



**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

March 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 DPF 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, March 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, March 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 – *Jere Earlywine, Kutak Rock LLP*

B. District Engineer – *Greg Woodcock, Stantec*

C. District Manager – *Larry Krause, DPFG*

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

2. Field Inspection Report – *DPFG*

[Exhibit 1](#)

3. Aquatic Maintenance Report – *Steadfast Environmental*

[Exhibit 2](#)

4. Discussion on Budget Workshop Date and Authorization of Staff to Proceed with Advertising

5. Review of Outstanding Action Items

[Exhibit 3](#)

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

IV. Business Matters

A. Consideration and Adoption of **Resolution 2023-09, Changing Registered Agent and Registered Office**

[Exhibit 4](#)

B. Discussion on Changing the FY 2023 Meeting Schedule

[Exhibit 5](#)

1. Consideration and Adoption of **Resolution Revising the FY 2023 Meeting Schedule**

C. Consideration of Fireman Tom Proposal for Semi-annual Cleaning - \$720.00

[Exhibit 6](#)

D. Consideration of Pet Waste Station Installation and Maintenance Proposals

[Exhibit 7](#)

1. Doody Calls

2. Poop Bandit – Previously Presented



V. Administrative Matters/Consent Agenda

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 23, 2022 [Exhibit 8](#)
- B. Consideration For Acceptance – The February 2023 Unaudited Financial Report [Exhibit 9](#)

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 April 27, 2023 at the Avalon Groves Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)

X. Adjournment



EXHIBIT 1





AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

March 2023 FIELD INSPECTION REPORT

L. Krause, District Manager

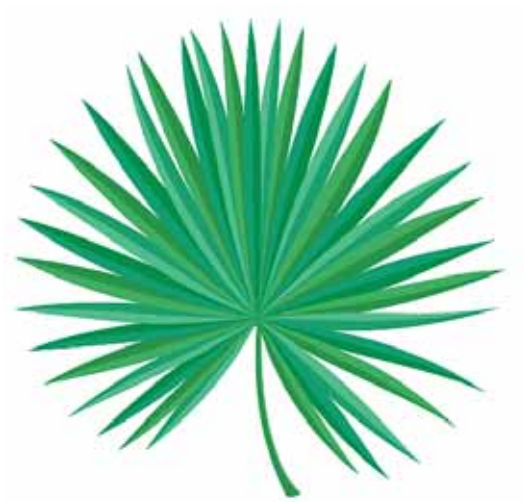




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- Maintenance Map
- Sawgrass Bay Blvd.
- Ponds & Fountain
- Villages
- Pond Map



Sawgrass Bay Blvd.

Edgemont property activity seems to be ramping up...



Cleaning and painting of fences/pedestals is underway...



Landscaping along Blvd. looks healthy...



Ponds



Pond 11 in the Palms shows substantial bank growth (trees, grasses, etc.) to be addressed...



Pond 16 in the Palms looks clean & healthy...



Ponds

Pond 40 looks
pristine...



Pond 46 appears to be in
excellent condition...

Pond 42 is clear...



Pond 47 has
some surficial
growth to
address...



Villages



Village 1
sidewalks and
landscaping
appear crisp,
sharp and clean...

New mulch at
playground ...
and flora looks
vibrant...

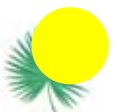


<<<Feb.

Mar.>>>



Grass around island at end of Butterfly Pea Court is much improved from last month...



Villages



Basswood Lane
Open Space is lush
and healthy.

Once fences are complete,
new plantings at Village
entrances can begin...



Pond Map

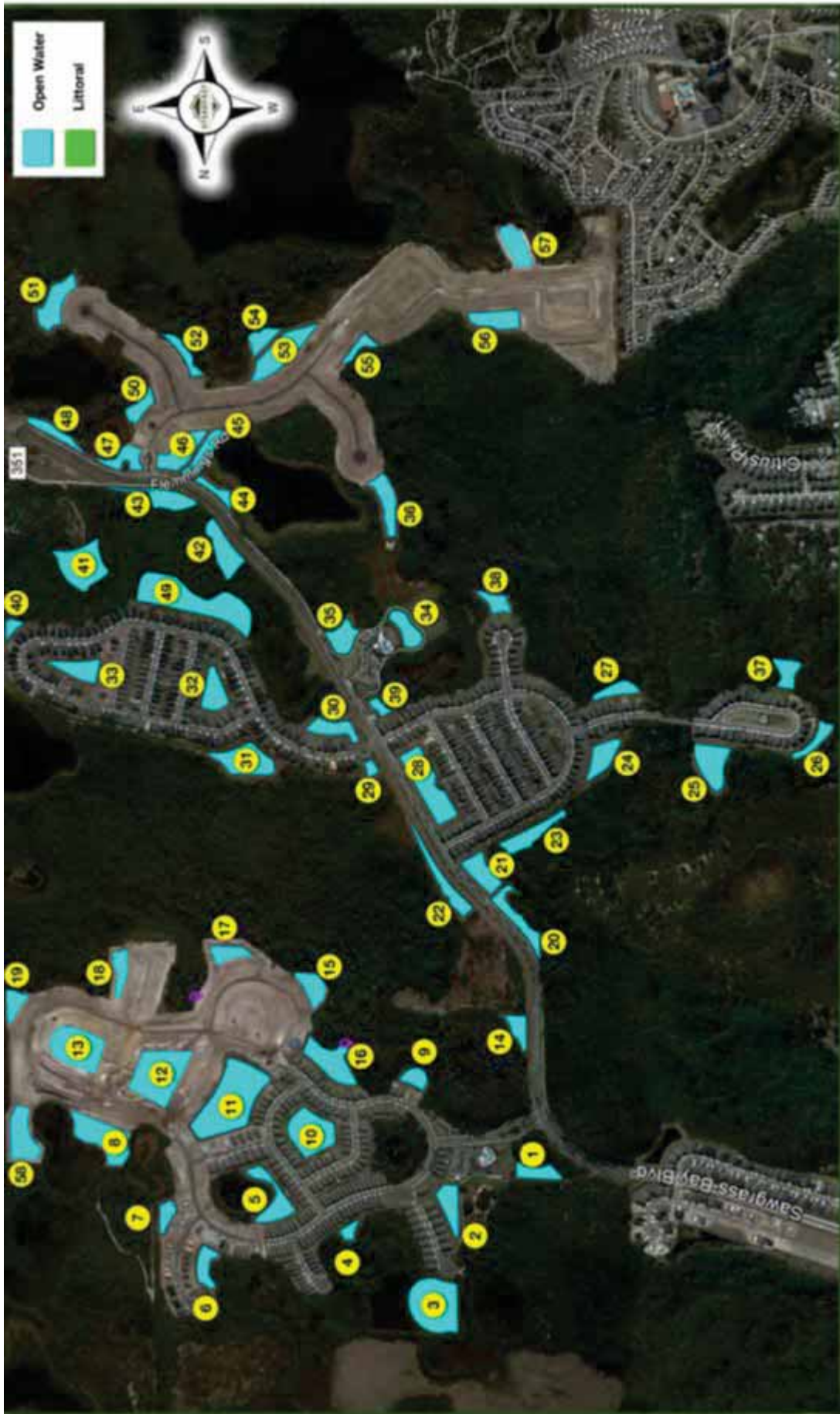


EXHIBIT 2





Avalon Groves CDD Aquatics

Inspection Date:

3/14/2023 10:57 AM

Prepared by:

Lee Smith

Account Manager

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



Inspection Report

SITE: 35

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Subsurface algae is present in minor amounts throughout the pond. Pond is 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 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: 30

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Babytears and algae are present in moderate amounts around the perimeter. Technician will target these areas 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 checked="" type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input 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: 49

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Torpedo grass was observed along the edge of this pond in minor amounts. No other real issues observed. Routine monitoring and maintenance will occur here.

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

SITE: 28

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Minor amounts of Babytears present along the shoreline due to these low water levels. Minor amounts of subsurface algae around the perimeter as well. Technician will target these areas during next visit.

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



Inspection Report

SITE: 22

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Shoreline grasses are present in minor amounts but have been treated and are slowly decaying. Pond is 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"/> 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:	

SITE: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Perimeter of pond contains minor amounts of shoreline grasses, some areas more populated than others. Babytears and algae are present in minor amounts around the edge of the pond as well. Technician will target these areas during future maintenance events.

<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 checked="" 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: 20

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Main issue in this pond is algae growth. Surface algae is present around the perimeter, and subsurface algae is present throughout. Surface growth is decaying and will continue to be treated by technician.

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

SITE: 21

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Very minor amounts of Subsurface algae growth in this pond. No major issues observed. 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"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara



Inspection Report

SITE: 45

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Subsurface algae growth is present in normal amounts. Pond is in excellent condition.

<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: 46

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Pond is 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"/> 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:	



MANAGEMENT SUMMARY



With the arrival of March, the changing weather has rapidly shifted the conditions affecting the Avalon Groves ponds. The series of cold snaps have been broken, as increasingly warm temperatures become the norm. Rain events have been exceedingly rare in the past few months, which has lowered water levels throughout the community. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and cold nighttime temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

Most ponds were in excellent condition on this most recent visit. Nuisance grasses are still present in minor amounts and will be a main target going forward for our technicians. Due to low water levels, some sections of the beds and pond banks are exposed. Algae has been cleared up in several ponds, but was still present in minor amounts and will continue to be treated accordingly. Surface growth had already been treated and is practically non-existent. Our technicians will continue on with routine monitoring and treatment to clear up the areas with algae growth and shoreline grasses, which are the main suspects in these ponds.

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 – Action Items FY 2023

DM – District Manager (Larry Krause, DPGF)
District Engineer (Greg Woodcock, Stantec)

DC – District Counsel (Meredith Hammock, Kilinski Van Wyk)

DE –

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DM	get quotes on adding electric outlets to village entrances from Klinger	2/23/2023		Working
DM	12/8/22 Get with Tim Reed on COSTS to add OUTLETS ... per VILLAGE 9/22/22 Connect with Electrician to get quote to add power outlets to Entrances	12/8/2022		12/8/22 & followed up in January; also sent to Advance Electric at same time (both times) for quotes/proposals; reached out to Premier Power (\$95) and Aligned Electric (\$99)... As of 10/27/22, we have two vendors confirmed to visit community for proposal; Advance Electric to visit 11/2 between 11-1 p.m.; Tim's Electric to visit TBD.
DM	Ask fence painting vendor (VICE) about application that can be added to the fences to help preserve them (sealant); get cost...	12/8/2022		SENT TO VENDOR 12/8/22 & again in January
DM	Get proposal for pet waste stations to be installed throughout CDD (2-3 in each village) and serviced	12/8/2022		Sent to Vendors in January; awaiting proposals for 6-12 stations for 1x week and 2x: Poop 911 Doody Calls Doody-Patrol



Avalon Groves – Action Items FY 2023

Completed by District Manager

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DM	obtain additional quotes for Pet Waste Stations (6-12)	2/23/2023		DONE
DM	add CDD meeting schedule item for discussion on next meeting agenda	2/23/2023		DONE
DM	Fix Minutes to ID Supervisor Flint as Vice Chair	1/26/2023	1/28/2023	DONE
DM	Include Action Items Matrix with DM report for agenda	1/26/2023		DONE
DM	check with VICE on timetable to clean and paint fences once work	1/26/2023		DONE
DM	have faded signs removed from CDD entrance/along sidewalk	1/26/2023		DONE
DM	remove orange stake from near pond 40 in Village 2	1/26/2023		DONE
DM	Ask Landscapers to trim shrubbery along Sawgrass Bay	1/26/2023	1/28/2023	DONE
DM	get quote for Pet Waste Stations from POOP BANDIT –	1/26/2023	1/28/2023	DONE
DM	Send Gate code for Village 2 to Supervisors Fife and Flint –	1/26/2023	1/28/2023	DONE
DM	Get quote from MACKENZIE VANCE on adding outlets to monument solar kits	12/8/2022		SENT TO VENDOR 12/8/22 & again in January; he can add outlets with a bigger battery – Cost provided to Board at February meeting * cost of solar materials only - additional cost and quotes needed for installation and additional installation materials
DM	Find out if CASH line item on FINANCIALS is for O&M exclusively	12/8/2022	1/26/2023	WORKING as of 12/8/22; Generally could be used for small capital improvements as well as O&M if budget allows; Presented to Board 1/26/23
DM	Send NEW SUPERVISOR info. To Supervisor Flint	12/8/2022	12/8/2022	
DM	Request Lake County fix Speed Hump sign at Tot Lot on Gold Crest Loop	11/28/2022	12/5/2022	Submitted web request 11/28/22 at 8 a.m.
DM	Get proposals to pressure wash the sidewalks at the Tot Lot/Mailbox area in Village 1	10/27/2022	12/8/2022	Working 11/28; Board approved NTE \$3950
DM	Advise Supervisor Aube when Electricians will be out to view locations for Electric Outlets	10/27/2022	10/27/2022	

Avalon Groves – Action Items FY 2023

Completed by District Manager

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DM	Send Updated list on Action Items from last month and new Action Items from This month	10/27/2022	10/27/2022	
DM	Send Calendar Appointment re: Dec. 8 meeting to Supervisors	10/27/2022	10/27/2022	
DM	Ask Steadfast to add ponds in Edgemont to the pond map and treatment rotation	10/27/2022	10/27/2022	Requested of Vendor 10/27/22
DM	propose to SECO 24-month payment plan for Well #1 (\$11,455.26)	9/22/2022	10/27/2022	SECO countered with other options sent to Chair 9/22 Approved 10/27/22 billing starts Jan 2023
DM	Send New Supervisor Information to Supervisor Aube	9/22/2022	9/22/2023	
DM	Update website to add Michael Aube to Seat 3 on contacts page	9/22/2022	9/22/2023	
DM	Send approved Mulch Proposals to Landscaper	9/22/2022	9/22/2023	
DM	Get quote NTE \$15K to clean/paint fences, pedestals	9/22/2022	3/13/2023	Received 10/19/22 and submitted to vendor; approved same day 2/8/23 original color information emailed to vendor Scheduled for Feb. 20. 2-3 wks to complete
DM	send Adopt-A-Road information to Tim Quinlan to send to residents via e-blast	9/22/2022	10/26/2022	Sent
DM	Publish Adopt-A-Road information to CDD Website to solicit resident Volunteers	9/22/2022	10/25/2022	Published



Avalon Groves – Action Items FY 2023

Completed by District Counsel

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DC	check PLATS for Village 3 for HOA landscaping items	9/22/2022	12/8/2022	Discussed at 12/8/22 meeting



EXHIBIT 4



RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING CHANGE OF REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

WHEREAS, the District previously designated a registered agent and a registered office location; and

WHEREAS, at this time, the District desires to designate a new registered agent and registered office for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

1. **DESIGNATION OF REGISTERED AGENT.** Jere Earlywine is hereby designated as Registered Agent for the District.
2. **REGISTERED OFFICE.** The District's Registered Office shall be located at 107 W. College Avenue, Tallahassee, Florida 32301.
3. **FILING.** In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this resolution with the County and the Florida Department of Economic Opportunity.
4. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 23rd day of March, 2023.

ATTEST:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors



EXHIBIT 5



Exhibit A

**BOARD OF SUPERVISORS MEETING DATES
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023**

The Board of Supervisors of the Avalon Groves Community Development District will hold their regular meetings for Fiscal Year 2022-2023 at the Avalon Groves Amenity Center, located at 17555 Sawgrass Bay Boulevard, Clermont, Florida 34714, at 1:00 p.m., unless otherwise indicated as follows:

Thursday, October 27, 2022
Thursday, November 24, 2022
Thursday, December 22, 2022
Thursday, January 26, 2023
Thursday, February 23, 2023
Thursday, March 23, 2023
Thursday, April 27, 2023
Thursday, May 25, 2023
Thursday, June 22, 2023
Thursday, July 27, 2023
Thursday, August 24, 2023
Thursday, September 28, 2023

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

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

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

District Manager



RESOLUTION 2023-____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT REVISING THE ADOPTED ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board desires to revise the adopted the Fiscal Year 2022-2023 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The revised Fiscal Year 2022-2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED THIS 23RD DAY OF MARCH, 2023.

ATTEST:

**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Fiscal Year 2022-2023 Annual Meeting Schedule



Exhibit A

**BOARD OF SUPERVISORS REVISED MEETING DATES
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023**

Beginning April 27, the Board of Supervisors of the Avalon Groves Community Development District will hold the remainder of their regular meetings for Fiscal Year 2022-2023 (beginning October 1, 2022, and ending September 30, 2023) at the Avalon Groves Amenity Center, located at 17555 Sawgrass Bay Boulevard, Clermont, Florida 34714, for the purpose of considering any business that may come before the Board of Supervisors for the District ("Board) on the following dates:

- Thursday, April 27, 2023 at _____ p.m.
- Thursday, May 25, 2023 at _____ p.m.
- Thursday, June 22, 2023 at _____ p.m.
- Thursday, July 27, 2023 at _____ p.m.
- Thursday, August 24, 2023 at _____ p.m.
- Thursday, September 28, 2023 at _____ p.m.

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

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

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

District Manager



EXHIBIT 6



Fireman Toms Pressure Washing co.

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



Estimate

ADDRESS
DPFG
Avalon Groves
Clermont, FL

ESTIMATE 230227-02
DATE 02/27/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Pressure wash and treat with an algaecide, (4) larger columns, (10) midsize columns, and (6) smaller columns.	1	720.00	720.00
TOTAL					\$720.00

Accepted By

Accepted Date



EXHIBIT 7



DoodyCalls of Orlando
5701 Surprise Lily Dr
Winter Garden, FL 34787
Cell: 407-967-3786
Email: jjohnson@doodycalls.com



**AVALON GROVES COMMUNITY PET WASTE STATION SERVICES
PROPOSAL**

**To: Avalon Groves
17555 Sawgrass Bay Boulevard, Clermont, FL 34714
January 27, 2023**

The following is a proposal for a full-service pet waste station service program.



3/13/2023 Update: Cost per item for 6 units would be \$10 each, plus \$60 week for service





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SECTION 2: OTHER REMARKS	4
EXHIBIT 1: INSURANCE POLICIES	6





SECTION 1: OFFICIAL PROPOSAL

PRICE AUTHORIZATION

This Agreement represents the entire and integrated agreement between the Client and the Contractor and supersedes all prior negotiation, representations, or agreements; either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and the Contractor.

Contractor Name DoodyCalls of Orlando
Address 5701 Surprise Lily Dr
City, State, Zip Winter Garden, FL 34787
Telephone 407-967-3786
Date 01/27/2023

In compliance with your Invitation to Bid, we propose to furnish all materials, labor, equipment, and services necessary to perform the Pet Waste Station Services for the above stated project, for an annual fee of (inclusive of all state and local sales tax): **BID SUMMARY**

Option A:

SERVICES BID:				
Service Description	Unit	Unit Cost	Weekly Service Cost	Yearly Totals
Dog Station Management – Weekly	12	\$8.50	\$102.00	\$5,304.00
Total - Yearly				\$5,304.00

Option B:

SERVICES BID:				
Service Description	Unit	Unit Cost	Weekly Service Cost	Yearly Totals
Dog Station Management – Twice Weekly	12	\$7.00	\$168.00	\$8,736.00
Total - Yearly				\$8,736.00

Notes:

- Price does NOT include costs associated with Pet Waste Station doggie waste bags. These will be billed monthly once installed.
- We also provide cleaning services which includes scooping of all common areas, dog parks, etc., for any remaining pet waste, litter, cigarette butts, etc. for an additional charge based upon the overall size of the area to be cleaned.





Pet Waste Bag Options:

Option 1:

Type	Quantity	Price
DoodyCalls Header Style Doggie Waste Bags	1 Card (100 bags per card)	\$4.50

Option 2:

Type	Quantity	Price
DoodyCalls Roll Style Doggie Waste Bags	1 Roll (200 bags per roll)	\$6.00

Notes:

- All DoodyCalls Doggie Waste Bags are 0.9 mm thick, making them one of the most tear-resistant bags available.
- Header style bags are dispensed one at a time which dramatically reduces wastage. Header bags are also 40% larger than roll style bags.
- Tax not included

SECTION 2: OTHER REMARKS

DoodyCalls Additional Value-Added Services:

Value Added Suggestions and Services for your residents and Management staff.

- Incorporate or increase your "Pet Rent" policy onto existing, new, or renewing residents to help with the expense of the Pet Waste Management services.
- Incorporate DoodyCalls waste removal services into your overall waste management allocation to the residents
- Provided copy of property Site Plan to give to residents showing location of pet waste stations. Updating as necessary with new installations.
- Resident Compliance handout/mailout to help educate dog-owning residents on "Why you need to pick up after your pet". Typically includes letter from the management company stating "why" we made this investment, site map showing station locations, Pet Waste dangers, Pooper Scooper Law, etc.

Why Doody Calls:

- We maintain and service your existing and future pet waste stations (replacement of can liners, litter bags, station maintenance)
- We sell, install, and service quality DC branded pet waste stations and waste baggies
- We clean and sterilize our equipment between scoopings (one property to the next)
- We will save you money on the expense of competitor litter bags and can liners
- We work with property management to design a pet waste station plan that meets Federal Fair Housing and American with Disabilities Act guidelines
- We will work with property management to drive resident compliance and enforce city "Pooper Scooper Law"
- Upon request, we leave with the office our Community Work Order form indicating our arrival





on site and the products/services performed

- We communicate with management on any exterior observations we find during service visit
- We are fully insured and drive clearly marked DoodyCalls service vehicles
- Our employees are uniformed, courteous, and professional
- We are "GREEN" driven

Terms and Conditions

- Invoices will be sent monthly
- Payment terms NET 30
- No Contract - Cancellation of service requires 30 day written notice

Important Notes:

- DoodyCalls of Orlando is fully Workers Compensation insured
- All technicians are BulliRay Dog Bite Precaution Certified
- We are an approved VIVE Vendor
- A one-time cleaning fee may be imposed based upon the current condition of the pet waste stations. This will be determined upon the first inspection of the stations and community managers will be made aware immediately.

Additional Added Services:

- A complimentary radius of 6 feet will be cleaned around each pet waste station during each service. This will include litter, pet waste, cigarette butts etc.

I would like to sincerely thank **Avalon Groves Community** for the opportunity to offer our pet waste and litter management services as part of your overall amenities offering and resident acquisition/retention strategies. If you have any questions or comments regarding the **DoodyCalls** offer, please do not hesitate to contact me.

Thank you,

Jesse Johnson – Owner, DoodyCalls





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/2/2022

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

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

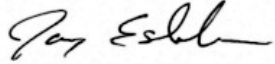
PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 1300 South Main Street Tulsa OK 74119 License#: BR-724491 VETEACQ-01	CONTACT NAME: PHONE (A/C, No, Ext): 918-584-1433		FAX (A/C, No): 918-582-1329
	E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A: Westfield Insurance Company			24112
INSURER B: Technology Insurance Company, Inc			42376
INSURER C:			
INSURER D:			
INSURER E:			
INSURER F:			

COVERAGES **CERTIFICATE NUMBER:** 2010497435 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CWP218810J	4/15/2022	4/15/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 PD Deductible \$ 500
A	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CWP218810J	4/15/2022	4/15/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			CWP218810J	4/15/2022	4/15/2023	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	TWC4104256	4/27/2022	4/27/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Employment Practices Liability			CWP218810J	4/15/2022	4/15/2023	Limit 50,000 Deductible 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 DoodyCalls Services, LLC Authority Brands Inc. is included as Additional Insured, as respects to General Liability and Auto policies, pursuant to and subject to the policy's terms, definitions, conditions and exclusions. Waiver of Subrogation applies to certificate holder, as respects to General Liability and Worker's Compensation policies, pursuant to and subject to the policy's terms, definitions, conditions and exclusions.

CERTIFICATE HOLDER DoodyCalls Services, LLC Authority Brands Inc. 7120 Samuel Morse Drive, Suite 300 Columbia MD 21046	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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VEHICLE OR EQUIPMENT CERTIFICATE OF INSURANCE

DATE (MM/DD/YYYY)
12/01/2022

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

This form is used to report coverages provided to a single specific vehicle or equipment. Do not use this form to report liability coverage provided to multiple vehicles under a single policy. Use ACORD 25 for that purpose.

PRODUCER  BRYAN FIFER STATE FARM INSURANCE 16106 MARSH RD STE 104 WINTER GARDEN, FL 34787	CONTACT NAME: BRANDON PALM PHONE (A/C, No, Ext): 407-614-2622 E-MAIL ADDRESS: BRANDON@BRYANFIFER.COM PRODUCER CUSTOMER ID #:	FAX (A/C, No): 855-511-6641	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED VETERANS AQUISITION LLC DBA DUTY CALLS 5701 SURPRISE LILY DR WINTER GARDEN, FL 34787-9545	INSURER A : State Farm Mutual Automobile Insurance Company		25178
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		

DESCRIPTION OF VEHICLE OR EQUIPMENT

YEAR 2013	MAKE / MANUFACTURER NISSAN	MODEL FRONTIER	BODY TYPE PICKUP	VEHICLE IDENTIFICATION NUMBER 1N6AD0ER1DN719585
DESCRIPTION			VEHICLE/EQUIPMENT VALUE \$	SERIAL NUMBER

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICY(IES) OF INSURANCE LISTED BELOW HAS/HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD(S) INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICY(IES) DESCRIBED HEREIN IS/ARE SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICY(IES).

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A		<input checked="" type="checkbox"/> VEHICLE LIABILITY	K32 5122-D14-59	10/14/2022	04/14/2023	COMBINED SINGLE LIMIT	\$ 1,000,000
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE	\$
		<input type="checkbox"/> GENERAL LIABILITY				EACH OCCURENCE	\$
		<input type="checkbox"/> OCCURRENCE				GENERAL AGGREGATE	\$
		<input type="checkbox"/> CLAIMS MADE					\$
INSR LTR	LOSS PAYEE	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS / DEDUCTIBLE	
G		<input checked="" type="checkbox"/> VEH COLLISION LOSS	K32 5122-D14-59	10/14/2022	10/14/2023	<input type="checkbox"/> ACV <input type="checkbox"/> AGREED AMT	\$ LIMIT
						<input type="checkbox"/> STATED AMT	\$ 500.00 DED
D		<input checked="" type="checkbox"/> VEH COMP <input type="checkbox"/> VEH OTC	K32 5122-D14-59	10/14/2022	10/14/2023	<input type="checkbox"/> ACV <input type="checkbox"/> AGREED AMT	\$ LIMIT
						<input type="checkbox"/> STATED AMT	\$ 500.00 DED
		<input type="checkbox"/> EQUIPMENT				<input type="checkbox"/> ACV <input type="checkbox"/> AGREED AMT	\$ LIMIT
		<input type="checkbox"/> BASIC <input type="checkbox"/> BROAD				<input type="checkbox"/> RC <input type="checkbox"/> STATED AMT	\$ DED
		<input type="checkbox"/> SPECIAL					
P		<input checked="" type="checkbox"/> NO FAULT	K32 5122-D14-59	10/14/2022	10/14/2023		

REMARKS (INCLUDING SPECIAL CONDITIONS / OTHER COVERAGES) (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

ADDITIONAL INTEREST

CANCELLATION

Select one of the following: <input type="checkbox"/> The additional interest described below has been added to the policy(ies) listed herein by policy number(s). <input type="checkbox"/> A request has been submitted to add the additional interest described below to the policy(ies) listed herein by policy number(s).	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
VEHICLE / EQUIPMENT INTEREST: <input type="checkbox"/> LEASED <input type="checkbox"/> FINANCED	DESCRIPTION OF THE ADDITIONAL INTEREST
NAME AND ADDRESS OF ADDITIONAL INTEREST WELLS FARGO PO BOX 1977 ROSWELL, NM 88202-1977	<input type="checkbox"/> ADDITIONAL INSURED <input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> LENDER'S LOSS PAYEE
	LOAN / LEASE NUMBER
	AUTHORIZED REPRESENTATIVE <i>Brandon Palm</i>

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Agreement Acceptance

Proposal/Option Selected:

Owner/Owner Representative:

_____ (Print)

_____ (Sign) _____ (Date)

DoodyCalls:

_____ (Print)

_____ (Sign) _____ (Date)





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.

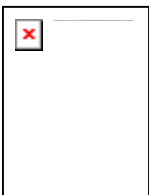
All of our pet stations are mostly made of aluminum, so there is minimal rusting to each unit, and they last a long time.

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 8



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, February 23, 2023 at 1:25 p.m., at the Avalon Groves Amenity Center,
6 17555 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	Candice Smith (S5)	Board Supervisor, Chairwoman
11	William Tyler Flint (S4)	Board Supervisor, Vice Chairman
12	Bill Fife (S1)	Board Supervisor, Assistant Secretary
13	Michael Aube (S3)	Board Supervisor, Assistant Secretary

14 Also present were:

15	Larry Krause	District Manager, DPFM Management and Consulting
16	Jere Earlywine (<i>via phone</i>)	District Counsel, Kutak Rock LLP
17	Greg Woodcock (<i>via phone</i>)	District Engineer, Stantec
18	Dana Bryant	Yellowstone
19	Tim Quinlan	Evergreen Lifestyles Management (HOA)
20	Meredith Hammock	Kilinski Van Wyk
21	Frank Delosa	Resident (HOA Vice President)
22	Cheri Johnson	Resident (HOA President)
23	Brad Jeremer	Resident

24 *The following is a summary of the discussions and actions taken at the February 23, 2023 Avalon Groves*
25 *CDD Board of Supervisors Regular Meeting.*

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

28 There being none, the next item followed.

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

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

31 *A copy of the proposed Quit Claim Deed walked on by Mr. Earlywine is attached to these*
32 *minutes.*

33 Mr. Earlywine commented on the progress of the commercial intersection connection at Sawgrass
34 Bay Blvd. He also discussed a proposed Quit Claim Deed that would transfer a buffer area
35 between the homes and the conservation area within the Pulte section from the HOA to the CDD.
36 This would allow the CDD to maintain that area. Ms. Smith added that it was always the CDD’s
37 intent to maintain the area, but because Pulte drew up and signed off on deed, they didn’t account
38 for those areas being properly assigned. Before executing the deed, it would be submitted to the
39 HOA’s legal counsel for review.

40 On a MOTION by Ms. Smith, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved
41 the deed in substantial form, authorized the Chair to sign it and staff to record it, for the Avalon Groves
42 Community Development District.

43 Mr. Earlywine stated the plat for Edgemont had been approved, the improvements are basically
44 done, so staff is putting together the necessary acquisition documents which will be presented at
45 the March meeting. This would be the last project completion item for Edgemont and close out
46 the construction account side, so all that would be for the CDD is operation and maintenance.

47 B. District Engineer

48 Mt. Woodcock acknowledged receipt of the District's engineering contract and it was currently
49 under review with his legal team.

50 C. District Manager – *Larry Krause, DPF*

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

52 Mr. Bryant noted his team were monitoring the wells and the irrigation near the
53 construction project on Sawgrass Bay Blvd. He had toured the ponds with Mr. Krause to
54 review the trees to be replaced with Cypress. Mulch is complete. Playgrounds were re-
55 mulched. Residents are tampering with the irrigation, valves and backflow equipment at
56 Butterfly Pea Court – this is affecting the plants.

57 Ms. Smith stated that it is code for retention ponds is 3 canopy trees to be planted for
58 every 150 ft of retention pond bank, planted a minimum of 40 ft from the top of the bank
59 line and include a 10 ft clear zone for maintenance. Trees installation is required at the
60 time of certification. Mr. Krause noted there is \$15,000 allocated to landscape
61 replenishment in the budget, that does not have anything allocated to it according to the
62 January financials.

63 He stated that the Village entrance plantings and the playground perimeter were under
64 review. Ms. Smith has allocated some funds in the developer's budget to fill in the areas
65 at Village 3 with the railing and landscaping to make them look similar to villages 1 and
66 2.

67 Mr. Bryant was directed to provide a tree count at the next meeting in order for the Board
68 to have more information on the proposal for tree replacement along the ponds
69 (\$325/tree).

70 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved the
71 installation of approximately 30 trees in the amount not to exceed \$10,000, for the Avalon Groves
72 Community Development District.

73 Mr. Bryant noted the HOA had requested the Bahia at Village 3 be changed to St.
74 Augustine. Ms. Smith noted that everything behind the sidewalk at Village 3 is to be
75 maintained by the CDD.

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

77 Mr. Krause reviewed his report.

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

79 Mr. Krause informed the Board that vehicle access to the ponds behind Passionflower
80 Blvd. was not possible on the platted access easements because of house placement,
81 fencing, landscaping and terrain.

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

83 Mr. Quinlan informed the Board of some of the projects completed on the HOA-maintained
84 facilities. The new HOA Board was elected on January 21, 2023.



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

86 A. Exhibit 3: Consideration and Ratification of Legal Services Agreement Transfer to Kutak Rock

87 The CDD contracts with the firm, not the individual lawyer. Kutak Rock is a national firm that
88 specializes in special district and bond finance work. The rates would remain the same. Ms. Smith
89 explained that Mr. Earlywine has worked for the District on its establishment through every bond
90 issuances, transition and typically handles the construction side. She requested the Board allow the
91 District to retain him as legal counsel through the completion of the last projects of Edgemont and
92 the Sanctuary. The Board can terminate and engage lawyers at will, there are no RFP or RFQ
93 requirements under the Florida Statutes.

94 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board ratified the
95 legal services agreement transfer to Kutak Rock LLP, for the Avalon Groves Community Development
96 District.

97 B. Exhibit 4: Discussion on Pet Waste Station Proposals

98 Mr. Krause will obtain additional quotes for comparison, which will give Supervisors something
99 to discuss with the community.

100 C. Exhibit 5: Discussion on Adding Solar Power Outlets at Monuments in Conjunction with
101 Monument Solar Lights

102 Solar power light and outlet quotes do not labor and additional materials. Updated proposals have
103 not yet been received for adding electrical outlets.

104 D. Exhibit 6: Discussion on Amended License Agreement for Use of District Property

105 This item to be approved in substantial form and will be forwarded to the HOA for their approval.

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

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

110 A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
111 Held January 26, 2023

112 Approval contingent on Line 136 correcting “mailbox” to “bulletin board.”

113 B. Exhibit 7: Consideration for Acceptance – The January 2023 Unaudited Financial Report

114 On a MOTION by Ms. Smith, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved all
115 items of the Consent Agenda, with the Minutes to include the requested correction to line 136, for the
116 Avalon Groves Community Development District.

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

119 Mr. DeLosa questioned the mulch being complete. The tot lot on Gold Crest Loop has exposed
120 irrigation lines, and adjacent trees have no mulch. He observed weeds in every mulched bed.

121 Mr. Jermer disagreed with the Landscape report assessment of the Butterfly Pea Court irrigation
122 area and maintenance.



123 **SEVENTH ORDER OF BUSINESS – Supervisors Requests** *(Includes Next Meeting Agenda Items*
124 *Requests)*

125 Ms. Smith commented that budget season was approaching and management will be pulling
126 together the actuals. This would be the time for the Board to get any proposals in and start thinking
127 about what the community needs to include in next year’s budget.

128 Mr. Aube requested the action items, draft agenda packets and approved minutes be added to the
129 CDD website. He also requested the agenda be displayed on the available screen at the clubhouse
130 during the meeting. Mr. Flint volunteered to handle this at future meetings.

131 Mr. Aube also requested full participation by each Supervisor, and suggested alternating meeting
132 times each month between afternoon and evening.

133 Mr. Fife requested adding the meeting schedule to the next agenda for consideration.

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

135 *The District Manager’s summary of the action items are as follows:*

- 136 1. DM – obtain additional quotes for Pet Waste Stations (6-12)
- 137 2. DM – get quotes on adding electric outlets to village entrances from Klinger
- 138 3. DM – add CDD meeting schedule item for discussion on next meeting agenda

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

140 *Confirmation of Quorum for Next Meeting Scheduled for 1 p.m. on March 23, 2023 at the Avalon Groves*
141 *Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)*

142 All Supervisors in attendance confirmed their intent to be physically present at the next meeting,
143 which would establish a quorum.

144 **TENTH ORDER OF BUSINESS – Adjournment**

145 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board adjourned the
146 meeting at 2:58 p.m., for the Avalon Groves Community Development District.

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

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

152
153

Signature

Signature

Printed Name

Printed Name

154 **Title:** **Secretary** **Assistant Secretary**

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



PREPARED BY AND RETURN TO:

Jere Earlywine, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, dated this ___ day of _____, 2023, by and from **SERENOA PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 2100 S. Hiwassee Rd., Orlando, Florida 32835 (hereinafter called the "Grantor"), and the **AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (hereinafter called the "Grantee").

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

WHEREAS, Grantor wishes to quit claim its interest in certain portions of land, as more specifically identified and set forth in the attached **Exhibit A** hereto, which by this reference is incorporated herein ("Property"); and

WHEREAS, Grantor hereby determines that execution and delivery of this quit claim deed to Grantee is in Grantor's best interests.

NOW, THEREFORE, Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quit-claim unto Grantee forever, all the right, title, interest, claim and demand, if any, which Grantor has in and to the Property situate, lying and being in Osceola County, State of Florida, attached hereto as **Exhibit A**.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.



Signed, sealed and delivered

**SERENOA PROPERTY OWNERS
ASSOCIATION, INC.**, a Florida not-
for-profit corporation

Print Name: _____

By: _____
Its: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2023, by _____, as _____ of Serenoa Property Owners Association, Inc., a Florida not-for-profit corporation, who [] is personally known to me or has produced _____ as identification.

Notary Public



Exhibit A

Description of the Property

TRACTS O-1, O-2, O-3, O-4 AND O-5, SERENOA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 65 THROUGH 75 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TRACTS OS-2, OS-3, OS-4 AND OS-5, SERENOA LAKES PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 40 THROUGH 46 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



EXHIBIT 9



Avalon Groves Community Development District

Summary Financial Statements
(Unaudited)

Period Ending
February 28, 2023



Avalon Groves Community Development District
Balance Sheet
Unaudited
February 28, 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	\$ 2,222,566	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ 20	\$ -	\$ -	\$ 2,222,586
INVESTMENTS:													
REVENUE FUND	-	9,837	21,117	1	6,854	8	2,734	-	-	-	-	-	40,552
CAP INTEREST	-	55	16	0	6	0	24	214	-	-	-	-	315
DS RESERVE	-	178,941	529,610	-	106,776	170,735	97,906	32,752	-	-	-	-	1,116,720
COST OF ISSUANCE	-	-	-	-	13,401	13,188	1,146	-	-	-	-	-	27,736
PREPAYMENT ACCOUNT	-	3,981	3,077	0	1,289	4,874	-	-	-	-	-	-	13,221
SINK FUND	-	2	-	-	6	3	2	393	-	-	-	-	406
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	-	167,581	435,054	-	233,434	276,126	339,905	234,106	-	-	-	-	1,686,206
ON ROLL - RECEIVABLE ASSMT.	151,392	30,769	91,826	-	38,041	60,874	34,881	23,243	-	-	-	-	431,026
ACCOUNTS RECEIVABLE	3,717	293	2,598	-	697	-	-	-	-	-	-	-	7,305
DEPOSITS	541	-	-	-	-	-	-	-	-	-	-	-	541
TOTAL ASSETS	\$ 2,378,216	\$ 391,459	\$ 1,083,297	\$ 1	\$ 400,503	\$ 525,809	\$ 476,598	\$ 290,709	\$ 0	\$ 21	\$ 0	\$ 1,646	\$ 5,548,260
LIABILITIES:													
ACCOUNTS PAYABLE	\$ 50,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ 50,611
ACCRUED EXPENSES	-	-	-	-	-	-	-		-	-	-	-	-
DUE TO DEBT SERVICE	1,509,920	-	-	-	-	-	-		-	-	-	-	1,509,920
DUE TO CONSTRUCTION	-	-	-	-	-	-	-		-	-	-	-	-
ON ROLL - DEFERRED REVENUE	151,392	30,769	91,826	-	38,041	60,874	34,881	23,243	-	-	-	-	431,026
RETAINAGE PAYABLE	-	-	-	-	-	-	-		-	-	-	-	-
FUND BALANCE:													
NONSPENDABLE:													
PREPAID AND DEPOSITS	541	-	-	-	-	-	-		-	-	-	-	541
ASSIGNED:													
OPERATING RESERVES	1,041	-	-	-	-	-	-		-	-	-	-	1,041
RESERVES - ROADWAYS	-	-	-	-	-	-	-		-	-	-	-	-
UNASSIGNED:	664,712	360,690	991,472	1	362,463	464,935	441,717	267,465	0	21	0	1,646	3,555,122
TOTAL LIABILITIES & FUND BALANCE	\$ 2,378,216	\$ 391,459	\$ 1,083,297	\$ 1	\$ 400,503	\$ 525,809	\$ 476,598	\$ 290,709	\$ 0	\$ 21	\$ 0	\$ 1,646	\$ 5,548,260

Avalon Groves Community Development District
Statement of Revenue, Expenditures And Change In Fund Balance
For The Period Ending February 28, 2023

	FY2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	VARIANCE Over / (Under) To Budget
REVENUES				
ON ROLL ASSESSMENTS	\$ 838,110	10,564	\$ 688,713	\$ (149,397)
DEVELOPER FUNDING OFF ROLL	-	56,589	95,049	95,049.31
DEVELOPER FUNDING				-
MISCELLANEOUS REVENUE				-
LOT CLOSINGS		794	24,604	24,603.73
TOTAL REVENUES	838,110	67,946	808,366	\$ (29,744)
EXPENDITURES				
GENERAL ADMINISTRATIVE				
DISTRICT MANAGEMENT SERVICES	32,960	-	5,493	(27,467)
BANK FEES	150	-	-	(150)
AUDITING	3,400	-	-	(3,400)
REGULATORY & PERMIT FEES	175	-	175	-
LEGAL ADVERTISEMENTS	4,000	-	1,182	(2,818)
ENGINEERING SERVICES	12,000	450	8,504	(3,496)
LEGAL SERVICES	25,000	-	16,741	(8,259)
TECHNOLOGY & WEBSITE ADMIN.	2,015	-	1,515	(500)
MISCELLANEOUS	1,500	310	2,729	1,229
BOS MEETING	12,000	600	2,200	(9,800)
TOTAL GENERAL ADMINISTRATIVE	93,200	1,360	38,540	\$ (54,660)
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	2,116	7,125	945
STREETLIGHTS	160,800	18,080	88,653	(72,147)
UTILITY WATER	40,000	1,010	4,827	(35,173)
TOTAL UTILITIES	206,980	21,206	100,605	\$ (106,375)
PHYSICAL ENVIRONMENT				
LAKE & POND MAINTENANCE	52,000	2,733	13,667	(38,333)
LANDSCAPE MAINTENANCE	300,000	1,850	84,460	(215,540)
LANDSCAPE - REPLENISHMENT	15,000	-	-	(15,000)
WETLAND MITIGATION & MAINTENANCE	37,000	7,400	25,300	(11,700)
FIELD MANAGEMENT	6,180	3,262	10,815	4,635
FIELD CONTINGENCY	28,900	-	4,024	(24,876)
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	15,245	138,265	\$ (370,515)
INTEREST EXPENSE				
			-	
TOTAL EXPENDITURES	838,110	37,811	311,104	\$ (527,006)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES			497,262	
FUND BALANCE - BEGINNING			169,032	
FUND BALANCE - ENDING			\$ 666,294	

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

For The Period Starting October 1, 2022 Ending February 28, 2023

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 170,338	\$ 139,958
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)		-
INTEREST	-	2,863
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
LOT CLOSINGS	-	32,306
TOTAL REVENUE	170,338	175,126
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	111,595
TRANSFER IN		-
TRANSFER OUT		-
FUND BALANCE - BEGINNING		249,095
FUND BALANCE - ENDING	\$ 2,876	\$ 360,690



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

For The Period Starting October 1, 2022 Ending February 28, 2023

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 508,350	\$ 418,754
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)		-
INTEREST	-	7,386
MISCELLANEOUS REVENUE	-	-
PREPAYMENT	-	-
TOTAL REVENUE	508,350	426,140
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	228,928
TRANSFER IN		-
TRANSFER OUT		(5)
FUND BALANCE - BEGINNING		762,549
FUND BALANCE - ENDING	\$ 1,147	\$ 991,472



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

For The Period Starting October 1, 2022 Ending February 28, 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 February 28, 2023

	FY2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL LOT CLOSINGS DR HORTON	\$ 210,594	173,480
INTEREST	-	1,732
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
MISC. REVENUE	-	-
TOTAL REVENUE	210,594	175,211
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	25,330
TRANSFER IN		
TRANSFER OUT		(455)
FUND BALANCE - BEGINNING		337,589
FUND BALANCE - ENDING	\$ 3,164.00	\$ 362,463



Avalon Groves Community Development District

SERIES 2021 AA1 PH 3/4

For The Period Starting October 1, 2022 Ending February 28, 2023

	FY2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON ROLL	\$ 193,100	158,219
SPECIAL ASSESSMENTS - OFF ROLL	-	147,084
INTEREST	-	1,637
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	193,100	306,941
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	190,269	58,056
EXCESS REVENUE OVER (UNDER) EXPEND.	2,831	248,884
TRANSFER IN		
TRANSFER OUT		(407)
FUND BALANCE - BEGINNING		193,240
FUND BALANCE - ENDING	\$ 2,831.00	\$ 441,717



Avalon Groves Community Development District
SERIES 2021 AA3

For The Period Starting October 1, 2022 Ending February 28, 2023

	FY2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON ROLL	\$ 337,000	276,126
SPECIAL ASSESSMENTS - OFF ROLL	-	104,714
INTEREST	-	2,709
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	337,000	383,550
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	258,828
TRANSFER IN		
TRANSFER OUT		(841)
FUND BALANCE - BEGINNING		206,947
FUND BALANCE - ENDING	\$ 4,040.00	\$ 464,935



Avalon Groves Community Development District
SERIES 2022 AA4

For The Period Starting October 1, 2022 Ending February 28, 2023

	FY2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON ROLL	\$ 128,675	105,432
SPECIAL ASSESSMENTS - OFF ROLL	-	128,674
INTEREST	-	660
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	128,675	234,766
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	188,217
TRANSFER IN		
TRANSFER OUT		-
FUND BALANCE - BEGINNING		79,248
FUND BALANCE - ENDING	\$ 2,299.00	\$ 267,465



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 February 28, 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 February 28, 2023

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



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 February 28, 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 February 28, 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
February 28, 2023

	<u>BU</u>
Balance Per Bank Statement	\$ 2,236,930.12
Less: Outstanding AP Checks	(14,344.42)
<i>Adjusted Bank Balance</i>	<u><u>\$ 2,222,585.70</u></u>
Beginning Bank Balance Per Books	\$ 1,977,536.00
Deposits & Interest	295,599.05
Cash Disbursements	(50,549.35)
<i>Balance Per Books</i>	<u><u>\$ 2,222,585.70</u></u>



Avalon Groves CDD
Check Register
Operating Account
FY 2023

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
10/1/2022	EOY		Balance	-	-	548,280.03
10/01/2022 1590		Egis Insurance and Risk Advisors	Insurance FY 10/1/22 - 10/1/23 Policy # 100122288		25,044.00	523,236.03
10/04/2022 ACH1100422		SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/16-9/15/22		36.26	523,199.77
10/04/2022 ACH2100422		SECO Energy	17325 Sawgrass Bay Blvd 08/16-09/15/22		393.45	522,806.32
10/04/2022 ACH3100422		SECO Energy	17052 Basswood Lane 08/16/22-09/15/22		35.68	522,770.64
10/04/2022 ACH4100422		SECO Energy	17650 Sawgrass Bay Blvd 08/16/22-09/15/22		180.37	522,590.27
10/04/2022 100028		KE Law Group, PLLC	Invoice: 4041 (Reference: General Matters.)		2,834.00	519,756.27
10/04/2022 100029		Clean Star Services	Invoice: 8131 (Reference: Monthly Services.)		310.00	519,446.27
10/04/2022 100030		Yellowstone Landscape	Invoice: OS 430772 ()		2,750.00	516,696.27
10/05/2022 10522ACH1		Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/21-8/18		33.32	516,662.95
10/05/2022 10522ACH2		Sunshine Water Services	Goldcrest Loop Playground 7/21-8/18		12.71	516,650.24
10/05/2022 10522ACH3		Sunshine Water Services	Basswood Ln Island Irrigation 7/21/22 - 8/18/22		840.85	515,809.39
10/06/2022 100031		Greenberg Traurig, P.A.	Invoice: 1000067896 (Reference: Post Closing Costs.)		203.30	515,606.09
10/06/2022 100032		Innersync	Invoice: 20721 (Reference: Website Services.)		1,515.00	514,091.09
10/06/2022 100033		Steadfast Environmental, LLC	Invoice: SE-21546 (Reference: Routine Aquatic Maintenance.)		2,733.41	511,357.68
10/11/2022 100034		Yellowstone Landscape	Invoice: OS 437574 (Reference: Mowing the Palms of Serenoa Ponds 9/21.) 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 446556 (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	134,796.51
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
02/01/2023	ACH1020123	Sunshine Water Services	Goldcrest Loop Playground 11/21-12/20/22		12.65	1,977,503.35
02/01/2023	ACH2020123	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/21-12/20/22		12.65	1,977,490.70
02/01/2023	ACH3020123	Sunshine Water Services	Basswood Ln Island Irrigation 11/21-12/20/23		916.45	1,976,574.25
02/02/2023	ACH1020223	SECO Energy	17650 Sawgrass Bay Blvd 12/13-01/13/23		41.00	1,976,533.25
02/02/2023	ACH2020223	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/13-01/13/23		39.00	1,976,494.25
02/02/2023	ACH3020223	SECO Energy	17325 Sawgrass Bay Blvd 12/13-01/13/23		425.00	1,976,069.25
02/02/2023	100073	Yellowstone Landscape	Invoice: OS 483633 (Reference: Edgemont Pond mowing.)		480.00	1,975,589.25
02/02/2023	20223ACH1	SECO Energy	17052 Basswood Lane 12/13/22 - 1/13/23		37.00	1,975,552.25
02/07/2023	1601	Regions Bank.	Trustee Fees		3,500.00	1,972,052.25
02/08/2023			Deposit	264,729.41		2,236,781.66
02/08/2023	100074	Heidt Design	Invoice: 46816 (Reference: Engineering Services.)		1,462.50	2,235,319.16
02/08/2023	100075	Yellowstone Landscape	Invoice: OS 489891 (Reference: Palms at Serenoa Phase 4 Ponds.)		850.00	2,234,469.16
02/09/2023	100076	Yellowstone Landscape	Invoice: OS 483634 (Reference: Palms at Serenoa Pond Mowing 1/17/23.)		2,700.00	2,231,769.16
02/10/2023			Deposit	30,075.97		2,261,845.13
02/15/2023			Deposit	793.67		2,262,638.80
02/17/2023	21723ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #2		813.63	2,261,825.17
02/17/2023	21723ACH2	SECO Energy	16920 Sawgrass Bay Blvd 12/28/22 - 1/27/23		761.39	2,261,063.78
02/17/2023	100077	BIO-TECH CONSULTING, INC.	Invoice: 171729 (Reference: Quarterly Maintenance Wetlands.)		7,400.00	2,253,663.78
02/17/2023	100078	Orlando Sentinel	Invoice: 064153989000 (Reference: Classified Listings.)		698.00	2,252,965.78
02/21/2023	100079	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 407580 (Reference: Monthly contracted management fees.)		3,261.67	2,249,704.11
02/21/2023	100080	Humane Animal Removal Team	Invoice: 122022-1 (Reference: 25 Hogs.)		2,125.00	2,247,579.11
02/21/2023	100081	Yellowstone Landscape	Invoice: OS 488407 (Reference: Landscape Enhancement.)		1,000.00	2,246,579.11
02/21/2023	100082	HV Solar Lighting	Invoice: 40 (Reference: Streetlight Installation.)		18,080.00	2,228,499.11
02/22/2023	1605	Candice Smith	BOS MTG 1/26/23		200.00	2,228,299.11
02/22/2023	1606	Michael W. Aube	BOS MTG 1/26/23		200.00	2,228,099.11
02/22/2023	1607	William Tyler Flint	BOS MTG 1/26/23		200.00	2,227,899.11
02/22/2023	100083	Steadfast Environmental, LLC	Invoice: SE-21943 (Reference: Routine Aquatic Maintenance.)		2,733.41	2,225,165.70
02/24/2023	100084	BIO-TECH CONSULTING, INC.	Invoice: 171559 (Reference: Wetland Mitigation & Maintenance.)		2,000.00	2,223,165.70
02/27/2023	1608	Candice Smith	BOS MTG 2/23/23		200.00	2,222,965.70
02/27/2023	1609	Michael W. Aube	BOS MTG 2/23/23		200.00	2,222,765.70
02/27/2023	1610	William Tyler Flint	BOS MTG 2/23/23		200.00	2,222,565.70
02/28/2023				295,599.05	50,549.35	2,222,565.70