88 C. Exhibit 6: Ratification of Acceptance of Real Property – Quit Claim Deed

89 Ms. Smith explained the purpose of the Quit Claim Deed.

90 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
91 the Ratification of Real Property, Quit Claim Deed, for the Avalon Groves Community Development
92 District.

93 D. Exhibit 7: Ratification of Acceptance of Real Property – Quit Claim Deed (Palms at Serenoa and
94 Palms at Serenoa Phase 4)

95 Mr. Earlywine reviewed the Quit Claim Deed. Ms. Smith asked if the O-5 area was an open drain
96 and was informed this was a drainage trap.

97 E. Exhibit 8: Ratification of Acceptance of Real Property – Quit Claim Deed (Palms at Serenoa Phase
98 3, and Palms at Serenoa Phase 4)

99 On a MOTION by Ms. Smith, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved
100 Items D and E under Business Matters, for the Avalon Groves Community Development District.

101 F. Exhibit 9: Consideration and Adoption of **Resolution 2023-02, Recognizing a Contribution to**
102 **Off-set 2017 A1 Assessment and 2017 A2 Assessments**

103 Mr. Krause explained that two separate Resolutions were included under this exhibit, for A1 and
104 A2 assessments respectively. Mr. Earlywine noted that the A2 bonds had been paid off.

105 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted
106 **Resolution 2023-02, Recognizing a Contribution to Off-set 2017 A1 Assessments**, and **Resolution**
107 **2023-03, Recognizing a Contribution to Off-set 2017 A2 Assessments**, for the Avalon Groves
108 Community Development District.

109 G. Exhibit 10: Consideration and Adoption of **Resolution 2023-04, Declaring the Series 2017**
110 **Project Complete**

111 Mr. Earlywine reviewed the Resolution and noted that this would be subject to Staff completing
112 the conveyances and funds.

113 On a MOTION by Ms. Smith, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board adopted
114 **Resolution 2023-04, Declaring the Series 2017 Project Complete**, subject to staff completing the
115 conveyances and funds, for the Avalon Groves Community Development District.

116 H. Exhibit 11: Consideration and Adoption of **Resolution 2023-05, Declaring the Series 2021**
117 **(Assessment Area Three) Project Complete**

118 Mr. Earlywine noted that there was some money left in the account that may be able to be spent on
119 landscaping in the Pulte areas. He recommended including authorization for the Chair to work in



120 conjunction with Pulte to determine where the money would be spent in the motion. Ms. Hammock
121 noted that the District Manager could make a line item specific for this funding amount and state
122 where it could be spent.

123 On a MOTION by Mr. Aube, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board adopted
124 **Resolution 2023-05, Declaring the Series 2021 (Assessment Area Three) Project Complete**, subject to
125 completion of real estate items, for the Avalon Groves Community Development District.

126 I. Exhibit 12: Consideration and Adoption of **Resolution 2023-06, Declaring the Series 2019**
127 **Project and Series 2021 Complete** and Approving Staff to Process the Following:

128 Mr. Earlywine presented the Resolution.

129 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted
130 **Resolution 2023-06, Declaring the Series 2019 Project and Series 2021 Complete**, subject to
131 completion, for the Avalon Groves Community Development District.

132 1. Requisition for 2019 Acquisition & Construction, \$1,182.70

133 Mr. Earlywine stated that construction money in a reserve account would become available
134 when certain thresholds were met.

135 2. Requisition for 2019 Acquisition & Construction (DSRF Release)

136 Mr. Earlywine clarified that this was for 2021, not 2019.

137 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
138 for Staff to process the Requisition for 2019 Acquisition & Construction, in the amount of \$1,182.70, and
139 the DSRF Release of said Requisition, for the Avalon Groves Community Development District.

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

141 A. Exhibit 13: Consideration for Approval – The Minutes of the Board of Supervisors Regular
142 Meeting Held September 22, 2022

143 1. Scrivener’s Error: Resolution 2022-22 should be Resolution 2022-23, Declaring A
144 Vacancy in Seat 3

145 B. Exhibit 13: Consideration for Acceptance – The September 2022 Unaudited Financial Report

146 On a MOTION by Ms. Smith, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved all
147 items of the Consent Agenda, for the Avalon Groves Community Development District.

148 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business** *(Limited to 3 minutes per*
149 *individual for non-agenda items)*

150 An audience member asked whether Village 3 would be involved with Village 4 developments.
151 Ms. Smith indicated that one pond that was part of the wastewater system may be picked up.

152 An audience member commented on Item H, noting that ACC rules and the HOA did not allow
153 bamboo in the community. He additionally stated that chemical stations and wells should be
154 enclosed with a fence due to liability concerns. Discussion ensued. Ms. Hammock indicated that
155 she would look into the parameters of what could be done with the bond funds.

156 The audience member additionally inquired about the location of pipes by a new road. Ms. Smith
157 explained that a County Permit was needed. Mr. Earlywine indicated that the pipes would be put
158 in within 90 days after the County Permit was obtained.



159 Ms. Smith discussed a disagreement with the County regarding the roads in Edgemont. Mr.
160 Earlywine mentioned that the plat would be done within the next 2 to 4 weeks.

161 **SEVENTH ORDER OF BUSINESS – Supervisors Requests** *(Includes Next Meeting Agenda Items*
162 *Requests)*

163 Mr. Aube recalled that he had requested for a project matrix, and asked for additional information
164 as to when vendors would be out for determining locations for electrical outlets. In response to a
165 question from Mr. Aube, Mr. Krause clarified that notices for the meetings were published on the
166 CDD website. Mr. Aube suggested working with the HOA to send e-blasts with CDD meeting
167 notices.

168 **EIGHTH ORDER OF BUSINESS – Action Items Summary** *(To Be E-mailed to Supervisors and Staff)*

169 Mr. Krause indicated that the Action Items Summary would be emailed to the Board.

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

171 *Confirmation of Quorum for Next Meeting Scheduled for 10 a.m. on December 8, 2022 at the Avalon Groves*
172 *Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)*

173 Mr. Krause reminded the Board of the next meeting date and time.

174 **TENTH ORDER OF BUSINESS – Adjournment**

175 Mr. Krause asked for final questions, comments, or corrections before requesting a motion to
176 adjourn the meeting. Ms. Smith noted that this would be Mr. Seifel’s last meeting and indicated that other
177 developer Board members would be stepping off the Board in the near future. Ms. Smith additionally
178 provided clarification regarding an easement agreement for Village 3 to Mr. Quinlan. Ms. Hammock
179 indicated that she would provide a copy of the document for Mr. Quinlan. Ms. Smith made a motion to
180 adjourn the meeting.

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

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

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

188

189

Signature

Signature

Printed Name

Printed Name

190 **Title:** **Secretary** **Assistant Secretary**

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



EXHIBIT 11



Avalon Groves Community Development District

Summary Financial Statements
(Unaudited)

Period Ending
October 31, 2022



Avalon Groves Community Development District
Balance Sheet
Unaudited
October 31, 2022

	<u>GENERAL</u> <u>FUND</u>	<u>2017 (AA1)</u>	<u>2017A-1 (AA2)</u>	<u>2017A-2 (AA2)</u>	<u>2019</u>	<u>2021</u>	<u>CIP (AA1)</u>	<u>CIP A-1 (AA2)</u>	<u>CIP A-2 (AA2)</u>	<u>CIP 2019</u>	<u>TOTAL</u>
ASSETS:											
CASH	\$ 183,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20	\$ -	\$ -	\$ 183,069
INVESTMENTS:											
REVENUE FUND	-	9,656	21,117	1	6,854	0	-	-	-	-	37,628
CAP INTEREST	-	63,531	197,213	0	69,888	104,722	-	-	-	-	435,353
DS RESERVE	-	176,800	523,272	-	105,497	168,690	-	-	-	-	974,260
COST OF ISSUANCE	-	-	-	-	13,241	13,030	-	-	-	-	26,272
PREPAYMENT ACCOUNT	-	3,933	3,040	0	11,250	24,767	-	-	-	-	42,991
SINK FUND	-	2	5	-	70,000	3	-	-	-	-	70,010
ACQ. & CONST. 2017 (AA1)	-	-	-	-	-	-	0	-	-	-	0
ACQ. & CONST. 2017A-1 (AA2)	-	-	-	-	-	-	-	-	-	-	-
ACQ. & CONST. 2017A-2 (AA2)	-	-	-	-	-	-	-	1	0	-	1
ACQ. & CONST. 2019	-	-	-	-	-	-	-	-	-	1,180	1,180
PREPAID ITEMS	-	-	-	-	-	-	-	-	-	-	-
DUE FROM GF	-	(4,682)	16,300	-	59,954	-	-	-	-	-	71,572
ON ROLL - RECEIVABLE ASSMT.	-	293	-	-	-	-	-	-	-	-	293
ACCOUNTS RECEIVABLE	3,717	-	2,598	-	697	-	-	-	-	-	7,012
DEPOSITS	541	-	-	-	-	-	-	-	-	-	541
TOTAL ASSETS	\$ 187,308	\$ 249,533	\$ 763,545	\$ 1	\$ 337,381	\$ 311,214	\$ 0	\$ 21	\$ 0	\$ 1,180	\$ 1,850,182
LIABILITIES:											
ACCOUNTS PAYABLE	\$ 76,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,419
ACCRUED EXPENSES	-	-	-	-	-	-	-	-	-	-	-
DUE TO DEBT SERVICE	-	-	-	-	-	-	-	-	-	-	-
DUE TO CONSTRUCTION	-	-	-	-	-	-	-	-	-	-	-
ON ROLL - DEFERRED REVENUE	-	-	-	-	-	-	-	-	-	-	-
RETAINAGE PAYABLE	-	-	-	-	-	-	-	-	-	-	-
FUND BALANCE:											
NONSPENDABLE:											
PREPAID AND DEPOSITS	541	-	-	-	-	-	-	-	-	-	541
ASSIGNED:											
OPERATING RESERVES	1,041	-	-	-	-	-	-	-	-	-	1,041
RESERVES - ROADWAYS	-	-	-	-	-	-	-	-	-	-	-
UNASSIGNED:	109,307	249,533	763,545	1	337,381	311,214	0	21	0	1,180	1,772,182
TOTAL LIABILITIES & FUND BALANCE	\$ 187,308	\$ 249,533	\$ 763,545	\$ 1	\$ 337,381	\$ 311,214	\$ 0	\$ 21	\$ 0	\$ 1,180	\$ 1,850,182

Avalon Groves Community Development District
Statement of Revenue, Expenditures And Change In Fund Balance
For The Period Ending October 31, 2022

	FY2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	VARIANCE Over / (Under) To Budget
REVENUES				
ON ROLL ASSESSMENTS	\$ 838,110	-	\$ -	\$ (838,110)
DEVELOPER FUNDING OFF ROLL	-	38,460	38,460	38,460.31
DEVELOPER FUNDING				-
MISCELLANEOUS REVENUE				-
LOT CLOSINGS				-
TOTAL REVENUES	838,110	38,460	38,460	\$ (799,650)
EXPENDITURES				
GENERAL ADMINISTRATIVE				
DISTRICT MANAGEMENT SERVICES	32,960	2,747	2,747	(30,213)
BANK FEES	150	-	-	(150)
AUDITING	3,400	-	-	(3,400)
REGULATORY & PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	4,000	484	484	(3,516)
ENGINEERING SERVICES	12,000	5,500	5,500	(6,500)
LEGAL SERVICES	25,000	6,708	6,708	(18,292)
TECHNOLOGY & WEBSITE ADMIN.	2,015	1,515	1,515	(500)
MISCELLANEOUS	1,500	310	310	(1,190)
BOS MEETING	12,000	400	400	(11,600)
TOTAL GENERAL ADMINISTRATIVE	93,200	17,839	17,839	\$ (75,361)
INSURANCE				
INSURANCE	12,000	25,044	25,044	13,044
TOTAL INSURANCE	12,000	25,044	25,044	\$ 13,044
DEBT SERVICE ADMIN.				
DISCLOSURE REPORT	5,150	5,150	5,150	-
ARBITRAGE REBATE	1,500	-	-	(1,500)
TRUSTEE FEES	10,500	-	-	(10,500)
TOTAL DEBT ADMINISTRATION	17,150	5,150	5,150	\$ (12,000)
UTILITIES				
UTILITIES-ELECTRICITY	6,180	479	479	(5,701)
STREETLIGHTS	160,800	17,643	17,643	(143,157)
UTILITY WATER	40,000	1,030	1,030	(38,970)
TOTAL UTILITIES	206,980	19,152	19,152	\$ (187,828)
PHYSICAL ENVIRONMENT				
LAKE & POND MAINTENANCE	52,000	2,733	2,733	(49,267)
LANDSCAPE MAINTENANCE	300,000	25,726	25,726	(274,274)
LANDSCAPE - REPLENISHMENT	15,000	-	-	(15,000)
WETLAND MITIGATION & MAINTENANCE	37,000	5,000	5,000	(32,000)
FIELD MANAGEMENT	6,180	515	515	(5,665)
FIELD CONTINGENCY	28,900	175	175	(28,725)
HARDSCAPE REPAIRS & MAINT.	15,000	-	-	(15,000)
STORMWATER REPORTING	25,000	-	-	(25,000)
PORTER SERVICES	10,000	-	-	(10,000)
POND PLANTINGS AND EROSION CONTROL	12,000	-	-	(12,000)
FOUNTAIN REPAIR	2,700	-	-	(2,700)
RESERVE STUDY	5,000	-	-	(5,000)
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	508,780	34,150	34,150	\$ (474,630)
INTEREST EXPENSE				
			-	
TOTAL EXPENDITURES	838,110	101,335	101,335	\$ (736,775)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES			(62,874)	
FUND BALANCE - BEGINNING			173,763	
FUND BALANCE - ENDING			\$ 110,889	

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

For The Period Starting October 1, 2022 Ending October 31, 2022

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 170,338	\$ -
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)		-
INTEREST	-	438
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
LOT CLOSINGS	-	-
TOTAL REVENUE	170,338	438
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES	-	-
INTEREST EXPENSE		
NOVEMBER 1, 2021	64,231	-
MAY 1, 2022	63,231	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	40,000	-
TOTAL EXPENDITURES	167,462	-
EXCESS REVENUE OVER (UNDER) EXPEND.	2,876	438
TRANSFER IN		-
TRANSFER OUT		-
FUND BALANCE - BEGINNING		249,095
FUND BALANCE - ENDING	\$ 2,876	\$ 249,533



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

For The Period Starting October 1, 2022 Ending October 31, 2022

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 508,350	\$ -
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)		-
INTEREST	-	996
MISCELLANEOUS REVENUE	-	-
PREPAYMENT	-	-
TOTAL REVENUE	508,350	996
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	-	-
INTEREST EXPENSE		-
NOVEMBER 1, 2022	197,647	-
MAY 1, 2023	194,556	-
PRINCIPAL RETIREMENT		-
MAY 1, 2022	115,000	-
TOTAL EXPENDITURES	507,203	-
EXCESS REVENUE OVER (UNDER) EXPEND.	1,147	996
TRANSFER IN		-
TRANSFER OUT		-
FUND BALANCE - BEGINNING		762,549
FUND BALANCE - ENDING	\$ 1,147	\$ 763,545



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

For The Period Starting October 1, 2022 Ending October 31, 2022

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



Avalon Groves Community Development District
SERIES 2019

For The Period Starting October 1, 2022 Ending October 31, 2022

	FY2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL LOT CLOSINGS DR HORTON	\$ 210,594	-
INTEREST	-	247
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
MISC. REVENUE	-	-
TOTAL REVENUE	210,594	247
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES (3.5%) INTEREST EXPENSE	-	-
NOVEMBER 1, 2022	68,715	-
MAY 1, 2023	68,715	-
PRINCIPAL RETIREMENT	-	-
MAY 1, 2022	70,000	-
TOTAL EXPENDITURES	207,430	-
EXCESS REVENUE OVER (UNDER) EXPEND.	3,164	247
TRANSFER IN		(455)
TRANSFER OUT		(455)
FUND BALANCE - BEGINNING		337,589
FUND BALANCE - ENDING	\$ 3,164.00	\$ 337,381



Avalon Groves Community Development District
SERIES 2021

For The Period Starting October 1, 2022 Ending October 31, 2022

	FY2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON ROLL	\$ 193,100	-
SPECIAL ASSESSMENTS - OFF ROLL	-	104,714
INTEREST	-	392
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	193,100	105,107
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES		-
INTEREST EXPENSE		
NOVEMBER 1, 2022	58,056	-
MAY 1, 2023	57,213	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	75,000	-
TOTAL EXPENDITURES	190,269	-
EXCESS REVENUE OVER (UNDER) EXPEND.	2,831	105,107
TRANSFER IN		
TRANSFER OUT		(841)
FUND BALANCE - BEGINNING		206,947
FUND BALANCE - ENDING	\$ 2,831.00	\$ 311,214



Avalon Groves Community Development District
Construction In Progress (AA1)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2021 Ending August 31, 2022

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



Avalon Groves Community Development District
Construction In Progress A-1 (AA2)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2021 Ending August 31, 2022

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



Avalon Groves Community Development District
Construction In Progress A-2 (AA2)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2021 Ending August 31, 2022

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



Avalon Groves Community Development District
Construction In Progress 2019
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2021 Ending August 31, 2022

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
DEVELOPER FUNDING	\$ -
INSURANCE CLAIM	-
INTEREST	5
TOTAL REVENUES	<u>5</u>
 EXPENDITURES	
REQUISITIONS	-
TRUSTEE FEES	-
TOTAL EXPENSE	<u>-</u>
 TOTAL EXPENDITURES	<u>-</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	5
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	1,175
 FUND BALANCE - ENDING	 <u><u>\$ 1,180</u></u>



Avalon Groves Community Development District
Bank Reconciliation
October 31, 2022

	<u>BU</u>
Balance Per Bank Statement	\$ 181,192.34
Less: Outstanding AP Checks	(1,623.12)
<i>Adjusted Bank Balance</i>	<u><u>\$ 179,569.22</u></u>
Beginning Bank Balance Per Books	\$ 548,300.03
Deposits & Interest	159,627.69
Cash Disbursements	(528,358.50)
<i>Balance Per Books</i>	<u><u>\$ 179,569.22</u></u>



Avalon Groves CDD
Check Register
Operating Account
FY 2023

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
10/1/2022	EOY		Balance	-	-	548,280.03
10/01/2022	1590	Egis Insurance and Risk Advisors	Insurance FY 10/1/22 - 10/1/23 Policy # 100122288		25,044.00	523,236.03
10/04/2022	ACH1100422	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/16-9/15/22		36.26	523,199.77
10/04/2022	ACH2100422	SECO Energy	17325 Sawgrass Bay Blvd 08/16-09/15/22		393.45	522,806.32
10/04/2022	ACH3100422	SECO Energy	17052 Basswood Lane 08/16/22-09/15/22		35.68	522,770.64
10/04/2022	ACH4100422	SECO Energy	17650 Sawgrass Bay Blvd 08/16/22-09/15/22		180.37	522,590.27
10/04/2022	100028	KE Law Group, PLLC	Invoice: 4041 (Reference: General Matters.)		2,834.00	519,756.27
10/04/2022	100029	Clean Star Services	Invoice: 8131 (Reference: Monthly Services.)		310.00	519,446.27
10/04/2022	100030	Yellowstone Landscape	Invoice: OS 430772 ()		2,750.00	516,696.27
10/05/2022	10522ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/21-8/18		33.32	516,662.95
10/05/2022	10522ACH2	Sunshine Water Services	Goldcrest Loop Playground 7/21-8/18		12.71	516,650.24
10/05/2022	10522ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 7/21/22 - 8/18/22		840.85	515,809.39
10/06/2022	100031	Greenberg Traurig, P.A.	Invoice: 1000067896 (Reference: Post Closing Costs.)		203.30	515,606.09
10/06/2022	100032	Innersync	Invoice: 20721 (Reference: Website Services.)		1,515.00	514,091.09
10/06/2022	100033	Steadfast Environmental, LLC	Invoice: SE-21546 (Reference: Routine Aquatic Maintenance.)		2,733.41	511,357.68
10/11/2022	100034	Yellowstone Landscape	Invoice: OS 437574 (Reference: Mowing the Palms of Serenoa Ponds 9/21.) Invo		5,500.00	505,857.68
10/13/2022			Deposit	18,497.16		524,354.84
10/13/2022			Deposit	9,710.82		534,065.66
10/13/2022			Deposit	15,741.00		549,806.66
10/13/2022			Deposit	4,110.00		553,916.66
10/14/2022	100035	BIO-TECH CONSULTING, INC.	Invoice: 169768 (Reference: Quarterly Maintenance.)		3,000.00	550,916.66
10/14/2022	100036	Cascade Fountains	Invoice: 28237A ()		175.00	550,741.66
10/14/2022	100037	Yellowstone Landscape	Invoice: OS 443280 (Reference: Monthly Landscape Maintenance October 2022.)		16,174.99	534,566.67
10/19/2022	100038	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 403418 (Reference: Professional Management Services: September board		4,000.00	530,566.67
10/19/2022	100039	Heidt Design	Invoice: 45734 (Reference: Engineering Services.)		1,680.00	528,886.67
10/19/2022	100040	HV Solar Lighting	Invoice: 17 (Reference: 244 Streetlights, Installed 68 lights.)		17,643.20	511,243.47
10/19/2022	100041	Clean Star Services	Invoice: 8326 (Reference: Monthly Services trash.)		310.00	510,933.47
10/21/2022			Deposit	22,237.54		533,171.01
10/31/2022	ACH1103122	Sunshine Water Services	Goldcrest Loop Playground 08/18-9/22/22		12.68	533,158.33
10/31/2022	ACH2103122	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 08/18-09/22/22		38.84	533,119.49
10/31/2022	ACH3103122	Sunshine Water Services	Basswood Ln Island Irrigation 8/18/22 -9/22/22		978.85	532,140.64
10/31/2022	1593	Candice Smith	BOS MTG 10/27/22		200.00	531,940.64
10/31/2022	1594	Michael W. Aube	BOS MTG 10/27/22		200.00	531,740.64
10/31/2022			Deposit	89,331.17		621,071.81
10/31/2022	10/31/22	Avalon Groves CDD	Tax collection funds to be sent for DS Nov 1 Payment		441,522.59	179,549.22
10/31/2022				159,627.69	528,358.50	179,549.22

EXHIBIT 12



Avalon Groves Community Development District

c/o DPGF Management and Consulting, LLC | 250 International Parkway, Suite 208 | Lake Mary, Florida 32746

December 7, 2022

Via Certified Mail

Orange County Board of County Commissioners
c/o Clerk of BCC
Orange County Administration Center
4th Floor, 201 S. Rosalind Avenue
Orlando, Florida 32801

Re: Board of Directors of the Avalon Groves Community Development District – Letter of Support for the Timely Completion of Flemings Road Connection to Sawgrass Bay Boulevard

To the Mayor and Commissioners of Orange County:

The Avalon Groves Community Development District (the “District”) is a local unit of special-purpose government located in Lake County, Florida existing pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District and residents of the communities existing within the District’s boundaries.

The District is bounded along its western edge by US Highway 27 and is bisected by Sawgrass Bay Boulevard, which is the sole route for ingress and egress within the District. Sawgrass Bay Boulevard was constructed contemporaneously with the District’s infrastructure improvements and was conveyed to Lake County for operation and maintenance in 2017. Sawgrass Bay Boulevard is sufficiently developed to allow for the proposed connection with Flemings Road, with the remaining 1 mile of undeveloped extension remaining in Orange County.

The District’s Board of Supervisors (the “Board”) represents the over 1,000 residents of the community and on December 8, 2022, the Board held an open discussion with members of the public regarding the completion of the Flemings Road extension. As a result of the discussion, the Board finds that the completion of the Flemings Road extension is necessary for the health safety and welfare of the residents of the community, as the Flemings Road extension will provide a much-needed evacuation route in the event of a natural disaster; will better enable the access of emergency services; and will provide economic growth and the creation of jobs in both Orange County and Lake County.

The Board, by vote of all members present, supports the expeditious approval of all necessary Flemings Road extension construction documents by Orange County and the timely construction and completion of the remaining 1-mile extension of Flemings Road to Sawgrass Bay Boulevard.

In support thereof, the resident Supervisors have hereunto set their hand this 8th day of December, 2022.

