



**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

February 23, 2023

1:00 p.m.

Location:

Avalon Groves Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 34714

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

Avalon Groves Community Development District

c/o DPFG 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, February 23, 2023 at 1:00 p.m.** at **Avalon Groves Amenity Center – 17555 Sawgrass Bay Blvd., Clermont, FL 34714.**

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

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 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, February 23, 2023

Time: 1:00 p.m.

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

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

Agenda

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

I. Roll Call:

S1: Bill Fife

S2: Greg Meath

S3: Michael Aube

S4: William Flint
(Vice Chair)

S5: Candice Smith
(Chair)

II. Audience Comments – Agenda Items

(Limited to 3 minutes per individual for agenda items)

III. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager – *Larry Krause, DPGF*

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

2. Field Inspection Report – *DPFG*

[Exhibit 1](#)

3. Aquatic Maintenance Report – *Steadfast Environmental*

[Exhibit 2](#)

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

IV. Business Matters

A. Consideration and Ratification of Legal Services Agreement Transfer to Kutak Rock

[Exhibit 3](#)

B. Discussion on Pet Waste Station Proposals

[Exhibit 4](#)

C. Discussion on Adding Solar Power Outlets at Monuments in Conjunction with Monument Solar Lights

[Exhibit 5](#)

D. Consideration of Amended License Agreement for Use of District Property

[Exhibit 6](#)

V. Administrative Matters/Consent Agenda

A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 26, 2022

[Exhibit 7](#)

B. Consideration For Acceptance – The January 2023 Unaudited Financial Report

[Exhibit 8](#)

VI. Audience Comments – New Business

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

VII. Supervisor Requests

(Includes Next Meeting Agenda Item Requests)

VIII. Action Items Summary

(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 March 23, 2023 at the Avalon Groves Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)

X. Adjournment



EXHIBIT 1



**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

**February 2023
FIELD INSPECTION REPORT**

L. Krause, District Manager

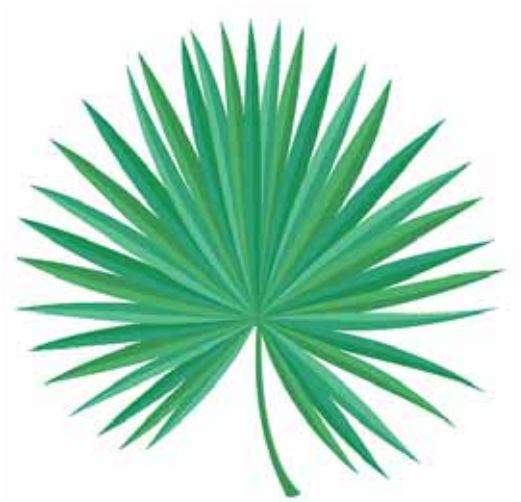




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- Maintenance Map
- Sawgrass Bay Blvd.
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- Villages
- Pond Map



Maintenance Map

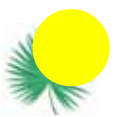


Serenoa
Overall Conceptual Site Plan

Kolter Land Partners, LLC
Lake County, Florida

DATE: 11/11/11	SCALE: 1" = 100'
DRAWN BY: [Name]	CHECKED BY: [Name]
DESIGNED BY: [Name]	APPROVED BY: [Name]
PROJECT NO. [Number]	SHEET NO. [Number]

HEIDT
ENGINEERS & ARCHITECTS
1111 S. W. 11th St., Suite 100
Fort Lauderdale, FL 33315
Phone: (954) 575-1111
Fax: (954) 575-1112
www.heidt.com



Sawgrass Bay Blvd.

The Edgemont property's development is ongoing...



Faded signs at entrance have been removed...

Cleaning and painting of fences/pedestals to commence on Feb. 20. Should take 2-3 weeks to complete.



New sign announces Flemings Rd. Connection Completion Date of January 2026.

Construction of new road near community entrance continues; ponds look clean.



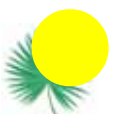
Ponds



Pond 16 in the Palms had orange pollen on 2/2, but appeared much better on 2/15...



Pond 48 showed much improvement between 2/2 and 2/15...



Ponds

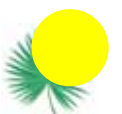


Duckweed on Pond 42 appears to be all but completely cleared...

Pond 40 look clean and clear; orange stake removed on 2/2 was NOT present again by 2/15.



Pond 44 looks good...



Villages



Village 1 park looks green and vibrant...

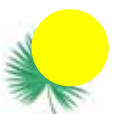


Trash can appeared full, but was not properly utilized. Turns out the can was mostly empty...



Mailbox area looks clean and well-maintained...

Grass around island at end of Butterfly Pea Court is dry; may need replacing.



Villages

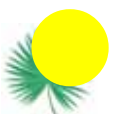


Basswood Lane
Open Space is
healthy.

Playground is
overall in good
shape; water
fountain working;
new mulch is
coming soon...



Bamboo along back
of Village 3 is
expected to fill in
and provide
separation from
neighboring RV
Park...



Pond Map

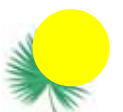


EXHIBIT 2





Avalon Groves CDD Aquatics

Inspection Date:

2/10/2023 1:15 PM

Prepared by:

Lee Smith

Account Manager

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



Inspection Report

SITE: 17

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond appears to be in excellent condition. 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"/> Cyanobacteria
		<input type="checkbox"/> Planktonic		<input type="checkbox"/> Substantial
<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: 28

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of Subsurface algae and Babytears present around the perimeter of the pond. Technician will target these species during the next maintenance event.

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



Inspection Report

SITE: 30

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Moderate amount of subsurface algae observed around the perimeter of the pond. Babytears are present along the shoreline in moderate amounts. These will be targeted by technicians during future visits.

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

Very minor amount of Torpedo Grass and subsurface algae around the perimeter of the pond. Pond appears to be in excellent condition otherwise.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" 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: 40

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Subsurface algae was observed throughout the pond in minor amounts. 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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 44

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Torpedo grass observed around the perimeter of the pond. This is very common and technician will treat during next maintenance event. No other issues observed.

<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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" 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: 45

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of decaying subsurface algae and Torpedo grass around the edge of the pond. Vegetation is showing signs of improvement and routine maintenance and monitoring will occur.

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

SITE: 46

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Routine maintenance and monitoring will occur here.

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



Inspection Report

SITE: 48

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Moderate amounts of subsurface algae were observed throughout the pond. Technician will target this growth during next maintenance event.

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

SITE: 49

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Torpedo grass growth is present along the shoreline of the pond. Minor amounts of subsurface algae is also present. Routine maintenance and monitoring will occur here.

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



MANAGEMENT SUMMARY



With the arrival of February, temperatures continue to fluctuate between warm and cold. Mornings and night temperatures are still relatively cool (50-60), and daytime temperatures range from being a normal warm Florida day to a chilly, cloudy day. The growth rate for both algae and nuisance plants are still slower than usual as a result of the weather, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, and with only the occasional isolated event; the water levels of most ponds has decreased as a result of the recent weather. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period). It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, nearly all ponds noted were in excellent condition. Nuisance grasses are still present in minor amounts and will continue to be routinely treated. Babytears were present on several ponds and will be targeted by technicians going forward. Some forms of vegetation that are present in the ponds are dormant due to the recent decreased temperatures. Subsurface Algae was present in moderate amounts and will be a main focus for technicians during future maintenance events. Surface growth had already been treated and is showing signs of improvement.

RECOMMENDATIONS

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

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

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 3





Avalon Groves Community Development District
 c/o Larry Krause and Candice Smith
 DPF Management & Consulting LLC
 250 International Parkway Suite 208
 Lake Mary, Florida 32746
 lkrause@dpfgmc.com
 csmith@kolter.com

RE: District Counsel Matter

Dear Sirs or Madams,

Effective February 6, 2023, Jere Earlywine will resign from KE LAW GROUP PLLC to join the law firm of KUTAK ROCK LLP.

Mr. Earlywine was providing services to you on the above-referenced matter. Therefore, this letter is to inform you that you have the option to choose to have Mr. Earlywine continue to represent you in this matter at his new law firm, or you may have KE LAW GROUP PLLC continue to represent you, in which case representation will be handled by Meredith Hammock and Lauren Gentry in our Tampa office. Alternatively, you can choose to retain an entirely new lawyer.

If you wish to have Jere Earlywine or a new lawyer continue to represent you, please be aware that you remain liable for fees and costs for services already provided by members of KE LAW GROUP PLLC through the date of this letter. We have attached for your convenience the most recent invoices for payment, which are exclusive of time that may have been incurred in the months of January or February.

Please advise Jere Earlywine and us in writing, as quickly as possible, of the Board's decision so that continuity in your representation is assured. You may do so by indicating your choice below and returning a signed and dated copy. Please retain the additional copy of this designation letter for your records.

Yours truly,




 KE LAW GROUP PLLC

Instructions

I wish my file to stay with KE LAW GROUP PLLC.

I wish my file and trust account balance to be transferred to Jere Earlywine at KUTAK ROCK LLP.

I will retain new counsel and have them contact KE LAW GROUP PLLC to coordinate transfer of my file.



 For the Client *Candice Smith* *2-7-23*
 Chairman



EXHIBIT 4





QUOTE

16227 Wind View Lane
 Winter Garden, FL 34787
 (407) 604-1008
 mike@poopbandit.com

DATE Jan 30th, 2023



SOLD TO
 Avalon Groves CDD
 C/O DDPFG Mgmt & Consulting
 250 Internatioanl Pkwy, Ste. 208
 Lake Mary, FL 32746

PAYMENT METHOD	CHECK NO.	JOB
Pre-Paid Credit Card		Pet Stations

QTY	ITEM	DESCRIPTION	UNIT PRICE	DISC.	LINE TOTAL
6		Order & install pet waste station	\$ 530.00		\$ 3,180.00
				TOTAL DISCOUNT	
				SUBTOTAL	\$ 3,180.00
				SALES TAX	
				TOTAL	\$ 3,180.00

THANK YOU FOR YOUR BUSINESS!





GENERAL SERVICE AGREEMENT

This Service Agreement (the "Agreement") is made and entered into as of March 1st, 2023, by and between **Avalon Groves CDD** ("the Company") and, Poop Bandit LLC located at 16227 Wind View Ln., Winter Garden, FL 34787, (the "Service Provider"). This agreement is for 12 months of service outlined herein:

WHEREAS, Service Provider independently engages in the business of dog waste station trash removal, and thus providing weekly services.

WHEREAS, the Company desires to hire the Service Provider to perform those services as described herein, and as such, the Service Provider does herein desire to provide such services in accordance with the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the mutual promises established and set forth herein, the Company and Service Provider hereby acknowledge and agree as follows:

SERVICE PROVIDER DUTIES & RESPONSIBILITIES

Services: It shall be agreed upon, that during the term of this Agreement the Service Provider shall provide the services ("Services") that are described within the attached Schedule 1 (the "Schedules") and on any such additional consecutively numbered supplementary schedules, as which may be executed at any time by both parties to this Agreement. Each attached, or subsequently attached Schedule shall contain a description of the deliverables required to be provided by the Service Provider (collectively "Deliverables"), a description of any completion deadlines that pertain to the Deliverables and a description of the corresponding payment terms, including any partial payments for completion of designated milestones comprising each Deliverable.

Service Provider's Control Over Services Provided: The Service Provider shall retain the unqualified right of control over the means, manner and methods by which their Services are rendered and performed, and the right to perform those Services at the location(s) and time(s) that the Service Provider independently determines and sets forth. The Service Provider shall be responsible for providing all equipment, materials and supplies that the Service Provider determines shall be required to timely provide those Services which have been requested by the Service Recipient.

Compliance with Applicable Law: The Service Provider shall be responsible for complying with any and all applicable federal, state and local laws, rules, ordinances, regulations, and/or codes that pertain to the performance of the Services requested and provided. The Service Provider's failure to comply with the responsibilities and duties described in this Paragraph shall constitute a material breach of the Agreement.

Insurance: The Service Provider agrees to secure and maintain, at the Service Providers sole cost and expense, Worker's Compensation Coverage where required by law and General Liability Insurance, as required by the Company.

Permits and Licenses: The Service Provider shall be responsible for acquiring and maintaining, during the term of this Agreement, any and all permits, licenses and authorizations, if applicable, required to conduct the Service Provider's business and to perform the Services requested. The Service Provider's failure to comply with the responsibilities and duties herein shall constitute a material breach of this Agreement.

DUTIES IMPOSED ON THE COMPANY

Fees: The Service Provider's entire compensation for the performance of the Services provided hereunder shall be set forth in specific detail contained within the Schedule that corresponds to the specific Services provided and shall be payable solely by the Company.

Form 1099 Compliance: The Company shall report the amounts it pays the Service Provider on IRS Form 1099, to the extent so required under the Internal Revenue Code.



INDEPENDENT CONTRACTOR RELATIONSHIP

For all intent and purposes, including, but not limited to the Federal Insurance Contributions Act ("FICA"), The Self Employment Contributions Act ("SECA"), the Social Security Act, the Federal Unemployment Tax Act ("FUTA"), the Internal Revenue Code and any and all other federal, state and local laws, rules and regulations, each party hereto, including its officers, agents and employees, shall be at all times an independent contractor relative to the other party. Nothing in this Agreement shall be construed to make or render either party, including any of its officers, agents or employees, an agent, servant or employee of, or a joint venture of with the other.

TERMS AND TERMINATION

Automatic Renewal: The parties agree that at the expiry of the Initial Term or any subsequent renewed term, this Agreement shall be renewed for a further term of 12 months on the same terms and conditions as contained in this Agreement, unless written notice is given by one party to the other parties of its intent not to renew the Agreement at least 60 Days before the expiry of the Initial Term or any subsequent renewed term. Should any price increases occur the Service Provider will give a 60-day notice before the changes take effect.

Breach/Cause for Termination: This Agreement may be terminated at any time by either party should a material breach by the other party remain uncured thirty (30) days after submission of written notice being provided of the breach thereof, or a shorter period of time as may be specified within this Agreement or within the applicable Schedule provided to the Service Provider by the Company.

INDEMNIFICATION

Both parties shall guarantee, guard against and hold harmless the other party, any current or former employees, shareholders, partners or any ownership interest and agents from and/or against any alleged claim, including, but not limited to third-party claims, demands, loss, damages and or expense, including any legal or attorney fees that may be in relation to:

- a) any negligence, recklessness or any willful misconduct of the indemnifying party or any other party under the direction or control of the indemnifying party;
- b) any material breach of this Agreement by the indemnifying party, or
- c) any damage, loss or destruction relating to any property of the indemnifying party or their client or clients, injury or death to any individuals that may result from the actions or inactions of any employee, agent or subcontractor of the indemnifying party as such damage may arise out of or is in the course of fulfilling their obligations under and with relation to this Agreement, and to the extent that such damage may be due to any negligence, unlawful conduct, omission or default of the indemnifying party, their employees, agents or subcontractors.

Full and Complete Agreement: This Agreement has set forth the full and complete agreement and shall supersede any and all prior agreements between the parties concerning all aspects of the subject matter herein contained. The Agreement may not and shall not be amended except by way of a written instrument that must be signed by both parties named hereto.

ARBITRATION AND DISPUTE RESOLUTION

Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered in accordance with the Commercial Arbitration Rules of the American Arbitration Association, as amended, and shall be governed by the laws of the State of Florida. The Federal Arbitration Act shall govern the interpretation and enforcement of this paragraph. The fees associated with the arbitrator shall be shared equally by both parties. The parties agree that this paragraph shall survive the termination of the Agreement.

IN WITNESS WHEREOF, the parties hereto, each acting pursuant with due and proper authority, have executed this Agreement as of the aforementioned Effective Date.

Company Representative

Print Name & Title

Date: _____


Poop Bandit LLC

Michael Wright/Owner
Print Name & Title



DELIVERABLE SERVICES AGREEMENT SCHEDULE 1

BY AND BETWEEN

"The Company" AND Poop Bandit LLC

EFFECTIVE DATE OF:

Description of Services to be performed by Service Provider:

- As requested, (weekly) Poop Bandit will empty the pet stations (approximately 6) and refill the disposal bags for dog walkers. All dog waste collected will be double-bagged according to EPA standards for pet waste collection.
- **The Company** will be invoiced on a pre-paid monthly basis. First month service will be pro-rated depending on start date.
- Poop Bandit Pet Waste Removal Services is a great selling point for non-pet owners.
- Poop Bandit Pet Waste Removal Services is fully insured.

Costs:

- The pet stations will be serviced at a cost of \$45 per month per station. Dispenser bags are invoiced monthly on an as-needed basis at a cost of \$8.75 for 200 bags per box/roll. (Pet station trash can liner included)
- **Monthly service cost is \$270**

Extra Value-Added Services:

The Dog Waste Station Service Includes:

- Emptying dog waste stations on a weekly basis
- Removing all waste within a six-foot radius of waste stations
- Restocking the dog poop bag dispensers each week as needed (poop dispenser bags have a separate charged and will be invoice monthly)
- Maintaining an inventory of all supplies
- Ensuring that all stations are in good working order at all times

Additional Waste Station Services:

- Installation (separate cost as needed)
- Lubricating the locks
- Tightening hardware
- Performing repairs as necessary (separate cost if parts are need for repair)

The company will be invoiced on the 1st of every month:

Payment Terms: Net 15

Payment Due Date: 15th of each month

Payment Method: Check or Credit Card



Shirley M. Conley

From: Michael Wright <mike@poopbandit.com>
Sent: Monday, January 30, 2023 4:31 PM
To: Larry Krause
Cc: Shirley M. Conley
Subject: Poop Bandit Quotes Attached Re: Avalon Groves (Serenoa) CDD - Pet Waste Stations in Community
Attachments: Poop Bandit-Avalon Groves CDD - New Pet Station Quote.pdf; Avalon Groves CDD Weekly Pet Stations HOA Poop Bandit Service Agreement.pdf

Hello again Larry,

Please take a look at the attached installation quote for pet stations and an agreement with service pricing for your review.

We charge a flat rate for most of our services, and it is very easy to adjust for different quantities.

I've attached a quote for pet waste station installation; pricing includes purchase, assembly, and installation. We install all of our pet stations with cement to make sure they are weatherproof. Lastly, all of our installations are pre-paid, as we have to order all of the units.

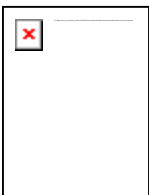
All of our pet stations are mostly made of aluminum, so there is minimal rusting to each unit, and they last a long time.

We currently do not offer twice-weekly service in Clermont. However, 95% of our communities do well on a weekly service schedule.

Please let me know if you have any questions. I can do a site visit and suggest locations for each pet station if you are interested in moving forward.

I look forward to working with you!

Sincerely,
Mike



Poop Bandit
Michael Wright / Owner
(407) 604-1008
mike@poopbandit.com
www.poopbandit.com

CONFIDENTIALITY NOTICE: The information in this email may be confidential and/or privileged. This email is intended to be reviewed by only the individual or organization named above. Suppose you are not the



EXHIBIT 5



Shirley M. Conley

From: Shirley M. Conley
Sent: Wednesday, February 15, 2023 8:55 AM
To: Shirley M. Conley
Subject: AG - Pricing one system - Solar Lights w/10W outlet for 100 light string
Attachments: 15L REV 180J Monument Lighting.pdf; Ameresco-Solar-180J-V-2021.pdf

Pricing for solar Equipment Only – Add \$\$ for Labor & additional materials

From: Vance, Mackenzie
Sent: Friday, January 27, 2023 11:24 AM
To: Larry Krause <lkrause@dpgmc.com>
Cc: Shirley M. Conley <sconley@dpgmc.com>
Subject: RE: Avalon Groves CDD - Solar Lights

Good morning Larry,

I've revised the system to include the necessary component for 120VAC output @ 10W of use on the same lighting schedule as the monument LED's.

I've attached our insolation calculations, showing loss-of-load potential, as well as, battery state of charge.

12V Solar System for Custom Lighting Load – 4 day battery backup w/ 120VAC 10W output, (2) 5W LED

Components would include the following:

- (1) Ameresco 180J-V solar panel w/ wire leads for installation to system
- (1) Side-of-pole mount structure for 1 ea 180J-V w/ hardware to mount on 2" OD pole (1X-SPM-UNI-180/200J)
- (1) Electronics enclosure VL-ECAB-BB-2, Aluminum w/ mounts for 2" OD pole, pad-lockable latch (lock not included)
- (2) 8G24 MK DEKA solar batteries / 84Ah 12V Gel Lead Acid – for parallel connection 168Ah @ 12VDC
- (1) Morningstar SS-MPPT-15L solar charge regulator w/ load output and low voltage disconnect
- (1) 120W, 12VDC to 120VAC Inverter, Samlex PST-120-12
- (2) 12VDC Load Output Cables for 5W LED
- (2) 5W LED 12VDC Lights, Swivel Knuckle Mount w/ ½" pipe thread
- (1) 120VAC Load Output Cable, to be installed into mounted receptacle
- (1) While-In-Use Weatherproof Gang box for AC Receptacle
- All major connections pre-wired, controller/components mounted within enclosure
- Includes overcurrent protection devices for solar input, battery, and load output as well as terminal blocks from inverter for easy load connection

Due to the location of the system the tilt of the solar array would need to be set at 55 degree facing due South.

Cost - \$2700.00 each before tax and shipping.

Purchase Order of 10+ - **\$2610.00 each**

We would not supply 4"x4" mounting timbers for the gang boxes, outlet box, and lights or the 2" poles for enclosure and panel mounting.

Let me know what you think of this version.

Best Regards,
Mac

[Mackenzie Vance](#)
Account Executive

From: Vance, Mackenzie <mvance@ameresco.com>
Sent: Wednesday, January 25, 2023 1:05 PM
To: Larry Krause <lkrause@dpfgmc.com>
Cc: Shirley M. Conley <sconley@dpfgmc.com>
Subject: RE: Avalon Groves CDD - Solar Lights

Hello Larry,

The current design would not support the addition of holiday lighting load. We can absolutely design for a system that would include the 5W monument lights and an outlet available for plugging other string lights into. This usually involves incorporating an inverter to support AC power. When we design for a location/load specific system we use the specifications of the components to be used. Would you be able to choose a particular type of holiday lighting to use in our system design? Otherwise I can oversize the battery and panel to support up to a specific requested power output.

For example, if I assume 5W for the monument spot light and approximately 10W for 100 LED light string, the system size increases likely to a 120W panel and an additional battery. The additional battery requires a larger enclosure as well.

Let me know if you can choose a specific light string you will be using? Or, if you have an idea of the power you would like to be available for holiday lighting? – I will use that to calculate the new system size and work on an updated quote to include larger or additional components.

Best Regards,
Mac

[Mackenzie Vance](#)
Account Executive

From: Larry Krause
Sent: Thursday, December 8, 2022 6:20 PM
To: Vance, Mackenzie <mvance@ameresco.com>
Cc: Shirley M. Conley <sconley@dpfgmc.com>
Subject: RE: Avalon Groves CDD - Solar Lights

Mac,

Is it possible to connect holiday lights to the system, or is there is a solar lighting system that would allow for us to connect holiday lights to it, or an adaptor that can be added, so that the solar unit powers the solar lights for the monuments, but then when something is plugged in, the monument lights are off and the plugged in lights are powered?

Thank you,
Larry

[Larry Krause](#)
District Manager



From: Vance, Mackenzie <mvance@ameresco.com>
Sent: Wednesday, November 30, 2022 5:03:48 PM
To: Larry Krause <lkrause@dpgfmc.com>
Cc: Shirley M. Conley <sconley@dpgfmc.com>
Subject: RE: Avalon Groves CDD - Solar Lights

Hello Larry,

I had originally put together a kit with only 55 watt panel and (1) light. See list of components below.

- 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 w/ ½" pipe thread
- 1 EA 1-GANG, 3-holes, ½" weatherproof box w/ cover
- 4 EA 2" u-bolts w/ saddle

Here is an updated list for a kit including (2) lights, w/ changes highlighted.

- 1 EA **90J-V - 90 WATT SOLAR PANEL**
- 1 EA 15' 10 AWG array assembly ½" NMLT conduit with connectors
- 2 EA** 15' 12 AWG load assembly ½" NMLT conduit with connectors
- 1 EA 8A22NF-DEKA
- 1 EA Side or Top of Pole mount for **90W** panel, for 2" pole
- 1 EA Lighting controller assembly, programmed DUSK to DAWN, **w/ terminal blocks for 2 load connections**
- 1 EA VL-ECAB-BB-1 (NON-UL, if UL Listing is needed please notify me)
- 2 EA** 5W LED 12VDC, Swivel knuckle mount w/ ½" pipe thread
- 2 EA** 1-GANG, 3-holes, ½" weatherproof box w/ cover
- 4 EA 2" u-bolts w/ saddle

My calculations show the panel needs to be angled @ 35 degrees, facing due south for the best insolation during winter months.

These kits would not include the 2" pole for mounting the enclosure and panel to or the 4"x4" lumber for fixture and junction box mounting.

The lighting fixture has a threaded pipe end that will screw into the "1-GANG" junction box, where it will connect to the load wire lead.

I recommend having the installation crew you choose to source the 2" pole and 4"x4" lumber locally and include the cost in the installation bid.

I've attached a sheet showing system performance as described. If you would like to review this, please let me know.

I only have a handful of the lights left so I will reach out for an update lead time or availability.

If you can verify the quantity needed, I will take a look at pricing for these revised kits and provide the best pricing possible.

Also, if you have a timeline you are looking to meet, please let me know and I will verify that we can meet expectations.

Best Regards,
Mac

Mackenzie Vance
Account Executive

From: Larry Krause <lkrause@dpfgmc.com>
Sent: Wednesday, November 30, 2022 11:49 AM
To: Vance, Mackenzie <mvance@ameresco.com>
Cc: Shirley M. Conley <sconley@dpfgmc.com>
Subject: RE: Avalon Groves CDD - Solar Lights
Mac,

Do you have the light fixtures as well? Are they included in the kits?

If not, can they be purchased separately? At what cost?

Larry Krause
District Manager

From: Larry Krause
Sent: Wednesday, November 30, 2022 1:35 PM
To: Vance, Mackenzie <mvance@ameresco.com>
Cc: Shirley M. Conley <sconley@dpfgmc.com>
Subject: RE: Avalon Groves CDD - Solar Lights

Mac,

How many lights are in one kit? Each monument would need two lights (front and back).

Larry Krause
District Manager

From: Vance, Mackenzie <mvance@ameresco.com>
Sent: Monday, September 26, 2022 2:15 PM
To: Larry Krause <lkrause@dpfgmc.com>
Cc: Shirley M. Conley <sconley@dpfgmc.com>
Subject: RE: Avalon Groves CDD - Solar Lights

Awesome!

If you would like to apply for terms with us, please fill out and return the attached 'Ameresco Credit App'.
If you would like to place this order without applying for terms, we will have to charge for the order total upfront as these are non-stocked kits. Please fill out the attached Credit Card Authorization. I will use the information to create your customer account. The card information will not be used until we have confirmed the order total to be charged.

We accept credit card, wire transfer, direct pay, and check – please let me know which you prefer

I have reached out to my engineering team to have them finalize the bill of materials to be used for assembly.

Can you confirm that you will be ordering 12 EA kits?

Thanks,
Mac



Mackenzie Vance
Account Executive

From: Larry Krause <lkrause@dpfgmc.com>
Sent: Monday, September 26, 2022 10:20 AM
To: Vance, Mackenzie <mvance@ameresco.com>
Cc: Shirley M. Conley <sconley@dpfgmc.com>
Subject: RE: Avalon Groves CDD - Solar Lights

Caution - External Email

Yes, Please.

Thank you.

Larry Krause
District Manager

DPFG Management & Consulting LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746
P: 321-263-0132, Ext. 742

From: Vance, Mackenzie <mvance@ameresco.com>
Sent: Monday, September 26, 2022 12:20 PM
To: Larry Krause <lkrause@dpfgmc.com>
Subject: RE: Avalon Groves CDD - Solar Lights

Good morning Larry,

I hope you are doing well.

I wanted to follow up on this conversation and see if you're still interested in getting these systems on order?

Let me know if you have any questions

Best regards,
Mac

Mackenzie Vance
Account Executive

Ameresco Inc
120 East Corporate Place
Chandler, AZ 85225



From: Larry Krause <lkrause@dpgmc.com>
Sent: Tuesday, September 6, 2022 5:14 PM
To: Vance, Mackenzie <mvance@ameresco.com>
Cc: Shirley M. Conley <sconley@dpgmc.com>
Subject: RE: Avalon Groves CDD - Solar Lights

Mac,

The Board approved this...at its August meeting.

Larry Krause
District Manager

From: Vance, Mackenzie <mvance@ameresco.com>
Sent: Monday, July 25, 2022 2:00 PM
To: Larry Krause <lkrause@dpgmc.com>
Cc: Shirley M. Conley <sconley@dpgmc.com>
Subject: RE: Avalon Groves CDD - Solar Lights

Good morning Larry,

I have narrowed down the parts list for the lighting systems.

I have also done calculations to make sure 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 \$1335.00

For an order of 12 EA I can give a break on price to \$1250.00 EA for TTL of \$15,000.00 (doesn't include TAX or S&H)

With the pricing I am finding for the 2" pole, you may be better off locally sourcing or having the system installers provide them for you.

I plan to reach out by phone sometime today to follow up. If I have not yet and you have questions, don't hesitate to reach out.

480 760-2577

Best regards,
Mac

Mackenzie Vance
Account Executive

From: Vance, Mackenzie <mvance@ameresco.com>
Sent: Tuesday, July 19, 2022 4:10 PM
To: Larry Krause <lkrause@dpfgmc.com>
Cc: Shirley M. Conley <sconley@dpfgmc.com>
Subject: RE: Avalon Groves CDD - Solar Lights

Thanks Larry,

Confirming I have received your email.

I think I have been able to find a list of components used. I am working through the old part numbers and prices to get an updated total for replacement systems.

It looks like we provided the following...

50W panel
Panel mounting bracket (HPM-50U)
Pre-wired Charge controller assembly (SL-10L-12V) w/ battery leads
Panel cable assemble (panel to charger)
Battery (8A22NF)
Battery enclosure (BBA-1)
5W LED light
1 GANG BOX w/ cover for connecting output cable to light

I would like to include the output cable from the system to the light as well. **YES, please.**

The controller assembly would be mounted into the enclosure. All other pieces would come as a kit for your installers to put together.

In the photos of the newer looking system, there are poles in place. Will you need me to source HDG 2" poles as well? These were not previously supplied. **YES, please.**

Also, the controller is to be programmed for certain light schedules. I cannot be sure what yours are currently programmed at without seeing the controller so do you have an idea of the timing set on the systems? **Dusk to Dawn**

Mac

Mackenzie Vance
Account Executive

Ameresco Inc
120 East Corporate Place
Chandler, AZ 85225

From: Larry Krause
Sent: Tuesday, July 19, 2022 12:54 PM
To: mvance@ameresco.com
Cc: Shirley M. Conley <sconley@dpfgmc.com>
Subject: Avalon Groves CDD - Solar Lights

Mac,



We need to look at getting pricing for the specs attached, for the old monuments, so we would be standardized throughout.

Pics are also attached...

Larry Krause
District Manager



EXHIBIT 6



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

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2023 by and between:

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

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

RECITALS

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

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

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

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

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

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

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

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



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

4. ACCESS; CONDITION OF THE LICENSE PROPERTY.

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

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

6. REVOCATION, SUSPENSION AND TERMINATION.

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



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

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

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

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

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

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

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

13. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

14. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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

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

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

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

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

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

Attn: _____

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

18. CONTROLLING LAW; VENUE. This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Lake County, Florida.

19. PUBLIC RECORDS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and are to be treated as public records in accordance with Florida law.

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

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

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

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

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

[REMAINDER OF PAGE INTENTIONALLY BLANK]



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

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

**SERENOA PROPERTY OWNERS
ASSOCIATION, INC.**

Witness

By: _____
Its: _____

Exhibit A: Bulletin Board Specifications

Exhibit B: Location of License Property



Exhibit A
Bulletin Board Specifications

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

Standing 36 x 48 Outdoor Cork Message Center Product Details

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

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

Exhibit B Location of License Property

The Bulletin Board may be constructed at the common mailboxes located on Goldcrest Loop at Serenoa Village 1 Phase 1B-1 TR-T3:



EXHIBIT 7



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, January 26, 2023 at 1:05 p.m., at the Avalon Groves Amenity Center, 17555
6 Sawgrass Bay Blvd., Clermont, Florida 34714, with Microsoft Teams 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	Bill Fife	Board Supervisor, Assistant Secretary
11	Michael Aube	Board Supervisor, Assistant Secretary
12	William Tyler Flint	Board Supervisor, Vice Chairman
13	Candice Smith	Board Supervisor, Chairwoman

14 Also present were:

15	Larry Krause	District Manager, DPFM Management and Consulting
16	Meredith Hammock	District Counsel, KE Law Group
17	Jere Earlywine	District Counsel, KE Law Group
18	Greg Woodcokc	Stantec
19	Dana Bryant	Yellowstone
20	Frank DeLosa	Resident
21	Cheri Johnson	Resident

22 *The following is a summary of the discussions and actions taken at the January 26, 2023 Avalon Groves*
23 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
24 *request.*

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

27 Mr. Aube noted the agenda roll call was incorrect and should show Mr. Flint as Vice Chair.

28 Mr. Delosa requested that the agenda exhibits be posted to the website.

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

30 A. District Counsel – *Jere Earlywine, KE Law Group*

31 Mr. Earlywine stated that his items were on the agenda and he had nothing additional to report.

32 B. District Engineer

33 The District Engineer was not present.

34 C. District Manager – *Larry Krause, DPFM*

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

36 Mr. Bryant stated that irrigation has been turned off from about the clubhouse down the
37 boulevard due to the Sanctuary connection construction affecting the mainline, but that is
38 not really an issue at this time of year; he expected some adjustments to the irrigation
39 layout will be required. Mr. Bryant anticipated planting along the fences and
40 monuments to be scheduled for April after the pressure washing and painting is
41 completed and the likelihood of frost has passed. Regarding the trees at pond 33, Mr.



42 Bryant had included the location in his last site visit and did not notice downed trees,
43 assuming his crew had addressed them; however, if the trees are dead then it will be the
44 Board's decision whether to replace them. The Board's decision would be based on land
45 code requirements and vendor's recommendations. Mr. Bryant recommended Cypress
46 trees be used for any replacements along pond banks.

47 2. Exhibit 1: Field Inspection Report – *DPFG*

48 Mr. Krause reviewed his report, noting that streetlights continue to be an issue in the
49 community. As he is advised of lights being out in the community he reports them to the
50 vendor to fix them. The vendor is in the process of replacing every light at least along
51 Sawgrass Bay Blvd.

52 Mr. Aube acknowledged that he'd seen the streetlight vendor in the community last
53 week.

54 Mr. Krause had reached out to the vendor regarding growth in pond 40, but generally the
55 water quality of the ponds is good.

56 The sidewalks were pressure cleaned by Fireman Tom and look immaculate. The trash
57 cans are being emptied, Butterfly Pea Court continues to look good, and the playground
58 and mailbox areas look clean.

59 3. Exhibit 2: Aquatic Maintenance Report – *Steadfast Environmental*

60 Steadfast inspected the community ponds on the 17th, noting water levels are low in some
61 of the ponds due lack of rain. Regarding lily pads in the ponds, the Board agreed to
62 allow Steadfast to determine what is best for the ponds and make the decision on when
63 lily pads should be reduced. In the report Steadfast noted ongoing treatment of algae and
64 minor nuisance grasses in some ponds. Mr. Krause stated that when residents reach out
65 to him he forwards their concerns to the vendor to make sure any issues are on the
66 vendor's radar.

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

68 Mr. Quinlan sent his apologies at not being able to attend the meeting. Mr. Krause directed
69 the Board to reach out to Mr. Quinlan with any questions.

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

71 A. Exhibit 3: Consideration and Acceptance of Re-stated Roadway Connection Agreement

72 Mr. Earlywine provided more details on the roadway connection, explaining that an intersection is
73 planned that will connect KB Home Orlando's Pacific Ace property to Sawgrass Bay Blvd. in front
74 of the commercial parcel. The intersection requires a modification to the edge of the Avalon Groves
75 CDD stormwater pond in that area. Essentially, KB Home will be obligated to acquire the permits
76 for that connection and complete the construction. They're required to post a payment performance
77 bond with the county which provides us with a little protection. In Section D of the agreement it
78 states that to the extent the construction impacts our ponds, they have to provide the same storage
79 capacity, which means they will need to reshape the ponds and landscaping. The agreement
80 provides the CDD with some protection with regard to revisions and insurance. The CDD's
81 obligation is fairly straightforward, essentially the CDD conveys two strips of land that go through
82 a conservation area and stormwater pond opposite the commercial parcel. Once conveyed, that
83 strip of land becomes the other party's to maintain, the newly constructed roads and intersection
84 will be the County's to maintain. There are some timeframe milestones, completion 150 days after
85 approval and re-open for traffic 210 days after the permits are done. The agreement includes a
86 default provision that provides the CDD with some rights and a construction addendum in the



87 CDD's favor with Blue Ox Enterprise, which is the contractor doing the work, with the CDD being
88 given some insurance rights, indemnification and things like that. All parties would sign that
89 agreement, and there is a quit claim deed giving the little strip of land for the road to Pacific Ace.
90 There is also a deed to convey a little piece of the stormwater pond edge to the county.

91 Ms. Smith explained further that the original plan was in place with the parcel owner, Pacific Ace,
92 but there are now new parties involved, KB Home, new contractors, and the deal structure changed
93 a slightly based on Manatee County requirements; the agreement captures those final revisions.
94 The deed to the county is under review with the County's attorney, so while that is in conjunction
95 with the current agreement, we're waiting on that to come back for execution. The road has always
96 been a development road; because of the project size, Lake County requires two means of access,
97 ingress and egress, full access. This was part of the permitting process three years ago and the
98 engineer had to look at the site plan and figure out where the least amount of impact as it relates to
99 wetlands and mitigation. Through the permitting process they went through the release of the
100 conservation easement so they could complete the road.

101 It was clarified that the CDD owns the land, but the ponds serve the County for Sawgrass Bay Blvd
102 drainage, not the CDD. Residents may have thought that the new road was an "emergency road,"
103 but it has always been a development road, and required as a second access by county ordinance.

104 Mr. Earlywine summarized that the county has already approved the additional access as required
105 for the project size. Mr. Earlywine has reviewed the documents presented and recommended a
106 motion to approve in substantial form.

107 Ms. Smith noted that the intersection would be a signal lined up with the commercial parcel.

108 On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board accepted the
109 Re-stated Roadway Connection Agreement for the Avalon Groves Community Development District.

110 B. Exhibit 4: Consideration of Responses for District Engineer RFQ

111 Mr. Krause explained that this was the second RFQ for District Engineer, having received no
112 responses to the initial RFQ. The District received a response from Cardno and introduced Greg
113 Woodcock to the Board.

114 Mr. Woodcock provided the Board with a little background. He has overseen the Cardno side of
115 CDDs and management for the last fifteen years. Cardno was recently purchased by Stantec, which
116 has a much larger CDD business than Cardno. The two businesses are merging, but the district
117 oversight will remain with the original engineers. Greg has a team of four who work with him full
118 time in maintenance and construction oversight, a couple of good designers and engineers who
119 work with him on a daily basis. Cardno/Stantec does everything except surveys in-house, from
120 pond bank maintenance to new parks to drainage system upgrades and so on, which provides a
121 more cost effective service for clients.

122 Mr. Earlywine stated the Board would approve authorizing staff to prepare and engage in
123 negotiations with Cardno/Stantec and bring a final agreement with rates/pricing back to the Board
124 for approval.

125 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board authorized
126 staff to prepare a form of agreement and engage in negotiations with Cardno for District Engineer services
127 for the Avalon Groves Community Development District.

128 C. Exhibit 5: Discussion on HOA Bulletin Board



129 The HOA had requested permission to place a bulletin board at the playground of village one which
130 will serve the residents of Village One and Village Two. The HOA was working with Pulte to
131 install a bulletin board at Village Three and Edgemont will be a separate HOA. The bulletin board
132 would be accessed by the HOA, lifestyle and management company and post official business only.
133 Jere recommended amendment Section 6D of the agreement to state that any termination of the
134 agreement shall be only by the District's Board of Supervisors at a publicly noticed meeting.

135 On a MOTION by Mr. Aube, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board approved the
136 access agreement with the HOA to install a mailbox in Village One, with the inclusion of the termination
137 clause amendment, for the Avalon Groves Community Development District.

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

139 A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
140 Held December 8, 2022

141 B. Exhibit 7: Consideration for Acceptance – The December 2022 Unaudited Financial Report

142 Mr. Fife requested the minutes be amended to show Mr. Flint as Vice Chair (Line 13)

143 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved all
144 items of the Consent Agenda, with the Minutes to include the requested correction to line 13, for the Avalon
145 Groves Community Development District.

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

148 Ms. Delosa asked if the CDD could work with the Lake County Traffic Manager to improve the
149 line of site on Sawgrass Bay Blvd., particularly at the crosswalk between Village One and Village
150 Two and at the amenity center entrance. Ms. Smith expects that the CDD will start with the
151 landscape company to cut back encroaching vegetation. Planting along the ROW was on the plans
152 originally approved by Lake County; the plans would have shown the sight triangle to be approved.

153 Ms. Johnson stated that she'd spoken with the streetlight vendor. The vendor was straightening
154 poles and bases last week and will be fixing the lights next week. The vendor can usually fix five
155 to six lights per visit. Ms. Johnson also commented on the appearance of the community and the
156 delay in getting the fences pressure washed.

157 **SEVENTH ORDER OF BUSINESS – Supervisors Requests** *(Includes Next Meeting Agenda Items*
158 *Requests)*

159 Mr. Aube stated it would be helpful to review the status of the action items during the District
160 Manager's report. Mr. Krause covered some of the existing action items.

161 Regarding adding outlets at the entrances, Mr. Krause initially reached out to four companies; but
162 only two have visited the community, but no written proposals have materialized from those visits.
163 One company stated that it would cost about \$4,200 per outlet to install, but they would need to
164 know if there is a main feed they can tap into. Mr. Krause has requested a call back from SECO
165 engineering to schedule a site review to determine this, he has also requested a quote from an
166 additional company.

167 Mr. Krause also reached out to a solar lighting vendor and asked about options for a solar-powered
168 outlets for the holiday lights. He was informed that it can be done, but a larger battery is required
169 and it will have a bigger imprint on the area. Mr. Krause is awaiting pricing on the equipment for
170 that option.



171 Regarding the “cash” line on the financials, Mr. Krause explained that the amount includes the
172 budgeted assessments for the fiscal year and only funds not encumbered to O&M expenses could
173 be used for capital projects.

174 The fence painting is scheduled for February; Mr. Krause has reached out to the vendor about the
175 application of a wood preservative and he will contact them to find out how long the project is
176 expected to take.

177 Mr. Krause has contacted three vendors – Poop 911, Duty Calls and Duty Patrol - for information
178 on pet waste stations and a quote for installation of between six and twelve stations plus the
179 associated maintenance. Since this is a fact-finding request, station placement has not been
180 discussed.

181 Mr. Krause was directed to have the faded banners at the community entrance and the Centex sign
182 removed.

183 Ms. Smith mentioned that the permits are filed for the commercial area located on the east side of
184 Sawgrass Bay Blvd. opposite the intersection with Sanctuary, and anticipates mass grading will get
185 started soon.

186 Mr. Flint requested a gate code for Village 2.

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

188 Mr. Krause summarized the action items: proposals for pet waste stations, reach out to Lake County
189 for line-of-sight information, and coordinate with the landscaper to trim encroaching vegetation.
190 He will update the action items in the DM report, have the faded signs plus the Centex sign
191 removed, and give the gate code to Mr. Flint and Mr. Fife.

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

193 *Confirmation of Quorum for Next Meeting Scheduled for 10 a.m. on February 23, 2023 at the Avalon*
194 *Groves Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)*

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

196 **TENTH ORDER OF BUSINESS – Adjournment**

197 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board adjourned the
198 meeting for the Avalon Groves Community Development District.

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

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

204

205

Signature

Signature

Printed Name

Printed Name

206 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman



EXHIBIT 8



Avalon Groves Community Development District

Summary Financial Statements
(Unaudited)

Period Ending
January 31, 2023



Avalon Groves Community Development District
Balance Sheet
Unaudited
January 31, 2023

	GENERAL FUND	2017 (AA1)	2017A-1 (AA2)	2017A-2 (AA2)	2019	2021 AA3	2021 AA1	2022 AA4	CIP (AA1)	CIP A-1 (AA2)	CIP A-2 (AA2)	CIP 2019	TOTAL
ASSETS:													
CASH	\$ 1,977,516	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ 20	\$ -	\$ -	\$ 1,977,536
INVESTMENTS:													
REVENUE FUND	-	9,813	21,117	1	6,854	8	2,724	-	-	-	-	-	40,518
CAP INTEREST	-	55	16	0	6	0	24	213	-	-	-	-	314
DS RESERVE	-	178,313	527,751	-	106,401	170,136	97,563	32,637	-	-	-	-	1,112,800
COST OF ISSUANCE	-	-	-	-	13,354	13,142	1,142	-	-	-	-	-	27,638
PREPAYMENT ACCOUNT	-	3,967	3,066	0	1,285	4,857	-	-	-	-	-	-	13,174
SINK FUND	-	2	5	-	6	3	2	392	-	-	-	-	409
ACQ. & CONST. 2017 (AA1)	-	-	-	-	-	-	-	-	0	-	-	-	0
ACQ. & CONST. 2017A-1 (AA2)	-	-	-	-	-	-	-	-	-	-	-	-	-
ACQ. & CONST. 2017A-2 (AA2)	-	-	-	-	-	-	-	-	-	1	0	-	1
ACQ. & CONST. 2019	-	-	-	-	-	-	-	-	-	-	-	1,646	1,646
PREPAID ITEMS	-	-	-	-	-	-	-	-	-	-	-	-	-
DUE FROM GF	-	141,939	428,647	-	230,779	271,878	281,500	103,810	-	-	-	-	1,458,553
ON ROLL - RECEIVABLE ASSMT.	161,956	32,916	98,233	-	40,695	65,122	37,315	24,865	-	-	-	-	461,102
ACCOUNTS RECEIVABLE	3,717	293	2,598	-	697	-	-	-	-	-	-	-	7,305
DEPOSITS	541	-	-	-	-	-	-	-	-	-	-	-	541
TOTAL ASSETS	\$ 2,143,730	\$ 367,297	\$ 1,081,432	\$ 1	\$ 400,077	\$ 525,146	\$ 420,269	\$ 161,917	\$ 0	\$ 21	\$ 0	\$ 1,646	\$ 5,101,538
LIABILITIES:													
ACCOUNTS PAYABLE	\$ 57,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ 57,889
ACCRUED EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-
DUE TO DEBT SERVICE	1,282,267	-	-	-	-	-	-	-	-	-	-	-	1,282,267
DUE TO CONSTRUCTION	-	-	-	-	-	-	-	-	-	-	-	-	-
ON ROLL - DEFERRED REVENUE	161,956	32,916	98,233	-	40,695	65,122	37,315	24,865	-	-	-	-	461,102
RETAINAGE PAYABLE	-	-	-	-	-	-	-	-	-	-	-	-	-
FUND BALANCE:													
NONSPENDABLE:													
PREPAID AND DEPOSITS	541	-	-	-	-	-	-	-	-	-	-	-	541
ASSIGNED:													
OPERATING RESERVES	1,041	-	-	-	-	-	-	-	-	-	-	-	1,041
RESERVES - ROADWAYS	-	-	-	-	-	-	-	-	-	-	-	-	-
UNASSIGNED:	640,036	334,381	983,199	1	359,382	460,024	382,955	137,052	0	21	0	1,646	3,298,698
TOTAL LIABILITIES & FUND BALANCE	\$ 2,143,730	\$ 367,297	\$ 1,081,432	\$ 1	\$ 400,077	\$ 525,146	\$ 420,269	\$ 161,917	\$ 0	\$ 21	\$ 0	\$ 1,646	\$ 5,101,538

Avalon Groves Community Development District
Statement of Revenue, Expenditures And Change In Fund Balance
For The Period Ending January 31, 2023

	FY2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	VARIANCE Over / (Under) To Budget
REVENUES				
ON ROLL ASSESSMENTS	\$ 838,110	12,523	\$ 678,149	\$ (159,961)
DEVELOPER FUNDING OFF ROLL	-	-	38,460	38,460.31
DEVELOPER FUNDING				-
MISCELLANEOUS REVENUE				-
LOT CLOSINGS		23,810	23,810	23,810.06
TOTAL REVENUES	838,110	12,523	740,420	\$ (97,690)
EXPENDITURES				
GENERAL ADMINISTRATIVE				
DISTRICT MANAGEMENT SERVICES	32,960	2,747	5,493	(27,467)
BANK FEES	150	-	-	(150)
AUDITING	3,400	-	-	(3,400)
REGULATORY & PERMIT FEES	175	-	175	-
LEGAL ADVERTISEMENTS	4,000	-	484	(3,516)
ENGINEERING SERVICES	12,000	1,463	8,054	(3,946)
LEGAL SERVICES	25,000	1,616	16,741	(8,259)
TECHNOLOGY & WEBSITE ADMIN.	2,015	-	1,515	(500)
MISCELLANEOUS	1,500	1,468	2,419	919
BOS MEETING	12,000	200	1,000	(11,000)
TOTAL GENERAL ADMINISTRATIVE	93,200	7,493	35,882	\$ (57,318)
INSURANCE				
INSURANCE	12,000	-	25,044	13,044
TOTAL INSURANCE	12,000	-	25,044	\$ 13,044
DEBT SERVICE ADMIN.				
DISCLOSURE REPORT	5,150	-	5,150	-
ARBITRAGE REBATE	1,500	-	-	(1,500)
TRUSTEE FEES	10,500	-	3,500	(7,000)
TOTAL DEBT ADMINISTRATION	17,150	-	8,650	\$ (8,500)
UTILITIES				
UTILITIES-ELECTRICITY	6,180	1,319	4,972	(1,208)
STREETLIGHTS	160,800	17,643	70,573	(90,227)
UTILITY WATER	40,000	942	3,817	(36,183)
TOTAL UTILITIES	206,980	19,904	79,362	\$ (127,618)
PHYSICAL ENVIRONMENT				
LAKE & POND MAINTENANCE	52,000	2,733	10,934	(41,066)
LANDSCAPE MAINTENANCE	300,000	19,355	82,610	(217,390)
LANDSCAPE - REPLENISHMENT	15,000	-	-	(15,000)
WETLAND MITIGATION & MAINTENANCE	37,000	-	15,900	(21,100)
FIELD MANAGEMENT	6,180	515	7,553	1,373
FIELD CONTINGENCY	28,900	175	1,899	(27,001)
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	22,778	118,895	\$ (389,885)
INTEREST EXPENSE				
			-	
TOTAL EXPENDITURES	838,110	50,175	267,833	\$ (570,277)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES			472,586	
FUND BALANCE - BEGINNING			169,032	
FUND BALANCE - ENDING			\$ 641,618	

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

For The Period Starting October 1, 2022 Ending January 31, 2023

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 170,338	\$ 137,811
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)		-
INTEREST	-	2,196
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
LOT CLOSINGS	-	8,811
TOTAL REVENUE	170,338	148,817
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES	-	-
INTEREST EXPENSE		
NOVEMBER 1, 2022	64,231	63,531
MAY 1, 2023	63,231	-
PRINCIPAL RETIREMENT		
MAY 1, 2023	40,000	-
TOTAL EXPENDITURES	167,462	63,531
EXCESS REVENUE OVER (UNDER) EXPEND.	2,876	85,286
TRANSFER IN		-
TRANSFER OUT		-
FUND BALANCE - BEGINNING		249,095
FUND BALANCE - ENDING	\$ 2,876	\$ 334,381



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

For The Period Starting October 1, 2022 Ending January 31, 2023

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 508,350	\$ 412,347
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)		-
INTEREST	-	5,516
MISCELLANEOUS REVENUE	-	-
PREPAYMENT	-	-
TOTAL REVENUE	508,350	417,863
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	-	-
INTEREST EXPENSE		-
NOVEMBER 1, 2022	197,647	197,213
MAY 1, 2023	194,556	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	115,000	-
TOTAL EXPENDITURES	507,203	197,213
EXCESS REVENUE OVER (UNDER) EXPEND.	1,147	220,651
TRANSFER IN		-
TRANSFER OUT		-
FUND BALANCE - BEGINNING		762,549
FUND BALANCE - ENDING	\$ 1,147	\$ 983,199



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

For The Period Starting October 1, 2022 Ending January 31, 2023

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



Avalon Groves Community Development District
SERIES 2019

For The Period Starting October 1, 2022 Ending January 31, 2023

	FY2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL LOT CLOSINGS DR HORTON	\$ 210,594	170,825
INTEREST	-	1,306
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
MISC. REVENUE	-	-
TOTAL REVENUE	210,594	172,131
EXPENDITURES		
PREPAYMENT REDEMPTION	-	10,000
INTEREST EXPENSE		
NOVEMBER 1, 2022	68,715	69,882
MAY 1, 2023	68,715	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	70,000	70,000
TOTAL EXPENDITURES	207,430	149,882
EXCESS REVENUE OVER (UNDER) EXPEND.	3,164	22,249
TRANSFER IN		
TRANSFER OUT		(455)
FUND BALANCE - BEGINNING		337,589
FUND BALANCE - ENDING	\$ 3,164.00	\$ 359,382



Avalon Groves Community Development District
SERIES 2021 AA1 PH 3/4
For The Period Starting October 1, 2022 Ending January 31, 2023

	FY2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE	<u> </u>	<u> </u>
SPECIAL ASSESSMENTS - ON ROLL	\$ 193,100	155,785
SPECIAL ASSESSMENTS - OFF ROLL	-	91,113
INTEREST	-	1,281
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	<u>193,100</u>	<u>248,180</u>
EXPENDITURES		
PREPAYMENT REDEMPTION		-
INTEREST EXPENSE		
NOVEMBER 1, 2022	58,056	58,056
MAY 1, 2023	57,213	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	75,000	-
TOTAL EXPENDITURES	<u>190,269</u>	<u>58,056</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	2,831	190,123
TRANSFER IN		
TRANSFER OUT		(407)
FUND BALANCE - BEGINNING		193,240
FUND BALANCE - ENDING	<u>\$ 2,831.00</u>	<u>\$ 382,956</u>



Avalon Groves Community Development District
SERIES 2021 AA3

For The Period Starting October 1, 2022 Ending January 31, 2023

	FY2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON ROLL	\$ 337,000	271,878
SPECIAL ASSESSMENTS - OFF ROLL	-	104,714
INTEREST	-	2,047
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	337,000	378,639
 EXPENDITURES		
PREPAYMENT REDEMPTION		20,000
INTEREST EXPENSE		
NOVEMBER 1, 2022	103,238	104,722
MAY 1, 2023	104,722	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	125,000	-
TOTAL EXPENDITURES	332,960	124,722
 EXCESS REVENUE OVER (UNDER) EXPEND.	 4,040	 253,917
TRANSFER IN		
TRANSFER OUT		(841)
FUND BALANCE - BEGINNING		206,947
 FUND BALANCE - ENDING	\$ 4,040.00	\$ 460,024



Avalon Groves Community Development District
SERIES 2022 AA4

For The Period Starting October 1, 2022 Ending January 31, 2023

	FY2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON ROLL	\$ 128,675	103,810
SPECIAL ASSESSMENTS - OFF ROLL	-	-
INTEREST	-	543
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	128,675	104,353
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES		-
INTEREST EXPENSE		
NOVEMBER 1, 2022	46,038	46,549
MAY 1, 2023	45,338	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	35,000	-
TOTAL EXPENDITURES	126,376	46,549
EXCESS REVENUE OVER (UNDER) EXPEND.	2,299	57,804
TRANSFER IN		
TRANSFER OUT		-
FUND BALANCE - BEGINNING		79,248
FUND BALANCE - ENDING	\$ 2,299.00	\$ 137,052



Avalon Groves Community Development District
Construction In Progress (AA1)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2022 Ending January 31, 2023

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



Avalon Groves Community Development District
Construction In Progress A-1 (AA2)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2022 Ending January 31, 2023

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



Avalon Groves Community Development District
Construction In Progress A-2 (AA2)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2022 Ending January 31, 2023

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



Avalon Groves Community Development District
Construction In Progress 2019
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2022 Ending January 31, 2023

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



Avalon Groves Community Development District
Bank Reconciliation
January 31, 2023

	<u>BU</u>
Balance Per Bank Statement	\$ 1,980,728.75
Less: Outstanding AP Checks	(3,192.75)
<i>Adjusted Bank Balance</i>	<u><u>\$ 1,977,536.00</u></u>
Beginning Bank Balance Per Books	\$ 1,945,016.55
Deposits & Interest	89,273.80
Cash Disbursements	(56,754.35)
<i>Balance Per Books</i>	<u><u>\$ 1,977,536.00</u></u>



Avalon Groves CDD
Check Register
Operating Account
FY 2022

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.) Invoice: OS 437560 (R...		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 meeting.)		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
11/01/2022	100042	BIO-TECH CONSULTING, INC.	Invoice: 170217 (Reference: Wetland Mitigation.)		2,000.00	177,549.22
11/01/2022	100043	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 403534 (Reference: Dissemination Agent.) Invoice: 403503 (Reference: Monthly contrac...		8,411.67	169,137.55
11/01/2022	100044	KE Law Group, PLLC	Invoice: 4564 (Reference: General Matters.)		6,707.75	162,429.80
11/01/2022	100045	Yellowstone Landscape	Invoice: OS 446557 (Reference: Pond Mowing.) Invoice: OS 4465556 (Reference: Mowing the Palms...		4,051.41	158,378.39
11/02/2022	ACH1110222	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/15-10/14/22		35.70	158,342.69
11/02/2022	ACH2110222	SECO Energy	17650 Sawgrass Bay Blvd 9/15-10/14		93.46	158,249.23
11/02/2022	ACH3110222	SECO Energy	17052 Basswood Lane 9/15-10/14		34.36	158,214.87
11/02/2022	ACH4110222	SECO Energy	17325 Sawgrass Bay Blvd 09/14-10/14/22		315.18	157,899.69
11/04/2022	100046	Yellowstone Landscape	Invoice: OS 451686 (Reference: Monthly Landscape Maintenance November 2022.)		16,174.98	141,724.71
11/04/2022	100047	Clean Star Services	Invoice: 7778 (Reference: Monthly Trash Service.)		310.00	141,414.71
11/08/2022			Deposit	5,540.13		146,954.84
11/09/2022	100048	Steadfast Environmental, LLC	Invoice: SE-21639 (Reference: Routine Aquatic Maintenance.)		2,733.41	144,221.43
11/14/2022	100049	Heidt Design	Invoice: 46022 (Reference: Engineering Services.)		5,500.00	138,721.43
11/15/2022	100050	Oriando Sentinel	Invoice: 062699005000 (Reference: Meeting Dates Fiscal Yr 2022 - 2023.)		484.25	138,237.18
11/18/2022	1595	DEPT OF ECONOMIC OPPORTUNITY	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	138,062.18
11/18/2022	100051	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 404410 (Reference: Monthly contracted management fees.)		3,261.67	134,800.51
11/18/2022	111822ACH1	SECO Energy	16920 Sawgrass Bay Blvd 9/28/22 - 10/28/22		300.00	134,500.51
11/18/2022	111822ACH2	SECO Energy	16920 Sawgrass Bay Blvd 9/28/22 - 10/28/22		317.68	134,182.83
11/23/2022			Deposit	102,377.32		236,560.15
11/29/2022	ACH1112922	Sunshine Water Services	Goldcrest Loop Playground 09/18-10/24/22		12.65	236,547.50
11/29/2022	ACH2112922	Sunshine Water Services	Basswood Ln Island Irrigation 9/22/22 -10/24/22		901.45	235,646.05
11/29/2022	ACH112922	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 09/22-10/24/22		35.93	235,610.12
11/30/2022	100052	Clean Star Services	Invoice: 8539 (Reference: Monthly Services trash.)		310.00	235,300.12
11/30/2022				107,917.45	52,166.55	235,300.12
12/01/2022	ACH1120122	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/14-11/14/22		37.10	235,263.02
12/01/2022	ACH2120122	SECO Energy	17325 Sawgrass Bay Blvd 10/14-11/14/22		347.57	234,915.45
12/01/2022	ACH120122	SECO Energy	17650 Sawgrass Bay Blvd 10/14-11/14		49.70	234,865.75
12/01/2022	12122ACH1	SECO Energy	17052 Basswood Lane 10/14 - 11/14/22		36.72	234,829.03
12/06/2022	100053	Yellowstone Landscape	Invoice: OS 464574 (Reference: Monthly Landscape Maintenance December 2022.)		16,174.99	218,654.04
12/06/2022	100054	Steadfast Environmental, LLC	Invoice: SE-21729 (Reference: Routine Aquatic Maintenance.)		2,733.41	215,920.63
12/07/2022			Deposit	151,328.44		367,249.07
12/12/2022	100055	HV Solar Lighting	Invoice: 20 (Reference: Light Installation.) Invoice: 21 (Reference: Light Installation.)		35,286.40	331,962.67
12/13/2022	1596	Candice Smith	BOS MTG 12/8/22		200.00	331,762.67
12/13/2022	1597	Michael W. Aube	BOS MTG 12/8/22		200.00	331,562.67
12/13/2022	100056	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 405537 (Reference: Nov billable expenses - Postage.)		16.60	331,546.07
12/14/2022			Deposit	1,223,577.59		1,555,123.66
12/15/2022	121522ACH1	SECO Energy	16920 Sawgrass Bay Blvd 10/28/22 - 11/29/22		455.17	1,554,668.49
12/15/2022	121522ACH2	SECO Energy	16920 Sawgrass Bay Blvd 10/28/22 - 11/29/22		400.00	1,554,268.49
12/19/2022	100057	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 405568 (Reference: Monthly contracted management fees.)		3,261.67	1,551,006.82
12/22/2022	100058	Yellowstone Landscape	Invoice: OS 471675 (Reference: Mowing the Palms of Serenoa Ponds 11/14.) Invoice: OS 471674 (...)		5,178.48	1,545,828.34
12/27/2022			Deposit	412,128.98		1,957,957.32
12/28/2022	1598	DPFG MANAGEMENT AND CONSULTING, LLC	Vail Pumping- Backflow Testing		732.00	1,957,225.32
12/28/2022	100059	BIO-TECH CONSULTING, INC.	Invoice: 170734 (Reference: Quarterly Maintenance.)		3,000.00	1,954,225.32
12/28/2022	100060	KE Law Group, PLLC	Invoice: 4895 (Reference: General Matters.)		8,417.97	1,945,807.35
12/28/2022	100061	Clean Star Services	Invoice: 8773 (Reference: Monthly Services trash collect.)		310.00	1,945,497.35
12/30/2022	ACH1123022	SECO Energy	17650 Sawgrass Bay Blvd 11/14-12/13		37.96	1,945,459.39
12/30/2022	ACH2123022	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 11/14-12/13/22		35.70	1,945,423.69
12/30/2022	ACH3123022	SECO Energy	17325 Sawgrass Bay Blvd 11/14-12/13/22		392.78	1,945,030.91
12/30/2022	123022ACH1	SECO Energy	17052 Basswood Lane 11/14/22 - 12/13/22		34.36	1,944,996.55
12/31/2022				1,787,035.01	77,338.58	1,944,996.55
01/02/2023	ACH1010223	Sunshine Water Services	Basswood Ln Island Irrigation 10/24/22 -11/21/22		851.05	1,944,145.50
01/02/2023	ACH2010223	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/24-11/21/22		30.32	1,944,115.18
01/02/2023	ACH3010223	Sunshine Water Services	Goldcrest Loop Playground 10/24-11/21/22		13.88	1,944,101.30
01/06/2023	100062	Firearm Tom's Pressure Washing Co.	Invoice: 221223-01 (Reference: Pressure Washing.)		1,548.60	1,942,552.70
01/06/2023	100063	Heidt Design	Invoice: 45423 (Reference: 8/31/22 Engineering Services.)		1,091.25	1,941,461.45
01/06/2023	100064	Steadfast Environmental, LLC	Invoice: SE-21840 (Reference: Routine Aquatic Maintenance.)		2,733.41	1,938,728.04
01/06/2023	100065	Yellowstone Landscape	Invoice: OS 473848 (Reference: Monthly Landscape Maintenance January 2023.)		16,174.98	1,922,553.06
01/06/2023	100066	HV Solar Lighting	Invoice: 23 (Reference: Light Installation.)		17,643.20	1,904,909.86
01/06/2023	1599	DHI Title of Florida	Return Funds: 3481 Yellowtop Loop, Clermont, FL 34714		1,157.92	1,903,751.94
01/09/2023	1600	William Tyler Flint	BOS MTG 12/8/22		200.00	1,903,551.94
01/09/2023	100067	Fountain Design Group, Inc.	Invoice: 28997A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	1,903,376.94
01/09/2023	100068	Stantec Consulting Services, Inc	Invoice: 2002472 (Reference: Professional Services.)		4,900.00	1,898,476.94
01/10/2023	11023ACH1	SECO Energy	FY 9/30/2022 -- 16920 Sawgrass Bay Blvd 8/30/22 - 9/28/22		499.38	1,897,977.56
01/17/2023			Deposit	35,653.04		1,933,630.60
01/20/2023	100069	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 406423 (Reference: USPS - Postage.) Invoice: 406476 (Reference: Monthly contracted m...		3,266.27	1,930,364.33
01/20/2023	100070	KE Law Group, PLLC	Invoice: 5171 (Reference: General Matters.)		1,615.50	1,928,748.83
01/24/2023	12423ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/29/22 - 12/28/22		729.96	1,928,018.87
01/25/2023			Deposit	5,450.96		1,933,469.83
01/25/2023	12523ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #1		813.63	1,932,656.20
01/27/2023			Deposit	48,169.80		1,980,826.00
01/30/2023	100071	Clean Star Services	Invoice: 8956 (Reference: Trash Collection.)		310.00	1,980,516.00
01/30/2023	100072	BIO-TECH CONSULTING, INC.	Invoice: 170689 (Reference: Collector Road - Mitigation.) Invoice: 170746 (Reference: Phase 1...		3,000.00	1,977,516.00

Avalon Groves CDD
Check Register
Operating Account
FY 2022

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
01/31/2023				89,273.80	56,754.35	1,977,516.00

