



**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

April 27, 2023

1:00 p.m.

Location:

Avalon Groves Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 34714

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

Avalon Groves Community Development District

c/o DPFG Management & Consulting LLC

250 International Parkway, Suite 208

Lake Mary, FL 32746

321-263-0132 x742

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, April 27, 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 742 or kdarin@vestadpropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Cc: Attorney
Engineer
District Records

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, April 27, 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

The full draft agenda packet will be posted to the [CDD website under Meeting Documents](#) when it becomes available, or it may be requested by emailing sconley@dpfgmc.com no earlier than 7 days prior to the meeting date

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. Budget Workshop

A. Discussion on FY 2023-2024 Operations & Maintenance Needs

[Exhibit 1](#)

IV. Staff Reports

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

B. District Engineer – *Greg Woodcock, Stantec*

C. District Manager – *Kyle Darin, Vesta District Services*

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

2. Aquatic Maintenance Report – *Steadfast Environmental*

[Exhibit 2](#)

3. Discussion on Authorizing Staff to Engage H.A.R.T. Hog Removal Services (\$250/trap*3, \$85/hog)

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

E. Palms at Serenoa HOA Manager – *Thomas Prince, Leland Management*

V. Business Matters

A. Consideration of **Resolution 2023-10, Approving FY 2024 Proposed Budget and Setting Public Hearing**

[Exhibit 3](#)

B. Update on Proposals for Outlets and Monument Lighting at the Village Entrances and Amenity Center (HOA)

[Exhibit 4](#)

1. [Ameresco \(Solar Lights and Solar Outlets Sufficient for Holiday Lighting\) - \\$31,320.00 \(Mounting Materials and Installation Not Included\)](#)

2. [Klinger Electric \(Standard Lights and Standard Outlets\) - \\$61,896.00](#)

3. [Klinger Electric \(Standard Outlets Only\) - \\$57,557.00](#)

4. [Ameresco \(Solar Lights Only\) - \\$15,000.00 \(Mounting Materials and Installation Not Included\)](#)

VI. Consent Agenda

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 23, 2023 [Exhibit 5](#)
- B. Consideration For Acceptance – The March 2023 Unaudited Financial Report [Exhibit 6](#)

VII. Audience Comments – New Business

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

VIII. Supervisor Requests

(Includes Next Meeting Agenda Item Requests)

IX. Action Items Summary

(To Be E-mailed to Supervisors and Staff)

X. Next Meeting Quorum Check

Confirmation of Quorum for Next Meeting Scheduled for 1 p.m. on May 25, 2023 at the Avalon Groves Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)

XI. Adjournment



EXHIBIT 1



AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 TO 2024
REVENUE:			
SPECIAL ASSESEMENTS	\$ 838,110	\$ 931,760	\$ 93,650
MISCELLANEOUS	-	-	-
TOTAL REVENUE:	838,110	931,760	93,650
EXPENDITURES:			
GENERAL ADMINISTRATIVE:			
SUPERVISOR COMPENSATION	12,000	12,000	-
DISTRICT MANAGEMENT SERVICES	32,960	32,960	-
BANK FEES	150	150	-
AUDITING	3,400	3,400	-
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	4,000	4,000	-
ENGINEERING SERVICES	12,000	15,000	3,000
LEGAL SERVICES	25,000	25,000	-
TECHNOLOGY & WEBSITE ADMIN.	2,015	2,015	-
MISCELLANEOUS (appraisal, mailing, etc.)	1,500	1,500	-
TOTAL GENERAL ADMIN.	93,200	96,200	3,000
INSURANCE:			
INSURANCE	12,000	12,000	-
TOTAL INSURANCE	12,000	12,000	-
DEBT SERVICE ADMIN. :			
DISCLOSURE REPORT	5,150	5,150	-
ARBITRAGE REBATE REPORT	1,500	2,000	500
TRUSTEE FEES	10,500	12,000	1,500
TOTAL DEBT SERVICE ADMIN.	17,150	19,150	2,000



AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY 2023 TO 2024
UTILITIES:			
UTILITIES-ELECTRICITY	6,180	6,180	-
STREETLIGHTS	160,800	230,000	69,200
UTILITY WATER	40,000	40,000	-
TOTAL UTILITIES:	206,980	276,180	69,200
PHYSICAL ENVIRONMENT:			
LAKE & POND MAINTENANCE	52,000	54,600	2,600
LANDSCAPE MAINTENANCE	300,000	315,000	15,000
LANDSCAPE - REPLENISHMENT	15,000	15,000	-
WETLAND MITIGATION & MONITORING	37,000	38,850	1,850
FIELD MANAGEMENT	6,180	6,180	-
FIELD CONTINGENCY	28,900	28,900	-
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	508,780	528,230	19,450
TOTAL EXPENDITURES:	838,110	931,760	93,650
EXCESS OVER (UNDER) REVENUES:	-	-	-



**AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL CONTRACT \$	COMMENTS (SCOPE OF SERVICE)
SUPERVISOR COMPENSATION		\$12,000	FLORIDA STATUTE CHAPTER 190 ALLOWS FOR SPERVISORS TO RECEIVE COMPENSATION UP TO \$200 PER MEETING. THE BUDGETED AMOUNT CONSIDERS 5 Supervisors attending 12 meetings; Increase of 500% from \$2K budgeted in FY 22.
DISTRICT MANAGEMENT SERVICES	DPFG	\$32,960	Assumes a 3% increase from \$32K budgeted in FY 22
DISTRICT ACCOUNTING SERVICES	DPFG	\$0	
BANK FEES	Bank United	\$150	
AUDITING SERVICES	DMHB	\$3,400	Audit fees per engagement letter are as follows, \$3,150 for FY 2021, \$3,250 for FY 2022 and \$3,400 for FY 2023. We will need to go out for RFP/renewal this year for next year; Represents a 13% increase over \$3k budgeted in FY 22
REGULATORY AND PERMIT FEES	State of Florida	\$175	
LEGAL ADVERTISEMENTS	Daily Commercial	\$4,000	Line item is \$227 over where it should be for 5 months
ENGINEERING SERVICES		\$15,000	Estimated, considers engineering services required for new bond issuance. Need to acquire new firm
LEGAL SERVICES	KE Law	\$25,000	Amounts increased in anticipation of bond issuance; Line item is \$5,700 over where it should be for 5 months. Confirmed Amt.vwith Jere 5/15/22.
TECHNOLOGY & WEBSITE ADMINISTRATION	Campus Suite	\$2,015	ADA compliant website to be furnished by Campus Suite . Amount includes monthly scans of the website , the website platform itself as well as the remediation of 750 documents
MISCELLANEOUS		\$1,500	Estimated as needed
INSURANCE	EGIS	\$12,000	Represents a 13% increase over \$8,339 from FY '22...
DISCLOSURE REPORT	DPFG	\$5,150	Assumes a 3% increase from \$5K
ARBITRAGE REBATE		\$2,000	Increase in budget in anticipation of a bond issuance
TRUSTEE FEES		\$12,000	Increase in budget in anticipation of a bond issuance
UTILITIES		\$6,180	Estimated for lift stations, etc. Sumter electric averages about \$500 per month; Assumes a 3% increase from \$6K budgeted in FY 22.
STREETLIGHTS		\$230,000	



**AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL CONTRACT \$	COMMENTS (SCOPE OF SERVICE)
WATER		\$40,000	
LAKE & POND MAINTENANCE	Steadfast Environmental	\$54,600	Lake management service including algae, border grass, and invasive plant control for 34 stormwater ponds.
LANDSCAPE MAINTENANCE	Yellowstone	\$315,000	Currently base maintainace is \$224,160/year. Increase of 10% from FY 22 budget of \$246,000. Still in renewal period...NEED TO CHECK CONTRACT FOR RENEWAL TIMES
LANDSCAPE REPLENISHMENT		\$15,000	Miscellaneous
WETLAND MITIGATION & MONITORING	BioTech Consulting	\$38,850	Quarterly Maintenance - \$3,000 per event, Bi-annual monitoring - \$2,400 per event. Annual Monitoring event - \$2,000 per annual report. Wetland Maintenance - Collector Road - \$2,000 quarterly. Phase 1 is \$800 quarterly.
FIELD MANAGEMENT	DPFG	\$6,180	Field Services to walk the campus for landscape maintenance review and various infrastructure improvements that need to be addressed. Assumes a 3% increase over \$6K budgeted in FY 22
FIELD CONTINGENCY		\$28,900	Additional projects not specified above; represents 943% increase over FY22 Budgeted amt. of \$2,770.
HARDSCAPE REPAIRS & MAINTENANCE		\$15,000	Estimated; Recommend increassng this line item by \$10K to cover fence cleaning/staining; represents a 200% increase
STORMWATER REPORTING	Engineer TBD	\$25,000	
PORTER SERVICES	TBD	\$10,000	Charges \$100/month per can for 3x/wk pickup at mailboxes and tot lot.
POND PLANTINGS AND EROSION CONTROL	Steadfast	\$12,000	12 ponds a year at \$1000
FOUNTAIN REPAIR	Cascade Fountains	\$2,700	\$175 per quarter for regualr maintenance plus \$2K for repairs
RESERVE STUDY		\$5,000	
Total		\$931,760	



**AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

ADMIN BUDGET	
NET O&M ADMIN BUDGET	\$127,350.00
COUNTY COLLECTION COSTS	\$2,709.57
EARLY PAYMENT DISCOUNT	\$5,419.15
GROSS O&M ADMIN ASSESSMENT	\$135,478.72

FIELD BUDGET	
NET O&M FIELD BUDGET	\$804,410.00
COUNTY COLLECTION COSTS	\$17,115.11
EARLY PAYMENT DISCOUNT	\$34,230.21
GROSS O&M FIELD ASSESSMENT	\$855,755.32

UNIT SIZE & PHASE	UNITS ASSESSED						
	O&M	SERIES 2017A (AA1) DEBT SERVICE	SERIES 2017A-1 (AA2) DEBT SERVICE	SERIES 2019 DEBT SERVICE	SERIES 2021 (AA1) DEBT SERVICE	SERIES 2021 (AA3) DEBT SERVICE	SERIES 2022 DEBT SERVICE
PALMS AT SERENOVA (AA1)							
SINGLE FAMILY (PH. 1 & 2)	301	300		300			
SINGLE FAMILY (PH. 3 & 4)	276	276			276		
SERENOVA VILLAGE (AA2)							
SINGLE FAMILY 40'-45'	83		82				
SINGLE FAMILY 50'	295		290				
SINGLE FAMILY 60'	102		98				
SERENOVA LAKES (AA3)							
MULTI-FAMILY	300						
SINGLE FAMILY 40'	133				133		
SINGLE FAMILY 50'	115				115		
SINGLE FAMILY 60'	48				48		
EDGEMONT (AA4)							
SINGLE FAMILY	92						92
	1745	576	470	300	276	296	92

ALLOCATION OF ADMIN O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT
1.00	301.0	20.41%	\$27,646.84	\$91.85
1.00	276.0	18.71%	\$25,350.60	\$91.85
1.00	83.0	5.63%	\$7,623.55	\$91.85
1.00	295.0	20.00%	\$27,095.74	\$91.85
1.00	102.0	6.92%	\$9,368.70	\$91.85
0.10	30.0	2.03%	\$2,755.50	\$9.18
1.00	133.0	9.02%	\$12,216.05	\$91.85
1.00	115.0	7.80%	\$10,562.75	\$91.85
1.00	48.0	3.25%	\$4,408.80	\$91.85
1.00	92.0	6.24%	\$8,450.20	\$91.85
	1475.0	100.00%	\$135,478.72	

ALLOCATION OF FIELD O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT
1.00	301.0	22.25%	\$190,378.68	\$632.49
1.00	276.0	20.40%	\$174,566.50	\$632.49
1.00	83.0	6.13%	\$52,496.45	\$632.49
1.00	295.0	21.80%	\$186,583.75	\$632.49
1.00	102.0	7.54%	\$64,513.70	\$632.49
1.00	133.0	9.83%	\$84,120.81	\$632.49
1.00	115.0	8.50%	\$72,736.04	\$632.49
1.00	48.0	3.55%	\$30,359.39	\$632.49
	1353.0	100.00%	\$855,755.32	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾							TOTAL PER UNIT ⁽³⁾
	TOTAL O&M PER UNIT	SERIES 2017A (AA1) DEBT SERVICE	SERIES 2017A-1 (AA2) DEBT SERVICE	SERIES 2019 DEBT SERVICE	SERIES 2021 (AA1) DEBT SERVICE	SERIES 2021 (AA3) DEBT SERVICE	SERIES 2022 DEBT SERVICE	
PALMS AT SERENOVA (AA1)								
SINGLE FAMILY (PH. 1 & 2)	\$724.34	\$312.43		\$744.31				\$1,781.07
SINGLE FAMILY (PH. 3 & 4)	\$724.34	\$312.43			\$744.30			\$1,781.06
SERENOVA VILLAGE (AA2)								
SINGLE FAMILY 40'-45'	\$724.34		\$1,041.73					\$1,766.07
SINGLE FAMILY 50'	\$724.34		\$1,145.90					\$1,870.24
SINGLE FAMILY 60'	\$724.34		\$1,250.08					\$1,974.42
SERENOVA LAKES (AA3)								
MULTI-FAMILY	\$9.18							\$9.18
SINGLE FAMILY 40'	\$724.34				\$1,103.86			\$1,828.20
SINGLE FAMILY 50'	\$724.34				\$1,226.52			\$1,950.85
SINGLE FAMILY 60'	\$724.34				\$1,471.82			\$2,196.16
EDGEMONT (AA4)								
SINGLE FAMILY	\$91.85						\$1,487.92	\$1,579.77

FY 2023 PER LOT	VARIANCE FY22 VS FY23 PER LOT	% VARIANCE
\$1,707.76	\$73.31	4.3%
\$1,707.75	\$73.31	4.3%
\$1,692.76	\$73.31	4.3%
\$1,796.93	\$73.31	4.1%
\$1,901.11	\$73.31	3.9%
\$8.82		
\$1,754.89	\$73.31	4.2%
\$1,877.54	\$73.31	3.9%
\$2,122.85	\$73.31	3.5%
\$1,576.16		

⁽¹⁾ Reflects the total number of lots with Series 2017A (AA1), 2017A-1 (AA2), 2019, 2021 (AA1), 2021 (AA3) and 2022 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2017A (AA1), 2017A-1 (AA2), 2019, 2021 (AA1), 2021 (AA3) and 2022 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2023 Lake County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
DEBT SERVICE SCHEDULE**

	Series 2017 (AA1)	Series 2017 (AA2)	Series 2019 (AA1)	Series 2021 (AA1)	Series 2021 (AA3)	Series 2022 (AA4)	Total Debt Service
REVENUE							
SPECIAL ASSESSMENTS (NET MADS)	\$ 170,338	\$ 506,750	\$ 210,250	\$ 193,100	\$ 336,600	\$ 128,675	\$ 1,545,713
TOTAL REVENUE	170,338	506,750	210,250	193,100	336,600	128,675	1,545,713
EXPENDITURES							
INTEREST EXPENSE							
05/01/24	63,231	194,122	67,330	57,213	104,722	46,038	532,655
11/01/24	62,106	190,897	67,330	56,369	103,238	45,338	525,277
PRINCIPAL RETIREMENT							
05/01/24	45,000	120,000	-	75,000	125,000	35,000	400,000
11/01/24	-	-	75,000	-	-	-	-
TOTAL EXPENDITURES	170,338	505,019	209,660	188,581	332,959	126,375	1,532,932
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	1,730	590	4,520	3,640	2,300	12,780
FUND BALANCE - ENDING	\$ -	\$ 1,730	\$ 590	\$ 4,520	\$ 3,640	\$ 2,300	\$ 12,780

NET DEBT SERVICE	\$ 1,545,712.50
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 98,662.50
GROSS DEBT SERVICE ASSESSMENTS	\$ 1,644,375.00



AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
SERIES 2017 (ASSESSMENT AREA ONE, PHASES 1-4) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
4/6/2017						2,415,000
11/1/2017		5.000%	77,280.73	77,280.73	77,280.73	2,415,000
5/1/2018		5.000%	67,856.25	67,856.25		2,415,000
11/1/2018		5.000%	67,856.25	67,856.25	135,712.50	2,415,000
5/1/2019	35,000	5.000%	67,856.25	102,856.25		2,380,000
11/1/2019		5.000%	66,981.25	66,981.25	169,837.50	2,380,000
5/1/2020	35,000	5.000%	66,981.25	101,981.25		2,345,000
11/1/2020		5.000%	66,106.25	66,106.25	168,087.50	2,345,000
5/1/2021	35,000	5.000%	66,106.25	101,106.25		2,310,000
11/1/2021		5.000%	65,231.25	65,231.25	166,337.50	2,310,000
5/1/2022	40,000	5.000%	65,231.25	105,231.25		2,270,000
11/1/2022		5.000%	64,231.25	64,231.25	169,462.50	2,270,000
5/1/2023	40,000	5.000%	64,231.25	104,231.25		2,230,000
11/1/2023		5.000%	63,231.25	63,231.25	167,462.50	2,230,000
5/1/2024	45,000	5.000%	63,231.25	108,231.25		2,185,000
11/1/2024		5.000%	62,106.25	62,106.25	170,337.50	2,185,000
5/1/2025	45,000	5.000%	62,106.25	107,106.25		2,140,000
11/1/2025		5.000%	60,981.25	60,981.25	168,087.50	2,140,000
5/1/2026	45,000	5.000%	60,981.25	105,981.25		2,095,000
11/1/2026		5.000%	59,856.25	59,856.25	165,837.50	2,095,000
5/1/2027	50,000	5.000%	59,856.25	109,856.25		2,045,000
11/1/2027		5.000%	58,606.25	58,606.25	168,462.50	2,045,000
5/1/2028	50,000	5.000%	58,606.25	108,606.25		1,995,000
11/1/2028		5.000%	57,356.25	57,356.25	165,962.50	1,995,000
5/1/2029	55,000	5.750%	57,356.25	112,356.25		1,940,000
11/1/2029		5.750%	55,775.00	55,775.00	168,131.25	1,940,000
5/1/2030	60,000	5.750%	55,775.00	115,775.00		1,880,000
11/1/2030		5.750%	54,050.00	54,050.00	169,825.00	1,880,000
5/1/2031	60,000	5.750%	54,050.00	114,050.00		1,820,000
11/1/2031		5.750%	52,325.00	52,325.00	166,375.00	1,820,000
5/1/2032	65,000	5.750%	52,325.00	117,325.00		1,755,000
11/1/2032		5.750%	50,456.25	50,456.25	167,781.25	1,755,000
5/1/2033	70,000	5.750%	50,456.25	120,456.25		1,685,000
11/1/2033		5.750%	48,443.75	48,443.75	168,900.00	1,685,000
5/1/2034	75,000	5.750%	48,443.75	123,443.75		1,610,000
11/1/2034		5.750%	46,287.50	46,287.50	169,731.25	1,610,000
5/1/2035	80,000	5.750%	46,287.50	126,287.50		1,530,000
11/1/2035		5.750%	43,987.50	43,987.50	170,275.00	1,530,000
5/1/2036	80,000	5.750%	43,987.50	123,987.50		1,450,000
11/1/2036		5.750%	41,687.50	41,687.50	165,675.00	1,450,000
5/1/2037	85,000	5.750%	41,687.50	126,687.50		1,365,000
11/1/2037		5.750%	39,243.75	39,243.75	165,931.25	1,365,000
5/1/2038	90,000	5.750%	39,243.75	129,243.75		1,275,000
11/1/2038		5.750%	36,656.25	36,656.25	165,900.00	1,275,000
5/1/2039	95,000	5.750%	36,656.25	131,656.25		1,180,000
11/1/2039		5.750%	33,925.00	33,925.00	165,581.25	1,180,000
5/1/2040	105,000	5.750%	33,925.00	138,925.00		1,075,000
11/1/2040		5.750%	30,906.25	30,906.25	169,831.25	1,075,000
5/1/2041	110,000	5.750%	30,906.25	140,906.25		965,000

AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
SERIES 2017 (ASSESSMENT AREA ONE, PHASES 1-4) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2041		5.750%	27,743.75	27,743.75	168,650.00	965,000
5/1/2042	115,000	5.750%	27,743.75	142,743.75		850,000
11/1/2042		5.750%	24,437.50	24,437.50	167,181.25	850,000
5/1/2043	120,000	5.750%	24,437.50	144,437.50		730,000
11/1/2043		5.750%	20,987.50	20,987.50	165,425.00	730,000
5/1/2044	130,000	5.750%	20,987.50	150,987.50		600,000
11/1/2044		5.750%	17,250.00	17,250.00	168,237.50	600,000
5/1/2045	135,000	5.750%	17,250.00	152,250.00		465,000
11/1/2045		5.750%	13,368.75	13,368.75	165,618.75	465,000
5/1/2046	145,000	5.750%	13,368.75	158,368.75		320,000
11/1/2046		5.750%	9,200.00	9,200.00	167,568.75	320,000
5/1/2047	155,000	5.750%	9,200.00	164,200.00		165,000
11/1/2047		5.750%	4,743.75	4,743.75	168,943.75	165,000
5/1/2048	165,000	5.750%	4,743.75	169,743.75		-
Total	\$2,415,000.00		2,833,174.48	5,248,174.48	5,078,430.73	

Max annual ds: \$170,337.50

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.



AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
SERIES 2017A-1 (ASSESSMENT AREA TWO) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2022		5.375%	197,213	197,213	197,213	6,655,000
5/1/2023	115,000	5.375%	197,213	312,213		6,540,000
11/1/2023		5.375%	194,122	194,122	506,334	6,540,000
5/1/2024	120,000	5.375%	194,122	314,122		6,420,000
11/1/2024		5.375%	190,897	190,897	505,019	6,420,000
5/1/2025	125,000	5.375%	190,897	315,897		6,295,000
11/1/2025		5.375%	187,538	187,538	503,434	6,295,000
5/1/2026	130,000	5.375%	187,538	317,538		6,165,000
11/1/2026		5.375%	184,044	184,044	501,581	6,165,000
5/1/2027	140,000	5.375%	184,044	324,044		6,025,000
11/1/2027		5.375%	180,281	180,281	504,325	6,025,000
5/1/2028	150,000	5.375%	180,281	330,281		5,875,000
11/1/2028		5.375%	176,250	176,250	506,531	5,875,000
5/1/2029	155,000	6.000%	176,250	331,250		5,720,000
11/1/2029		6.000%	171,600	171,600	502,850	5,720,000
5/1/2030	165,000	6.000%	171,600	336,600		5,555,000
11/1/2030		6.000%	166,650	166,650	503,250	5,555,000
5/1/2031	175,000	6.000%	166,650	341,650		5,380,000
11/1/2031		6.000%	161,400	161,400	503,050	5,380,000
5/1/2032	185,000	6.000%	161,400	346,400		5,195,000
11/1/2032		6.000%	155,850	155,850	502,250	5,195,000
5/1/2033	200,000	6.000%	155,850	355,850		4,995,000
11/1/2033		6.000%	149,850	149,850	505,700	4,995,000
5/1/2034	210,000	6.000%	149,850	359,850		4,785,000
11/1/2034		6.000%	143,550	143,550	503,400	4,785,000
5/1/2035	225,000	6.000%	143,550	368,550		4,560,000
11/1/2035		6.000%	136,800	136,800	505,350	4,560,000
5/1/2036	240,000	6.000%	136,800	376,800		4,320,000
11/1/2036		6.000%	129,600	129,600	506,400	4,320,000
5/1/2037	255,000	6.000%	129,600	384,600		4,065,000
11/1/2037		6.000%	121,950	121,950	506,550	4,065,000
5/1/2038	270,000	6.000%	121,950	391,950		3,795,000
11/1/2038		6.000%	113,850	113,850	505,800	3,795,000
5/1/2039	285,000	6.000%	113,850	398,850		3,510,000
11/1/2039		6.000%	105,300	105,300	504,150	3,510,000
5/1/2040	305,000	6.000%	105,300	410,300		3,205,000
11/1/2040		6.000%	96,150	96,150	506,450	3,205,000
5/1/2041	320,000	6.000%	96,150	416,150		2,885,000
11/1/2041		6.000%	86,550	86,550	502,700	2,885,000
5/1/2042	340,000	6.000%	86,550	426,550		2,545,000
11/1/2042		6.000%	76,350	76,350	502,900	2,545,000
5/1/2043	365,000	6.000%	76,350	441,350		2,180,000
11/1/2043		6.000%	65,400	65,400	506,750	2,180,000
5/1/2044	385,000	6.000%	65,400	450,400		1,795,000
11/1/2044		6.000%	53,850	53,850	504,250	1,795,000
5/1/2045	410,000	6.000%	53,850	463,850		1,385,000
11/1/2045		6.000%	41,550	41,550	505,400	1,385,000
5/1/2046	435,000	6.000%	41,550	476,550		950,000
11/1/2046		6.000%	28,500	28,500	505,050	950,000
5/1/2047	460,000	6.000%	28,500	488,500		490,000
11/1/2047		6.000%	14,700	14,700	503,200	490,000
5/1/2048	490,000	6.000%	14,700	504,700	504,700	-
Total	\$6,655,000.00		6,659,588	13,314,588	13,314,588	

Max annual ds: \$506,750.00

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
SERIES 2019 (ASSESSMENT AREA ONE, PHASES 1 & 2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
						3,290,000
5/1/2023		3.350%	68,503	68,503		3,290,000
11/1/2023	70,000	3.350%	68,503	138,503	207,005.00	3,220,000
5/1/2024		3.350%	67,330	67,330		3,220,000
11/1/2024	75,000	3.350%	67,330	142,330	209,660.00	3,145,000
5/1/2025		3.700%	66,074	66,074		3,145,000
11/1/2025	75,000	3.700%	66,074	141,074	207,147.50	3,070,000
5/1/2026		3.700%	64,686	64,686		3,070,000
11/1/2026	80,000	3.700%	64,686	144,686	209,372.50	2,990,000
5/1/2027		3.700%	63,206	63,206		2,990,000
11/1/2027	80,000	3.700%	63,206	143,206	206,412.50	2,910,000
5/1/2028		3.700%	61,726	61,726		2,910,000
11/1/2028	85,000	3.700%	61,726	146,726	208,452.50	2,825,000
5/1/2029		3.700%	60,154	60,154		2,825,000
11/1/2029	85,000	3.700%	60,154	145,154	205,307.50	2,740,000
5/1/2030		4.125%	58,581	58,581		2,740,000
11/1/2030	90,000	4.125%	58,581	148,581	207,162.50	2,650,000
5/1/2031		4.125%	56,725	56,725		2,650,000
11/1/2031	95,000	4.125%	56,725	151,725	208,450.00	2,555,000
5/1/2032		4.125%	54,766	54,766		2,555,000
11/1/2032	95,000	4.125%	54,766	149,766	204,531.25	2,460,000
5/1/2033		4.125%	52,806	52,806		2,460,000
11/1/2033	100,000	4.125%	52,806	152,806	205,612.50	2,360,000
5/1/2034		4.125%	50,744	50,744		2,360,000
11/1/2034	105,000	4.125%	50,744	155,744	206,487.50	2,255,000
5/1/2035		4.125%	48,578	48,578		2,255,000
11/1/2035	110,000	4.125%	48,578	158,578	207,156.25	2,145,000
5/1/2036		4.125%	46,309	46,309		2,145,000
11/1/2036	115,000	4.125%	46,309	161,309	207,618.75	2,030,000
5/1/2037		4.125%	43,938	43,938		2,030,000
11/1/2037	120,000	4.125%	43,938	163,938	207,875.00	1,910,000
5/1/2038		4.125%	41,463	41,463		1,910,000
11/1/2038	125,000	4.125%	41,463	166,463	207,925.00	1,785,000
5/1/2039		4.125%	38,884	38,884		1,785,000
11/1/2039	130,000	4.125%	38,884	168,884	207,768.75	1,655,000
5/1/2040		4.375%	36,203	36,203		1,655,000
11/1/2040	135,000	4.375%	36,203	171,203	207,406.25	1,520,000
5/1/2041		4.375%	33,250	33,250		1,520,000
11/1/2041	140,000	4.375%	33,250	173,250	206,500.00	1,380,000
5/1/2042		4.375%	30,188	30,188		1,380,000
11/1/2042	145,000	4.375%	30,188	175,188	205,375.00	1,235,000
5/1/2043		4.375%	27,016	27,016		1,235,000
11/1/2043	155,000	4.375%	27,016	182,016	209,031.25	1,080,000
5/1/2044		4.375%	23,625	23,625		1,080,000
11/1/2044	160,000	4.375%	23,625	183,625	207,250.00	920,000
5/1/2045		4.375%	20,125	20,125		920,000
11/1/2045	170,000	4.375%	20,125	190,125	210,250.00	750,000
5/1/2046		4.375%	16,406	16,406		750,000
11/1/2046	175,000	4.375%	16,406	191,406	207,812.50	575,000

AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
SERIES 2019 (ASSESSMENT AREA ONE, PHASES 1 & 2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
5/1/2047		4.375%	12,578	12,578		575,000
11/1/2047	185,000	4.375%	12,578	197,578	210,156.25	390,000
5/1/2048		4.375%	8,531	8,531		390,000
11/1/2048	190,000	4.375%	8,531	198,531	207,062.50	200,000
5/1/2049		4.375%	4,375	4,375		200,000
11/1/2049	200,000	4.375%	4,375	204,375	208,750.00	-
Total	\$3,290,000		2,313,539	5,603,539	5,603,539	

Max annual ds: \$210,250.00

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.



AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
SERIES 2021 (ASSESSMENT AREA ONE, PHASES 3 & 4) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
5/1/2021						3,490,000
11/1/2021		2.250%	39,594	39,594	39,594	3,490,000
5/1/2022	75,000	2.250%	58,900	133,900		3,415,000
11/1/2022		2.250%	58,056	58,056	191,956	3,415,000
5/1/2023	75,000	2.250%	58,056	133,056		3,340,000
11/1/2023		2.250%	57,213	57,213	190,269	3,340,000
5/1/2024	75,000	2.250%	57,213	132,213		3,265,000
11/1/2024		2.250%	56,369	56,369	188,581	3,265,000
5/1/2025	80,000	2.250%	56,369	136,369		3,185,000
11/1/2025		2.250%	55,469	55,469	191,838	3,185,000
5/1/2026	80,000	2.250%	55,469	135,469		3,105,000
11/1/2026		2.75%	54,569	54,569	190,038	3,105,000
5/1/2027	85,000	2.75%	54,569	139,569		3,020,000
11/1/2027		2.75%	53,400	53,400	192,969	3,020,000
5/1/2028	85,000	2.75%	53,400	138,400		2,935,000
11/1/2028		2.75%	52,231	52,231	190,631	2,935,000
5/1/2029	85,000	2.75%	52,231	137,231		2,850,000
11/1/2029		2.75%	51,063	51,063	188,294	2,850,000
5/1/2030	90,000	2.75%	51,063	141,063		2,760,000
11/1/2030		2.75%	49,825	49,825	190,888	2,760,000
5/1/2031	90,000	2.75%	49,825	139,825		2,670,000
11/1/2031		3.125%	48,588	48,588	188,413	2,670,000
5/1/2032	95,000	3.125%	48,588	143,588		2,575,000
11/1/2032		3.125%	47,103	47,103	190,691	2,575,000
5/1/2033	100,000	3.125%	47,103	147,103		2,475,000
11/1/2033		3.125%	45,541	45,541	192,644	2,475,000
5/1/2034	100,000	3.125%	45,541	145,541		2,375,000
11/1/2034		3.125%	43,978	43,978	189,519	2,375,000
5/1/2035	105,000	3.125%	43,978	148,978		2,270,000
11/1/2035		3.125%	42,338	42,338	191,316	2,270,000
5/1/2036	110,000	3.125%	42,338	152,338		2,160,000
11/1/2036		3.125%	40,619	40,619	192,956	2,160,000
5/1/2037	110,000	3.125%	40,619	150,619		2,050,000
11/1/2037		3.125%	38,900	38,900	189,519	2,050,000
5/1/2038	115,000	3.125%	38,900	153,900		1,935,000
11/1/2038		3.125%	37,103	37,103	191,003	1,935,000
5/1/2039	120,000	3.125%	37,103	157,103		1,815,000
11/1/2039		3.125%	35,228	35,228	192,331	1,815,000
5/1/2040	120,000	3.125%	35,228	155,228		1,695,000
11/1/2040		3.125%	33,353	33,353	188,581	1,695,000
5/1/2041	125,000	3.125%	33,353	158,353		1,570,000
11/1/2041		4.00%	31,400	31,400	189,753	1,570,000
5/1/2042	130,000	4.00%	31,400	161,400		1,440,000
11/1/2042		4.00%	28,800	28,800	190,200	1,440,000
5/1/2043	135,000	4.00%	28,800	163,800		1,305,000
11/1/2043		4.00%	26,100	26,100	189,900	1,305,000
5/1/2044	140,000	4.00%	26,100	166,100		1,165,000
11/1/2044		4.00%	23,300	23,300	189,400	1,165,000
5/1/2045	145,000	4.00%	23,300	168,300		1,020,000

AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
SERIES 2021 (ASSESSMENT AREA ONE, PHASES 3 & 4) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2045		4.00%	20,400	20,400	188,700	1,020,000
5/1/2046	155,000	4.00%	20,400	175,400		865,000
11/1/2046		4.00%	17,300	17,300	192,700	865,000
5/1/2047	160,000	4.00%	17,300	177,300		705,000
11/1/2047		4.00%	14,100	14,100	191,400	705,000
5/1/2048	165,000	4.00%	14,100	179,100		540,000
11/1/2048		4.00%	10,800	10,800	189,900	540,000
5/1/2049	175,000	4.00%	10,800	185,800		365,000
11/1/2049		4.00%	7,300	7,300	193,100	365,000
5/1/2050	180,000	4.00%	7,300	187,300		185,000
11/1/2050		4.00%	3,700	3,700	191,000	185,000
5/1/2051	185,000	4.00%	3,700	188,700	188,700	-
Total	\$ 3,490,000		\$ 2,266,781	\$ 5,756,781	\$ 5,756,781	

Footnote:

Max annual ds: 193,100

(a) Data herein for the CDD's budgetary process purposes only.

AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
SERIES 2021 (ASSESSMENT AREA THREE) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
						5,930,000
5/1/2023	125,000	2.375%	104,353	229,353		5,805,000
11/1/2023		2.375%	102,869	102,869	332,222	5,805,000
5/1/2024	130,000	2.375%	102,869	232,869		5,675,000
11/1/2024		2.375%	101,325	101,325	334,194	5,675,000
5/1/2025	135,000	2.375%	101,325	236,325		5,540,000
11/1/2025		2.375%	99,722	99,722	336,047	5,540,000
5/1/2026	135,000	2.375%	99,722	234,722		5,405,000
11/1/2026		3.00%	98,119	98,119	332,841	5,405,000
5/1/2027	140,000	3.00%	98,119	238,119		5,265,000
11/1/2027		3.00%	96,019	96,019	334,138	5,265,000
5/1/2028	145,000	3.00%	96,019	241,019		5,120,000
11/1/2028		3.00%	93,844	93,844	334,863	5,120,000
5/1/2029	150,000	3.00%	93,844	243,844		4,970,000
11/1/2029		3.00%	91,594	91,594	335,438	4,970,000
5/1/2030	155,000	3.00%	91,594	246,594		4,815,000
11/1/2030		3.00%	89,269	89,269	335,863	4,815,000
5/1/2031	160,000	3.00%	89,269	249,269		4,655,000
11/1/2031		3.00%	86,869	86,869	336,138	4,655,000
5/1/2032	165,000	3.00%	86,869	251,869		4,490,000
11/1/2032		3.375%	84,394	84,394	336,263	4,490,000
5/1/2033	165,000	3.375%	84,394	249,394		4,325,000
11/1/2033		3.375%	81,609	81,609	331,003	4,325,000
5/1/2034	175,000	3.375%	81,609	256,609		4,150,000
11/1/2034		3.375%	78,656	78,656	335,266	4,150,000
5/1/2035	180,000	3.375%	78,656	258,656		3,970,000
11/1/2035		3.375%	75,619	75,619	334,275	3,970,000
5/1/2036	185,000	3.375%	75,619	260,619		3,785,000
11/1/2036		3.375%	72,497	72,497	333,116	3,785,000
5/1/2037	190,000	3.375%	72,497	262,497		3,595,000
11/1/2037		3.375%	69,291	69,291	331,788	3,595,000
5/1/2038	200,000	3.375%	69,291	269,291		3,395,000
11/1/2038		3.375%	65,916	65,916	335,206	3,395,000
5/1/2039	205,000	3.375%	65,916	270,916		3,190,000
11/1/2039		3.375%	62,456	62,456	333,372	3,190,000
5/1/2040	210,000	3.375%	62,456	272,456		2,980,000
11/1/2040		3.375%	58,913	58,913	331,369	2,980,000
5/1/2041	220,000	3.375%	58,913	278,913		2,760,000
11/1/2041		4.00%	55,200	55,200	334,113	2,760,000
5/1/2042	230,000	4.00%	55,200	285,200		2,530,000
11/1/2042		4.00%	50,600	50,600	335,800	2,530,000
5/1/2043	240,000	4.00%	50,600	290,600		2,290,000
11/1/2043		4.00%	45,800	45,800	336,400	2,290,000
5/1/2044	245,000	4.00%	45,800	290,800		2,045,000
11/1/2044		4.00%	40,900	40,900	331,700	2,045,000
5/1/2045	260,000	4.00%	40,900	300,900		1,785,000
11/1/2045		4.00%	35,700	35,700	336,600	1,785,000
5/1/2046	270,000	4.00%	35,700	305,700		1,515,000
11/1/2046		4.00%	30,300	30,300	336,000	1,515,000

AVALON GROVES CDD
FISCAL YEAR 2023-2024 PROPOSED BUDGET
SERIES 2021 (ASSESSMENT AREA THREE) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
5/1/2047	280,000	4.00%	30,300	310,300		1,235,000
11/1/2047		4.00%	24,700	24,700	335,000	1,235,000
5/1/2048	290,000	4.00%	24,700	314,700		945,000
11/1/2048		4.00%	18,900	18,900	333,600	945,000
5/1/2049	300,000	4.00%	18,900	318,900		645,000
11/1/2049		4.00%	12,900	12,900	331,800	645,000
5/1/2050	315,000	4.00%	12,900	327,900		330,000
11/1/2050		4.00%	6,600	6,600	334,500	330,000
5/1/2051	330,000	4.00%	6,600	336,600	336,600	-
Total	\$ 5,930,000		\$ 3,765,509	\$ 9,695,509	\$ 9,695,509	

Footnote:

Max annual ds: 336,600

(a) Data herein for the CDD's budgetary process purposes only.

EXHIBIT 2





Avalon Groves CDD Aquatics

Inspection Date:

4/10/2023 2:29 PM

Prepared by:

Lee Smith

Account Manager

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



Inspection Report

SITE: 34

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of surface and subsurface algae were observed throughout this pond. Torpedo grass was also present around the perimeter. Technician will target these nuisance species during future maintenance events.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> 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: 35

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Submersed vegetation is present throughout this pond, but is nothing out of the ordinary. Shoreline grasses are present in minor amounts. Routine maintenance and monitoring will occur here.

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



Inspection Report

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No major algae growth observed. Minor amounts of submersed vegetation throughout this pond but nothing that causes concern. Shoreline grasses are present around this pond in moderate amounts. Our technicians will focus mainly on decreasing the amount of these grasses going forward. Some of these grasses appear to be the landscapers responsibility as well.

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

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Submersed vegetation is present throughout this pond but is no serious issue. Torpedo grass is present around the edge of the pond but in minimal amounts. Pond is in excellent condition overall.

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



Inspection Report

SITE: 15

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No serious issues observed in pond. Technician will continue to keep submersed vegetation under control. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	Clear	Turbid	<input checked="" type="checkbox"/> 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: 58

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Surface and subsurface algae is present around the perimeter of this pond. Shoreline vegetation is in a state of decay and will continue to be treated. Technician will continue to routinely monitor and treat.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> 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:		



Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Submersed vegetation is present throughout this pond. Minor amounts of shoreline grasses were observed. Pond is in excellent condition overall. 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 checked="" 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: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Surface algae is present around the edge of this pond but is decaying. Water level in pond is low. The exposed bank is allowing for the growth of Slender Spikerush and Torpedo grass. Technician will target these nuisance species during 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 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 type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	



Inspection Report

SITE: 45

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. No major algae growth observed. Only nuisance species observed is Torpedo grass around the edge of the pond in minor amounts. Routine maintenance and monitoring will occur here.

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

SITE: 46

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is a bit low. No algae growth observed. Very minor amounts of shoreline grasses were present. Routine maintenance and monitoring will occur here.

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



MANAGEMENT SUMMARY



With the arrival of April, the changing weather has rapidly shifted the conditions affecting the Avalon Groves ponds. Increasingly warmer temperatures are now the norm (high 80's low 90's). The lack of significant rain has slowed growth in all areas, though this has also decreased decay times for treated material. Residents may notice this sticks around longer between treatment events, this is a direct result of the current weather.

The battle against the algae will continue until we see some more frequent rain events. Once the rain returns, water levels will rise and algae will be cleared out much easier. Technicians will continue on with routine treatment and make as much headway as possible. Luckily, most of the Avalon Groves ponds are staying resistant against any serious algal blooms.

Most ponds were in great or excellent condition on this most recent visit. Nuisance grasses were noted in minor amounts at multiple sites and will continue to be treated accordingly. Due to low water levels, some sections of the beds and banks are exposed. It is here that technicians are trying to make progress on exposed subsurface growth. Algae is the main enemy at this time of year, with lowered water levels and sudden increase in temperature. As stated above, fortunately there haven't been any significant algal blooms in any of the Avalon Groves ponds. Algae is present in some ponds, but already appeared to be in a state of decay. This is a sign that our treatment efforts are paying off, and will allow technicians to make progress on other nuisance vegetation.

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



RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Avalon Groves Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 27, 2023

HOUR: 1:00 p.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lake County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.



5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



EXHIBIT 4



Shirley M. Conley

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

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

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

Good morning Larry,

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

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

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

Components would include the following:

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

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

Cost - \$2700.00 each before tax and shipping.

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

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

Let me know what you think of this version.

Best Regards,
Mac

[Mackenzie Vance](#)
Account Executive

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

Hello Larry,

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

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

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

Best Regards,
Mac

[Mackenzie Vance](#)
Account Executive

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

Mac,

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

Thank you,
Larry

[Larry Krause](#)
District Manager



Klinger Electrical Services LLC
EC13010117
 2674 Reagan Lane
 Kissimmee, FL 34744
 407-301-0813
 tklinger@klingerelectric.com



Estimate

ADDRESS

DPFG Management & Consulting LLC
 250 International Pkwy
 Ste 208
 Lake Mary, FL 32746

ESTIMATE # 1257
DATE 04/03/2023
EXPIRATION DATE 05/03/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Avalon Grove estimate for power to community entrances on Sawgrass Bay Blvd			
	North Goldcrest Loop	1	14,523.00	14,523.00
	Provide for and install new electrical service for lighting and receptacles at entrance			
	To include			
	- Electrical meter and 240V 125A panel mounted on concrete post			
	- Surge protector			
	- All Underground conduit and wire.			
	- Underground conduit from SECO Energy pedestal to meter, and under the road to be directional bored			
	- (1) 30W LED light with post and (1) GFCI protected receptacle on each side of entrance			
	- Lights come with a 5 year manufacturers warranty			
	- All material and labor			
	- All necessary permitting and all coordination with SECO Energy			
	South Goldcrest Loop	1	14,523.00	14,523.00
	Provide for and install new electrical service for lighting and receptacles at entrance			
	To include			
	- Electrical meter and 240V 125A panel mounted on concrete post			
	- Surge protector			
	- All Underground conduit and wire.			
	- Underground conduit from SECO Energy pedestal to meter, and under the road to be directional bored			
	- (1) 30W LED light with post and (1) GFCI protected receptacle on each side of entrance			
	- Lights come with a 5 year manufacturers warranty			
	- All material and labor			
	- All necessary permitting and all coordination with SECO Energy			
	Serenoa Blvd	1	11,841.00	11,841.00
	Provide for and install lighting and power at entrance			
	To include			
	- (1) 30W LED light with post and (1) GFCI protected receptacle on each side of entrance. To be fed from existing electrical panel			
	- Lights come with a 5 year manufacturers warranty			
	- Surge protector			



DATE	DESCRIPTION	QTY	RATE	AMOUNT
	<ul style="list-style-type: none"> - All Underground conduit and wire - Underground conduit from existing panel and underground conduit under the road to be directional bored - All material and labor - All necessary permitting and all coordination with SECO Energy 			
	Edgemont	1	10,265.00	10,265.00
	Provide for and install lighting and power at entrance			
	To include			
	<ul style="list-style-type: none"> - Electrical meter and 240V 125A panel mounted on concrete post - Surge protector - (1) 30W LED light with post and (1) GFCI protected receptacle. - Lights come with a 5 year manufacturers warranty - All Underground conduit and wire - Underground conduit from SECO Energy transformer to meter under the road to be directional bored - All material and labor - All necessary permitting and all coordination with SECO Energy 			
	Amenity Center	1	10,744.00	10,744.00
	Provide for and install lighting and power at entrance			
	To include			
	<ul style="list-style-type: none"> - Electrical meter and 240V 125A panel mounted on concrete post - Surge protector - (1) 30W LED light with post and (1) GFCI protected receptacle. - Lights come with a 5 year manufacturers warranty - All Underground conduit and wire - Underground conduit from SECO Energy transformer to meter to be directional bored - All material and labor - All necessary permitting and all coordination with SECO Energy 			
	** This estimate is based on being fed from the closest point of connection to SECO Energy transformers or pedestals. If the point of connection changes, We will provide an updated estimate.			
TOTAL				\$61,896.00

Accepted By

Accepted Date



Klinger Electrical Services LLC
EC13010117
 2674 Reagan Lane
 Kissimmee, FL 34744
 407-301-0813
 tklinger@klingerelectric.com



Estimate

ADDRESS

DPFG Management & Consulting LLC
 250 International Pkwy
 Ste 208
 Lake Mary, FL 32746

ESTIMATE # 1257
DATE 04/03/2023
EXPIRATION DATE 05/03/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Avalon Grove estimate for power to community entrances on Sawgrass Bay Blvd			
	North Goldcrest Loop	1	13,261.00	13,261.00
	Provide for and install new electrical service for lighting and receptacles at entrance			
	To include			
	- Electrical meter and 240V 125A panel mounted on concrete post			
	- All Underground conduit and wire.			
	- Underground conduit from Duke Energy pedestal to meter, and under the road to be directional bored			
	- (1) 30W LED light with post and (1) GFCI protected receptacle on each side of entrance			
	- All material and labor			
	- All necessary permitting and all coordination with Duke Energy			
	South Goldcrest Loop	1	13,261.00	13,261.00
	Provide for and install new electrical service for lighting and receptacles at entrance			
	To include			
	- Electrical meter and 240V 125A panel mounted on concrete post			
	- All Underground conduit and wire.			
	- Underground conduit from Duke Energy pedestal to meter, and under the road to be directional bored			
	- (1) 30W LED light with post and (1) GFCI protected receptacle on each side of entrance			
	- All material and labor			
	- All necessary permitting and all coordination with Duke Energy			
	Serenoa Blvd	1	10,966.00	10,966.00
	Provide for and install lighting and power at entrance			
	To include			
	- (1) 30W LED light with post and (1) GFCI protected receptacle on each side of entrance. To be fed from existing electrical panel			
	- All Underground conduit and wire			
	- Underground conduit from existing panel and underground conduit under the road to be directional bored			
	- All material and labor			
	- All necessary permitting and all coordination with Duke Energy			
	Edgemont	1	9,757.00	9,757.00



DATE	DESCRIPTION	QTY	RATE	AMOUNT
------	-------------	-----	------	--------

Provide for and install lighting and power at entrance
 To include
 - Electrical meter and 240V 125A panel mounted on concrete post
 - (1) 30W LED light with post and (1) GFCI protected receptacle.
 - All Underground conduit and wire
 - Underground conduit from Duke Energy transformer to meter under the road to be directional bored
 - All material and labor
 - All necessary permitting and all coordination with Duke Energy

Amenity Center	1	10,312.00	10,312.00
----------------	---	-----------	-----------

Provide for and install lighting and power at entrance
 To include
 - Electrical meter and 240V 125A panel mounted on concrete post
 - (1) 30W LED light with post and (1) GFCI protected receptacle.
 - All Underground conduit and wire
 - Underground conduit from Duke Energy transformer to meter to be directional bored
 - All material and labor
 - All necessary permitting and all coordination with Duke Energy

** This estimate is based on being fed from the closest point of connection to Duke Energy transformers or pedestals. If the point of connection changes, We will provide an updated estimate.

TOTAL	\$57,557.00
-------	--------------------

Accepted By

Accepted Date



Avalon Groves CDD – Monument Solar Lights

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

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

Price for above described system \$1,335.00

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

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

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



Key

Circles indicate monument locations (16 in total):

Red Circle

– no lighting equipment in place

Yellow Circle

– solar lighting equipment in place but not working

Green Circle

– working lights in place

Blue Circle

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



EXHIBIT 5



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, March 23, 2023 at 1:06 p.m., at the Avalon Groves Amenity Center, 17555
6 Sawgrass Bay Blvd., Clermont, Florida 34714, with Microsoft Teams Conference Call available.

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

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

9 Present and constituting a quorum were:

10 William Tyler Flint (S4)	Board Supervisor, Vice Chairman
11 Bill Fife (S1)	Board Supervisor, Assistant Secretary
12 Michael Aube (S3)	Board Supervisor, Assistant Secretary

13 Also present were:

14 Larry Krause	District Manager, DPFM Management and Consulting
15 Jere Earlywine (<i>via phone</i>)	District Counsel, Kutak Rock LLP
16 Greg Woodcock (<i>via phone</i>)	District Engineer, Stantec
17 Dana Bryant	Yellowstone
18 Tim Quinlan	Evergreen Lifestyles Management (Serenoa POA)
19 Thomas Prince	Leland Management (Palms at Serenoa HOA)

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

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

24 There being none, the next item followed.

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

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

27 Mr. Earlywine provided updates on the various projects within the community. The Edgemont
28 parcel at the community entrance is close to finishing. The plats are expected to be approved in
29 April and recorded, once that is done this item will be brought to the Board.

30 The Pacific Ace commercial connection project is awaiting a County permit. Title work is in
31 progress for the pond and road conveyances discussed at the last meeting. Work continues on the
32 conveyances and maintenance responsibilities within the Pulte section (Assessment Area
33 3/Village 3). The County will maintain the lift station lot, the CDD will be maintaining the
34 drainage easement on tract OS-1 and a draft will be brought to the Board. The responsibility for
35 the landscape at the mailboxes is being discussed with Pulte. The apartment parcels are being
36 platted and some adjustments will be needed to match the field descriptions with the plats as it
37 pertains to the stormwater tracts and conservation areas that the CDD will maintain.

38 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board approved staff
39 to work on conveyance documents of the sliver parcels back to the CDD at the apartments complex area,
40 for the Avalon Groves Community Development District.

41 B. District Engineer – *Greg Woodcock, Stantec*
42 Stantec attorney has provided comments on the engineering services agreement which will be
43 reviewed by Mr. Earlywine’s team and the final agreement will be brought back to the Board for
44 approval.

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

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

47 Mr. Bryant presented an update on the community’s landscaping. The developer has
48 approved proposals for landscape enhancements at the entrances of Villages 1, 2, and 3.
49 At Butterfly Pea Circle, a lock was put on the meter box, the irrigation timing was
50 adjusted, and the grass and palms are looking good. The Board was asked for input on
51 plant replacement around the perimeter of the tot lot. Fertilizer and weed control were
52 the focus of the current week, along with irrigation repairs. The dead tree have been
53 removed and thirty bald Cypress trees have been installed in ten locations. The previous
54 Board directed Yellowstone to allow tree rings to grow in but due to an in-house
55 miscommunication they were recently mulched, so Yellowstone will go back and spray
56 those areas. There’s a lot at Gold Crest Loop and Basswood that holds former street trees
57 that can be used to replace trees in the community as needed. That lot is not finely
58 maintained.

59 The CDD is not subject to the HOA landscape standards. Mr. Aube requested a copy of
60 the Yellowstone contract.

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

62 Mr. Krause reviewed his report.

63 Mr. Earlywine mentioned that some Districts have their Engineer perform an annual
64 inspection of infrastructure that includes reviewing common areas for potential safety
65 issues as a means of preventing future liability issues.

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

67 There were no questions or comments on this report.

68 4. Discussion on Budget Workshop Date and Approval for Staff to Proceed with
69 Advertising

70 Consensus was to hold the budget workshop during the April 27th regular meeting.

71 5. Exhibit 3: Review of Outstanding Action Items

72 Mr. Krause continues to follow up with Klinger Electric for a quote to install electrical
73 outlets at the village entrances.

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

75 Mr. Quinlan provided an update on HOA projects: hog damage, holiday lighting, the amenity
76 center access system, the pool and splashpad repairs and maintenance, and monument lighting.

77 Mr. Prince will provide an update on the Palms at Serenoa HOA projects at future meetings.

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

79 A. Exhibit 4: Consideration and Adoption of Resolution 2023-09, Changing Registered Agent and
80 Registered Office



81 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board adopted
82 Resolution 2023-09, Changing Registered Agent to Jere Earlywine and Registered Office to Kutak Rock's
83 Tallahassee location, for the Avalon Groves Community Development District.

- 84 B. Exhibit 5: Discussion on Changing the FY 2023 Meeting Schedule
85 1. Consideration and Adoption of Resolution Revising the FY 2023 Meeting Schedule

86 This item was tabled pending a future request by the Board.

- 87 C. Exhibit 6: Consideration of Fireman Tom Proposal for Semi-annual Cleaning - \$720.00

88 Mr. Krause was directed to obtain additional proposals for semi-annual fence and sidewalk
89 cleaning.

- 90 D. Exhibit 7: Consideration of Pet Waste Station Installation and Maintenance Proposals

91 1. Doody Calls

92 2. Poop Bandit – *Previously Presented*

93 This item was tabled pending a future request by the Board.

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

- 95 A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
96 Held February 23, 2023

97 The motion on lines 106-108 was corrected to read “On a MOTION by Mr. Aube, SECONDED
98 by Mr. Fife, WITH ALL IN FAVOR, the Board approved the access agreement with the HOA to
99 install a bulletin board at the mailboxes in Village One, with the inclusion of the termination
100 clause amendment, for the Avalon Groves Community Development District.”

- 101 B. Exhibit 9: Consideration for Acceptance – The February 2023 Unaudited Financial Report

102 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board approved
103 Consent Agenda items A, with the correction, and B, for the Avalon Groves Community Development
104 District.

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

107 Mr. DeLosa asked about the pet waste stations, stated the bulletin board agreement will be reviewed
108 by the HOA board at their April meeting, and requested wildlife caution signs approved by the
109 previous Board be placed around the ponds.

110 Ms. Jankowski requested signage stating the law for vehicles to stop for pedestrians in the
111 crosswalk. Mr. Earlywine suggested it might be more effective to contract with extra-duty officers
112 to come into the community periodically and request they give out tickets for speeding. Mr. DeLosa
113 suggested the resident contact Lake County Commissioner and Traffic Manager. Mr. Earlywine
114 did acknowledge that most walkways and public infrastructure is subject to ADA requirements.

115 A resident requested the vegetation around the monuments southbound on Sawgrass Bay Blvd. be
116 trimmed back.

117 Mr. Prince informed the Board of a weather station installed at pond 17 and a silt fence that needs
118 to be removed. Mr. Krause will send a letter to the homeowner requesting the weather station be
119 removed.



120 **SEVENTH ORDER OF BUSINESS – Supervisors Requests** *(Includes Next Meeting Agenda Items*
121 *Requests)*

122 Mr. Fife noted pond 19 needs more attention.

123 Mr. Aube will send Mr. Krause the locations of non-operating streetlights in Village 1.

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

125 A copy of the distributed summary is attached to these minutes.

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

127 *Confirmation of Quorum for Next Meeting Scheduled for 1 p.m. on April 27, 2023 at the Avalon Groves*
128 *Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)*

129 All Supervisors confirmed their intent to be physically present at the next meeting, which would
130 establish a quorum.

131 **TENTH ORDER OF BUSINESS – Adjournment**

132 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board adjourned the
133 meeting at 2:23 p.m. for the Avalon Groves Community Development District.

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

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

139

140

Signature

Signature

Printed Name

Printed Name

141 **Title:** **Secretary** **Assistant Secretary**

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



From: Larry Krause <lkrause@vestapropertyservices.com>
Sent: Friday, March 24, 2023 5:28 PM
Subject: Avalon Groves CDD Meeting from 3/23/23 ACTION ITEMS

Supervisors,

Please see below for the action items from Yesterday's meeting and let us know if there are any changes or updates needed?

1. Action Items Summary	
1. DM – obtain quotes for fence & Sidewalk cleaning 2xs a year	Working – sent quotes to Vice and Fireman Tom 3/24/23
2. DM – Send letter to resident at 3436 Yellowtop Loop to remove weather station	Working – Draft sent to Counsel 3/24/23 for review
3. DM – send notice to streetlight vendor that lights are out in Village 1	Sent request to vendor 3/24/23
4. DM – look into signs for Beware Alligators – get pricing	Working



EXHIBIT 6



Avalon Groves Community Development District

Summary Financial Statements
(Unaudited)

Period Ending
March 31, 2023



**Avalon Groves Community Development District
Balance Sheet
Unaudited
March 31, 2023**

	GENERAL FUND	2017 (AA1)	2017A-1 (AA2)	2017A-2 (AA2)	2019	2021 AA3	2021 AA1	2022 AA4	CIP (AA1)	CIP A-1 (AA2)	CIP A-2 (AA2)	CIP 2019	TOTAL
ASSETS:													
CASH	\$ 2,137,983	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ 20	\$ -	\$ -	\$ 2,138,003
INVESTMENTS:													
REVENUE FUND	-	6,990	-	1	1	8	2,734	-	-	-	-	-	9,734
CAP INTEREST	-	56	16	0	6	0	24	214	-	-	-	-	316
DS RESERVE	-	179,549	531,410	-	107,139	171,446	98,239	32,622	-	-	-	-	1,120,406
COST OF ISSUANCE	-	-	-	-	13,447	13,233	1,150	-	-	-	-	-	27,830
PREPAYMENT ACCOUNT	-	3,994	3,088	0	1,294	4,890	-	-	-	-	-	-	13,266
SINK FUND	-	2	-	-	6	3	2	394	-	-	-	-	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	-	176,745	456,157	-	240,278	277,801	340,864	234,745	-	-	-	-	1,726,590
ON ROLL - RECEIVABLE ASSMT.	147,227	29,923	89,300	-	36,994	59,199	33,921	22,604	-	-	-	-	419,168
ACCOUNTS RECEIVABLE	2,988	389	2,230	-	926	-	-	-	-	-	-	-	6,533
DEPOSITS	541	-	-	-	-	-	-	-	-	-	-	-	541
TOTAL ASSETS	\$ 2,288,740	\$ 397,648	\$ 1,082,200	\$ 1	\$ 400,090	\$ 526,581	\$ 476,935	\$ 290,579	\$ 0	\$ 21	\$ 0	\$ 1,646	\$ 5,464,441
LIABILITIES:													
ACCOUNTS PAYABLE	\$ 50,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ 50,564
ACCRUED EXPENSES	-	-	-	-	-	-	-		-	-	-	-	-
DUE TO DEBT SERVICE	1,513,574	-	-	-	-	-	-		-	-	-	-	1,513,574
DUE TO CONSTRUCTION	-	-	-	-	-	-	-		-	-	-	-	-
ON ROLL - DEFERRED REVENUE	147,227	29,923	89,300	-	36,994	59,199	33,921	22,604	-	-	-	-	419,168
RETAINAGE PAYABLE	-	-	-	-	-	-	-		-	-	-	-	-
FUND BALANCE:													
NONSPENDABLE:													
PREPAID AND DEPOSITS	541	-	-	-	-	-	-		-	-	-	-	541
ASSIGNED:													
OPERATING RESERVES	1,041	-	-	-	-	-	-		-	-	-	-	1,041
RESERVES - ROADWAYS	-	-	-	-	-	-	-		-	-	-	-	-
UNASSIGNED:	575,793	367,725	992,900	1	363,096	467,382	443,014	267,975	0	21	0	1,646	3,479,553
TOTAL LIABILITIES & FUND BALANCE	\$ 2,288,740	\$ 397,648	\$ 1,082,200	\$ 1	\$ 400,090	\$ 526,581	\$ 476,935	\$ 290,579	\$ 0	\$ 21	\$ 0	\$ 1,646	\$ 5,464,441

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

	FY2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	VARIANCE Over / (Under) To Budget
REVENUES				
ON ROLL ASSESSMENTS	\$ 838,110	4,165	\$ 692,878	\$ (145,232)
DEVELOPER FUNDING OFF ROLL	-	-	95,049	95,049.31
DEVELOPER FUNDING				-
MISCELLANEOUS REVENUE		5	5	5.00
LOT CLOSINGS		2,673	27,277	27,276.92
TOTAL REVENUES	838,110	6,843	815,209	\$ (22,901)
EXPENDITURES				
GENERAL ADMINISTRATIVE				
DISTRICT MANAGEMENT SERVICES	32,960	2,747	16,480	(16,480)
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	-	8,504	(3,496)
LEGAL SERVICES	25,000	3,157	19,898	(5,102)
TECHNOLOGY & WEBSITE ADMIN.	2,015	-	1,515	(500)
MISCELLANEOUS	1,500	2,021	4,750	3,250
BOS MEETING	12,000	400	2,600	(9,400)
TOTAL GENERAL ADMINISTRATIVE	93,200	8,324	55,104	\$ (38,096)
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	2,857	9,982	3,802
STREETLIGHTS	160,800	18,080	106,733	(54,067)
UTILITY WATER	40,000	995	5,822	(34,178)
TOTAL UTILITIES	206,980	21,932	122,536	\$ (84,444)
PHYSICAL ENVIRONMENT				
LAKE & POND MAINTENANCE	52,000	2,733	16,400	(35,600)
LANDSCAPE MAINTENANCE	300,000	43,675	144,310	(155,690)
LANDSCAPE - REPLENISHMENT	15,000	-	-	(15,000)
WETLAND MITIGATION & MAINTENANCE	37,000	5,600	30,900	(6,100)
FIELD MANAGEMENT	6,180	515	3,090	(3,090)
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	52,523	198,724	\$ (310,056)
INTEREST EXPENSE				
			-	
TOTAL EXPENDITURES	838,110	82,779	410,058	\$ (428,052)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES			405,151	
FUND BALANCE - BEGINNING			172,224	
FUND BALANCE - ENDING			\$ 577,375	

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

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

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 170,338	\$ 140,804
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)		-
INTEREST	-	3,509
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
LOT CLOSINGS	-	32,306
TOTAL REVENUE	170,338	176,619
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	113,087
TRANSFER IN		-
TRANSFER OUT		-
FUND BALANCE - BEGINNING		254,637
FUND BALANCE - ENDING	\$ 2,876	\$ 367,725



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

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

	FY2023 ADOPTED BUDGET	ACTUAL YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 508,350	\$ 421,280
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)		-
INTEREST	-	9,197
MISCELLANEOUS REVENUE	-	-
PREPAYMENT	-	-
TOTAL REVENUE	508,350	430,478
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	233,265
TRANSFER IN		-
TRANSFER OUT		(5)
FUND BALANCE - BEGINNING		759,640
FUND BALANCE - ENDING	\$ 1,147	\$ 992,900



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

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

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



Avalon Groves Community Development District
SERIES 2019

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

	FY2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON/OFF ROLL LOT CLOSINGS DR HORTON	\$ 210,594	174,526
INTEREST	-	2,145
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
MISC. REVENUE	-	-
TOTAL REVENUE	210,594	176,671
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	26,789
TRANSFER IN		
TRANSFER OUT		(455)
FUND BALANCE - BEGINNING		336,763
FUND BALANCE - ENDING	\$ 3,164.00	\$ 363,096



Avalon Groves Community Development District
SERIES 2021 AA3
For The Period Starting October 1, 2022 Ending March 31, 2023

	FY2023 ADOPTED BUDGET	BUDGET YEAR-TO-DATE
REVENUE		
SPECIAL ASSESSMENTS - ON ROLL	\$ 337,000	277,801
SPECIAL ASSESSMENTS - OFF ROLL	-	104,714
INTEREST	-	3,351
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	337,000	385,866
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	261,144
TRANSFER IN		130
TRANSFER OUT		(841)
FUND BALANCE - BEGINNING		206,947
FUND BALANCE - ENDING	\$ 4,040.00	\$ 467,382



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

	<u>FY2023 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>
REVENUE		
SPECIAL ASSESSMENTS - ON ROLL	\$ 193,100	159,179
SPECIAL ASSESSMENTS - OFF ROLL	-	147,084
INTEREST	-	1,974
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	<u>193,100</u>	<u>308,237</u>
EXPENDITURES		
PREPAYMENT REDEMPTION		-
INTEREST EXPENSE		
NOVEMBER 1, 2022	58,056	58,056
MAY 1, 2023	57,213	-
PRINCIPAL RETIREMENT		
MAY 1, 2022	75,000	-
TOTAL EXPENDITURES	<u>190,269</u>	<u>58,056</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	2,831	250,181
TRANSFER IN		-
TRANSFER OUT		(407)
FUND BALANCE - BEGINNING		193,240
FUND BALANCE - ENDING	<u>\$ 2,831.00</u>	<u>\$ 443,014</u>



Avalon Groves Community Development District
SERIES 2022 AA4
For The Period Starting October 1, 2022 Ending March 31, 2023

	<u>FY2023 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>
REVENUE		
SPECIAL ASSESSMENTS - ON ROLL	\$ 128,675	106,071
SPECIAL ASSESSMENTS - OFF ROLL	-	128,674
INTEREST	-	661
LESS: DISCOUNT ASSESSMENTS (4%)	-	-
PREPAYMENT	-	-
TOTAL REVENUE	<u>128,675</u>	<u>235,406</u>
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	<u>126,376</u>	<u>46,549</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	2,299	188,857
TRANSFER IN		
TRANSFER OUT		(130)
FUND BALANCE - BEGINNING		79,248
FUND BALANCE - ENDING	<u>\$ 2,299.00</u>	<u>\$ 267,975</u>



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 March 31, 2023

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



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

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



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

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



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

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



Avalon Groves Community Development District
Bank Reconciliation
March 31, 2023

	<u>BU</u>
Balance Per Bank Statement	\$ 2,172,632.12
Less: Outstanding AP Checks	(34,628.67)
<i>Adjusted Bank Balance</i>	<u><u>\$ 2,138,003.45</u></u>
Beginning Bank Balance Per Books	\$ 2,222,468.45
Deposits & Interest	14,535.78
Cash Disbursements	(99,000.78)
<i>Balance Per Books</i>	<u><u>\$ 2,138,003.45</u></u>



Avalon Groves CDD
Check Register
Operating Account
FY 2022

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
10/1/2022	EOY	Balance		-	-	548,162.78
10/01/2022	1590	Egis Insurance and Risk Advisors	Insurance FY 10/1/22 - 10/1/23 Policy # 100122288		25,044.00	523,118.78
10/04/2022	ACH1100422	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/16-9/15/22		36.26	523,082.52
10/04/2022	ACH2100422	SECO Energy	17325 Sawgrass Bay Blvd 08/16-09/15/22		393.45	522,689.07
10/04/2022	ACH3100422	SECO Energy	17052 Basswood Lane 08/16/22-09/15/22		35.68	522,653.39
10/04/2022	ACH4100422	SECO Energy	17650 Sawgrass Bay Blvd 08/16/22-09/15/22		180.37	522,473.02
10/04/2022	100028	KE Law Group, PLLC	Invoice: 4041 (Reference: General Matters.)		2,834.00	519,639.02
10/04/2022	100029	Clean Star Services	Invoice: 8131 (Reference: Monthly Services.)		310.00	519,329.02
10/04/2022	100030	Yellowstone Landscape	Invoice: OS 430772 ()		2,750.00	516,579.02
10/05/2022	10522ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/21-8/18		33.32	516,545.70
10/05/2022	10522ACH2	Sunshine Water Services	Goldcrest Loop Playground 7/21-8/18		12.71	516,532.99
10/05/2022	10522ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 7/21/22 - 8/18/22		840.85	515,692.14
10/06/2022	100031	Greenberg Traurig, P.A.	Invoice: 1000067896 (Reference: Post Closing Costs.)		203.30	515,488.84
10/06/2022	100032	Innersync	Invoice: 20721 (Reference: Website Services.)		1,515.00	513,973.84
10/06/2022	100033	Steadfast Environmental, LLC	Invoice: SE-21546 (Reference: Routine Aquatic Maintenance.)		2,733.41	511,240.43
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	505,740.43
10/13/2022			Deposit	18,497.16		524,237.59
10/13/2022			Deposit	9,710.82		533,948.41
10/13/2022			Deposit	15,741.00		549,689.41
10/13/2022			Deposit	4,110.00		553,799.41
10/14/2022	100035	BIO-TECH CONSULTING, INC.	Invoice: 169768 (Reference: Quarterly Maintenance.)		3,000.00	550,799.41
10/14/2022	100036	Fountain Design Group, Inc.	Invoice: 28237A ()		175.00	550,624.41
10/14/2022	100037	Yellowstone Landscape	Invoice: OS 443280 (Reference: Monthly Landscape Maintenance October 2022.)		16,174.99	534,449.42
10/19/2022	100038	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 403418 (Reference: Professional Management Services: September board meeting.)		4,000.00	530,449.42
10/19/2022	100039	Heidt Design	Invoice: 45734 (Reference: Engineering Services.)		1,680.00	528,769.42
10/19/2022	100040	HV Solar Lighting	Invoice: 17 (Reference: 244 Streetlights, Installed 68 lights.)		17,643.20	511,126.22
10/19/2022	100041	Clean Star Services	Invoice: 8326 (Reference: Monthly Services trash.)		310.00	510,816.22
10/21/2022			Deposit	22,237.54		533,053.76
10/31/2022	ACH1103122	Sunshine Water Services	Goldcrest Loop Playground 08/18-9/22/22		12.68	533,041.08
10/31/2022	ACH2103122	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 08/18-09/22/22		38.84	533,002.24
10/31/2022	ACH3103122	Sunshine Water Services	Basswood Ln Island Irrigation 8/18/22 -9/22/22		978.85	532,023.39
10/31/2022	1593	Candice Smith	BOS MTG 10/27/22		200.00	531,823.39
10/31/2022	1594	Michael W. Aube	BOS MTG 10/27/22		200.00	531,623.39
10/31/2022			Deposit	89,331.17		620,954.56
10/31/2022	10/31/22	Avalon Groves CDD	Tax collection funds to be sent for DS Nov 1 Payment			179,431.97
10/31/2022				159,627.69	528,358.50	179,431.97
11/01/2022	100042	BIO-TECH CONSULTING, INC.	Invoice: 170217 (Reference: Wetland Mitigation.)		2,000.00	177,431.97
11/01/2022	100043	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 403534 (Reference: Dissemination Agent.) Invoice: 403503 (Reference: Monthly contrac...		8,411.67	169,020.30
11/01/2022	100044	KE Law Group, PLLC	Invoice: 4564 (Reference: General Matters.)		6,707.75	162,312.55
11/01/2022	100045	Yellowstone Landscape	Invoice: OS 446557 (Reference: Pond Mowing.) Invoice: OS 446556 (Reference: Mowing the Palms...		4,051.41	158,261.14
11/02/2022	ACH1110222	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/15-10/14/22		35.70	158,225.44
11/02/2022	ACH2110222	SECO Energy	17650 Sawgrass Bay Blvd 9/15-10/14		93.46	158,131.98
11/02/2022	ACH3110222	SECO Energy	17052 Basswood Lane 9/15-10/14		34.36	158,097.62
11/02/2022	ACH4110222	SECO Energy	17325 Sawgrass Bay Blvd 09/14-10/14/22		315.18	157,782.44
11/04/2022	100046	Yellowstone Landscape	Invoice: OS 451686 (Reference: Monthly Landscape Maintenance November 2022.)		16,174.98	141,607.46
11/04/2022	100047	Clean Star Services	Invoice: 7778 (Reference: Monthly Trash Service.)		310.00	141,297.46
11/08/2022			Deposit	5,540.13		146,837.59
11/09/2022	100048	Steadfast Environmental, LLC	Invoice: SE-21639 (Reference: Routine Aquatic Maintenance.)		2,733.41	144,104.18
11/14/2022	100049	Heidt Design	Invoice: 46022 (Reference: Engineering Services.)		5,500.00	138,604.18
11/15/2022	100050	Oriando Sentinel	Invoice: 062699005000 (Reference: Meeting Dates Fiscal Yr 2022 - 2023.)		484.25	138,119.93
11/18/2022	1595	DEPT OF ECONOMIC OPPORTUNITY	FY 2022/2023 Special District Fee Invoice/Update Form		175.00	137,944.93
11/18/2022	100051	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 404410 (Reference: Monthly contracted management fees.)		3,261.67	134,683.26
11/18/2022	111822ACH1	SECO Energy	16920 Sawgrass Bay Blvd 9/28/22 - 10/28/22		300.00	134,383.26
11/18/2022	111822ACH2	SECO Energy	16920 Sawgrass Bay Blvd 9/28/22 - 10/28/22		317.68	134,065.58
11/23/2022			Deposit	102,377.32		236,442.90
11/29/2022	ACH1112922	Sunshine Water Services	Goldcrest Loop Playground 09/18-10/24/22		12.65	236,430.25
11/29/2022	ACH2112922	Sunshine Water Services	Basswood Ln Island Irrigation 9/22/22 -10/24/22		901.45	235,528.80
11/29/2022	ACH112922	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 09/22-10/24/22		35.93	235,492.87
11/30/2022	100052	Clean Star Services	Invoice: 8539 (Reference: Monthly Services trash.)		310.00	235,182.87
11/30/2022				107,917.45	52,166.55	235,182.87
12/01/2022	ACH1120122	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/14-11/14/22		37.10	235,145.77
12/01/2022	ACH2120122	SECO Energy	17325 Sawgrass Bay Blvd 10/14-11/14/22		347.57	234,798.20
12/01/2022	ACH120122	SECO Energy	17650 Sawgrass Bay Blvd 10/14-11/14		49.70	234,748.50
12/01/2022	12122ACH1	SECO Energy	17052 Basswood Lane 10/14 - 11/14/22		36.72	234,711.78
12/06/2022	100053	Yellowstone Landscape	Invoice: OS 464574 (Reference: Monthly Landscape Maintenance December 2022.)		16,174.99	218,536.79
12/06/2022	100054	Steadfast Environmental, LLC	Invoice: SE-21729 (Reference: Routine Aquatic Maintenance.)		2,733.41	215,803.38
12/07/2022			Deposit	151,328.44		367,131.82
12/12/2022	100055	HV Solar Lighting	Invoice: 20 (Reference: Light Installation.) Invoice: 21 (Reference: Light Installation.)		35,286.40	331,845.42
12/13/2022	1596	Candice Smith	BOS MTG 12/8/22		200.00	331,645.42
12/13/2022	1597	Michael W. Aube	BOS MTG 12/8/22		200.00	331,445.42
12/13/2022	100056	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 405537 (Reference: Nov billable expenses - Postage.)		16.60	331,428.82
12/14/2022			Deposit	1,223,577.59		1,555,006.41
12/15/2022	121522ACH1	SECO Energy	16920 Sawgrass Bay Blvd 10/28/22 - 11/29/22		455.17	1,554,551.24
12/15/2022	121522ACH2	SECO Energy	16920 Sawgrass Bay Blvd 10/28/22 - 11/29/22		400.00	1,554,151.24
12/19/2022	100057	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 405568 (Reference: Monthly contracted management fees.)		3,261.67	1,550,889.57
12/22/2022	100058	Yellowstone Landscape	Invoice: OS 471675 (Reference: Mowing the Palms of Serenoa Ponds 11/14.) Invoice: OS 471674 (...)		5,178.48	1,545,711.09
12/27/2022			Deposit	412,128.98		1,957,840.07
12/28/2022	1598	DPFG MANAGEMENT AND CONSULTING, LLC	Vail Pumping- Backflow Testing		732.00	1,957,108.07
12/28/2022	100059	BIO-TECH CONSULTING, INC.	Invoice: 170734 (Reference: Quarterly Maintenance.)		3,000.00	1,954,108.07
12/28/2022	100060	KE Law Group, PLLC	Invoice: 4895 (Reference: General Matters.)		8,417.97	1,945,690.10
12/28/2022	100061	Clean Star Services	Invoice: 8773 (Reference: Monthly Services trash collect.)		310.00	1,945,380.10
12/30/2022	ACH1123022	SECO Energy	17650 Sawgrass Bay Blvd 11/14-12/13		37.96	1,945,342.14
12/30/2022	ACH2123022	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 11/14-12/13/22		35.70	1,945,306.44
12/30/2022	ACH3123022	SECO Energy	17325 Sawgrass Bay Blvd 11/14-12/13/22		392.78	1,944,913.66
12/30/2022	123022ACH1	SECO Energy	17052 Basswood Lane 11/14/22 - 12/13/22		34.36	1,944,879.30
12/31/2022				1,787,035.01	77,338.58	1,944,879.30
01/02/2023	ACH1010223	Sunshine Water Services	Basswood Ln Island Irrigation 10/24/22 -11/21/22		851.05	1,944,028.25
01/02/2023	ACH2010223	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/24-11/21/22		30.32	1,943,997.93
01/02/2023	ACH3010223	Sunshine Water Services	Goldcrest Loop Playground 10/24-11/21/22		13.88	1,943,984.05
01/06/2023	100062	Firearm Tom's Pressure Washing Co.	Invoice: 221223-01 (Reference: Pressure Washing.)		1,548.60	1,942,435.45
01/06/2023	100063	Heidt Design	Invoice: 45423 (Reference: 8/31/22 Engineering Services.)		1,091.25	1,941,344.20
01/06/2023	100064	Steadfast Environmental, LLC	Invoice: SE-21840 (Reference: Routine Aquatic Maintenance.)		2,733.41	1,938,610.79
01/06/2023	100065	Yellowstone Landscape	Invoice: OS 473848 (Reference: Monthly Landscape Maintenance January 2023.)		16,174.98	1,922,435.81
01/06/2023	100066	HV Solar Lighting	Invoice: 23 (Reference: Light Installation.)		17,643.20	1,904,792.61
01/06/2023	1599	DHI Title of Florida	Return Funds: 3481 Yellowtop Loop, Clermont, FL 34714		1,157.92	1,903,634.69
01/09/2023	1600	William Tyler Flint	BOS MTG 12/8/22		200.00	1,903,434.69
01/09/2023	100067	Fountain Design Group, Inc.	Invoice: 28997A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	1,903,259.69
01/09/2023	100068	Stantec Consulting Services, Inc	Invoice: 2002472 (Reference: Professional Services.)		4,900.00	1,898,359.69
01/10/2023	11023ACH1	SECO Energy	FY 9/30/2022 -- 16920 Sawgrass Bay Blvd 8/30/22 - 9/28/22		499.38	1,897,860.31
01/17/2023			Deposit	35,653.04		1,933,513.35
01/20/2023	100069	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 406423 (Reference: USPS - Postage.) Invoice: 406476 (Reference: Monthly contracted m...		3,266.27	1,930,247.08
01/20/2023	100070	KE Law Group, PLLC	Invoice: 5171 (Reference: General Matters.)		1,615.50	1,928,631.58
01/24/2023	12423ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/29/22 - 12/28/22		729.96	1,927,901.62
01/25/2023			Deposit	5,450.96		1,933,352.58
01/25/2023	12523ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #1		813.63	1,932,538.95
01/27/2023			Deposit	48,169.80		1,980,708.75
01/30/2023	100071	Clean Star Services	Invoice: 8956 (Reference: Trash Collection.)		310.00	1,980,398.75
01/30/2023	100072	BIO-TECH CONSULTING, INC.	Invoice: 170689 (Reference: Collector Road - Mitigation.) Invoice: 170746 (Reference: Phase 1...		3,000.00	1,977,398.75

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	1,977,398.75
02/01/2023	ACH1020123	Sunshine Water Services	Goldcrest Loop Playground 11/21-12/20/22		12.65	1,977,386.10
02/01/2023	ACH2020123	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/21-12/20/22		12.65	1,977,373.45
02/01/2023	ACH3020123	Sunshine Water Services	Basswood Ln Island Irrigation 11/21-12/20/23		916.45	1,976,457.00
02/02/2023	ACH1020223	SECO Energy	17650 Sawgrass Bay Blvd 12/13-01/13/23		41.00	1,976,416.00
02/02/2023	ACH2020223	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/13-01/13/23		39.00	1,976,377.00
02/02/2023	ACH3020223	SECO Energy	17325 Sawgrass Bay Blvd 12/13-01/13/23		425.00	1,975,952.00
02/02/2023	100073	Yellowstone Landscape	Invoice: OS 483633 (Reference: Edgemont Pond mowing.)		480.00	1,975,472.00
02/02/2023	20223ACH1	SECO Energy	17052 Basswood Lane 12/13/22 - 1/13/23		37.00	1,975,435.00
02/07/2023	1601	Regions Bank.	Trustee Fees		3,500.00	1,971,935.00
02/08/2023			Deposit	264,729.41		2,236,664.41
02/08/2023	100074	Heidt Design	Invoice: 46816 (Reference: Engineering Services.)		1,462.50	2,235,201.91
02/08/2023	100075	Yellowstone Landscape	Invoice: OS 489891 (Reference: Palms at Serenoa Phase 4 Ponds.)		850.00	2,234,351.91
02/09/2023	100076	Yellowstone Landscape	Invoice: OS 483634 (Reference: Palms at Serenoa Pond Mowing 1/17/23.)		2,700.00	2,231,651.91
02/10/2023			Deposit	30,075.97		2,261,727.88
02/15/2023			Deposit	793.67		2,262,521.55
02/17/2023	21723ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #2		813.63	2,261,707.92
02/17/2023	21723ACH2	SECO Energy	16920 Sawgrass Bay Blvd 12/28/22 - 1/27/23		761.39	2,260,946.53
02/17/2023	100077	BIO-TECH CONSULTING, INC.	Invoice: 171729 (Reference: Quarterly Maintenance Wetlands.)		7,400.00	2,253,546.53
02/17/2023	100078	Orlando Sentinel	Invoice: 064153989000 (Reference: Classified Listings.)		698.00	2,252,848.53
02/21/2023	100079	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 407580 (Reference: Monthly contracted management fees.)		3,261.67	2,249,586.86
02/21/2023	100080	Humane Animal Removal Team	Invoice: 122022-1 (Reference: 25 Hogs.)		2,125.00	2,247,461.86
02/21/2023	100081	Yellowstone Landscape	Invoice: OS 488407 (Reference: Landscape Enhancement.)		1,000.00	2,246,461.86
02/21/2023	100082	HV Solar Lighting	Invoice: 40 (Reference: Streetlight Installation.)		18,080.00	2,228,381.86
02/22/2023	1605	Candice Smith	BOS MTG 1/26/23		200.00	2,228,181.86
02/22/2023	1606	Michael W. Aube	BOS MTG 1/26/23		200.00	2,227,981.86
02/22/2023	1607	William Tyler Flint	BOS MTG 1/26/23		200.00	2,227,781.86
02/22/2023	100083	Steadfast Environmental, LLC	Invoice: SE-21943 (Reference: Routine Aquatic Maintenance.)		2,733.41	2,225,048.45
02/24/2023	100084	BIO-TECH CONSULTING, INC.	Invoice: 171559 (Reference: Wetland Mitigation & Maintenance.)		2,000.00	2,223,048.45
02/27/2023	1608	Candice Smith	BOS MTG 2/23/23		200.00	2,222,848.45
02/27/2023	1609	Michael W. Aube	BOS MTG 2/23/23		200.00	2,222,648.45
02/27/2023	1610	William Tyler Flint	BOS MTG 2/23/23		200.00	2,222,448.45
02/28/2023				295,599.05	50,549.35	2,222,448.45
03/02/2023	1ACH030223	SECO Energy	17052 Basswood Lane 1/13/23 - 2/13/23		37.00	2,222,411.45
03/02/2023	3ACH030223	SECO Energy	17325 Sawgrass Bay Blvd 01/13-2/13/23		426.00	2,221,985.45
03/02/2023	4ACH030223	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 1/13-02/13/23		39.00	2,221,946.45
03/03/2023	2ACH030223	SECO Energy	17650 Sawgrass Bay Blvd 1/13-2/13/23		39.00	2,221,907.45
03/03/2023	100085	Steadfast Environmental, LLC	Invoice: SE-22037 (Reference: Routine Aquatic Maintenance.)		2,733.41	2,219,174.04
03/03/2023	100086	Yellowstone Landscape	Invoice: OS 497018 (Reference: Monthly Landscape Maintenance March 2023.)		16,174.98	2,202,999.06
03/03/2023	100087	Clean Star Services	Invoice: 9171 (Reference: Monthly Services trash.)		310.00	2,202,689.06
03/06/2023	1ACH030623	Sunshine Water Services	Basswood Ln Island Irrigation 12/20-1/23/23		983.44	2,201,705.62
03/06/2023	2ACH030623	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 12/20-1/23/23		12.65	2,201,692.97
03/06/2023	3ACH030623	Sunshine Water Services	Goldcrest Loop Playground 12/20/22-01/23/23		13.43	2,201,679.54
03/08/2023			Deposit	2,673.19		2,204,352.73
03/08/2023			Deposit	5.00		2,204,357.73
03/09/2023	100088	BIO-TECH CONSULTING, INC.	Invoice: 172181 (Reference: Mitigation Monitoring.) Invoice: 172182 (Reference: Mitigation Mo...		3,000.00	2,201,357.73
03/10/2023			Deposit	11,857.59		2,213,215.32
03/14/2023	100089	Heidt Design	Invoice: 47153 (Reference: Engineering Services.)		450.00	2,212,765.32
03/14/2023	100090	HV Solar Lighting	Invoice: 42 (Reference: Install Lighting.)		18,080.00	2,194,685.32
03/17/2023	100091	Yellowstone Landscape	Invoice: OS 484882 (Reference: Monthly Landscape Maintenance February 2023.)		16,174.99	2,178,510.33
03/17/2023	100092	BIO-TECH CONSULTING, INC.	Invoice: 172224 (Reference: Wetland Mitigation.)		2,600.00	2,175,910.33
03/17/2023	100093	KILINSKI VAN WYK, PLLC	Invoice: 6054 (Reference: General Matters.)		1,471.50	2,174,438.83
03/22/2023	322ACH1	SECO Energy	16920 Sawgrass Bay Blvd 1/27/23 - 2/27/23		774.00	2,173,664.83
03/22/2023	322ACH2	SECO Energy	16920 Sawgrass Bay Blvd Payment #3		813.63	2,172,851.20
03/23/2023	100094	Yellowstone Landscape	Invoice: OS 502092 (Reference: Mulch Install. Check Stub Notes: Mulch install..)		27,500.00	2,145,351.20
03/27/2023	1611	Michael W. Aube	BOS MTG 3/23/23		200.00	2,145,151.20
03/27/2023	1612	William Tyler Flint	BOS MTG 3/23/23		200.00	2,144,951.20
03/28/2023	1613	DHI Title of Florida	Return Funds: 3618 Meadow Beauty Way		1,710.58	2,143,240.62
03/30/2023	100095	DPFG MANAGEMENT AND CONSULTING, LLC	Invoice: 408423 (Reference: Monthly contracted management fees.)		3,261.67	2,139,978.95
03/30/2023	100096	Clean Star Services	Invoice: 9335 (Reference: Monthly Services trash.)		310.00	2,139,668.95
03/30/2023	100097	Kutak Rock LLP	Invoice: 3191847 (Reference: General Counsel.)		1,685.50	2,137,983.45
03/31/2023				14,535.78	99,000.78	2,137,983.45