



**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

December 28, 2023

10:00 a.m.

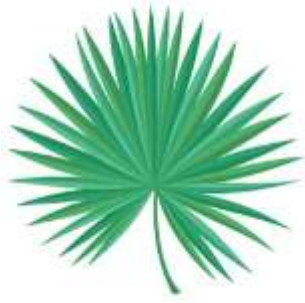
Location:

Serenoa Club 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 Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132 x742**

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, December 28, 2023 at 10:00 a.m. at Serenoa Club 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, December 28, 2023
 Time: 10:00 a.m.
 Location: Serenoa Club Amenity Center
 17555 Sawgrass Bay Blvd.,
 Clermont, FL 34714

[Click Here to Join the Meeting Online](#)
 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 no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

- I. **Roll Call**
 - Robert Wolski (2)
 - Michael Aube (3)
 - William Tyler Flint (4-C)
 - Gene Mastrangeli (5-VC)
- II. **Audience Comments – Agenda Items** *(Limited to 3 minutes per individual for agenda items.)*
- III. **Supervisor Appointment**
 - A. Discussion on Seat 1 Candidates [Exhibit 1](#)
 - 1. Oath of Office [Exhibit 2](#)
 - 2. Review of Sunshine and Public Records Laws
 - B. Consideration and Adoption of **Resolution 2024-02, Designating Officers** [Exhibit 3](#)
- IV. **Staff Reports**
 - A. District Engineer – *Greg Woodcock, Stantec*
 - 1. Update on Master Development Plan Review
 - a. Traffic Study and Sawgrass Bay Blvd Planning
 - b. Village 2 Mailbox Location Factors
 - c. Responsible Party for the Commercial Section Stormwater System Maintenance
 - 2. Review of Easement Survey [Exhibit 4](#)
 - B. District Counsel – *Jere Earlywine, Kutak Rock*
 - 1. Discussion on Easement Encroachment Agreements
 - C. District Manager – *Kyle Darin, Vesta District Services*
 - 1. Field Report – *Vesta District Services* [Exhibit 5](#)
 - 2. Update on Insurance Carrier Recommendations for Wildlife Signs
 - 3. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 6](#)



4. Landscape Maintenance Report – *Down To Earth* [Exhibit 7](#)

a. Discussion on Options for Butterfly Pea Court Island

b. Consideration of Arborist Report Proposal as Required for Lake County Tree Removal Exemption Form Submission

D. Serenoa POA Amenity Manager

E. Palms at Serenoa HOA Amenity Manager

V. Business Matters

A. Discussion on Adopting a Parking and Parking Enforcement Policy [Exhibit 8](#)

B. Consideration and Adoption of **Resolution 2024-03, Setting Public Hearing on Parking and Parking Enforcement Policy Adoption on March 28, 2024** [Exhibit 9](#)

VI. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held November 16, 2023 [Exhibit 10](#)

B. Consideration and Acceptance of the November 2023 Unaudited Financial Report [Exhibit 11](#)

C. Consideration and Acceptance of the FY 2022 Audited Financial Statement [Exhibit 12](#)

D. Acceptance of Additional Revenues from Lake County Tax Collector [Exhibit 13](#)

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 [Exhibit 14](#)

X. Next Meeting Quorum Check

	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
(1)			
Robert Wolski (2)			
Michael Aube (3)			
William Tyler Flint (4-C)			
Gene Mastrangeli (5-VC)			

*January 25, 2024 at 10 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714*

XI. Adjournment



EXHIBIT 1



Pages Omitted:

For copies of candidate resumes, please submit a public records request to District Management.



EXHIBIT 2



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

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

Signature

Date

STATE OF FLORIDA

COUNTY OF LAKE

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

WITNESS my hand and official seal the date aforesaid.

Notary Public State of Florida

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



EXHIBIT 3



RESOLUTION 2024-02

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

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

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

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

SECTION 1. The following persons are designated to the offices shown:

- _____ is appointed Chairperson
- _____ is appointed Vice Chairperson
- Kyle Darin is appointed Secretary
- _____ is appointed Assistant Secretary
- _____ is appointed Assistant Secretary
- _____ is appointed Assistant Secretary
- Shirley Conley is appointed Assistant Secretary
- Johanna Lee is appointed Treasurer
- Bridgett Alexander is appointed Assistant Treasurer
- Scott Smith is appointed Assistant Treasurer

SECTION 2. This Resolution shall become effective immediately upon its adoption and shall remain in effect unless rescinded or repealed. Further, upon its passage, any previously adopted Resolution designating officers is rescinded and repealed.

PASSED AND ADOPTED this _____ day of _____, 202__.

ATTEST:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair, Board of Supervisors



EXHIBIT 4





FIELD OBSERVATION REPORT

Date: November 27, 2023 Field Observation Report Number: 2024-1

Project Name: Avalon Groves Easement Review

Project Number: 215618353

Stantec Representative (s): Braydon Woodcock

Contractor: N/A

County / Consultant / Developer Representatives on Site: N/A

Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog

Rain: None Light Heavy Showers

Soil Conditions: Dry Wet Extremely Wet

Effects of Weather on Major Work Items None <50% affected >50% affected No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Avalon Groves Easement Review

General: The Board requested Stantec review the existing drainage/access easements for obstructions and access within the Avalon Groves Community Development District. Stantec reviewed each easement and below is a maintenance map showing easement locations as well as photos documenting the easement condition and access at the time of the review. An easement review summary is included below indicating the addresses associated with each easement and outlining any obstructions within the easement.



Avalon Groves Easement Review Summary

Street	Esmt. Type	Comments	Easement Compliance
3887 WINGED ELM CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
3879 WINGED ELM CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
3858 WINGED ELM CT	Drainage/Ingress-Egress	Fence constructed within easement.	No
3866 WINGED ELM CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
17438 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17434 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17414 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17410 BLAZING STAR CIR	Drainage/Ingress-Egress	lift station site. No obstructions within easement	Yes
17405 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17409 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17369 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17373 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17346 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17342 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17342 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
3761 MYRTLE OAK CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
17886 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17882 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17838 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17846 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17853 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17849 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
3692 BEAUTYBERRY WAY	Drainage/Ingress-Egress	Fence constructed within easement	No
3688 BEAUTYBERRY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes
3704 BEAUTYBERRY WAY	Drainage/Ingress-Egress	Fence constructed within easement	No
3700 BEAUTYBERRY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes
17445 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17441 BLAZING STAR CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
3608 BLUE SAGE LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
3612 BLUE SAGE LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17810 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17814 BLAZING STAR CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
3372 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
3376 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
3444 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
3448 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
3492 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
3496 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17783 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17779 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
3437 MEADOW BEAUTY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes
3433 MEADOW BEAUTY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes
3634 MEADOW BEAUTY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes
3638 MEADOW BEAUTY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes
17539 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17535 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
3611 SKY FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
3605 SKY FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes



Avalon Groves Easement Review Summary

Street	Esmt. Type	Comments	Easement Compliance
17619 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17615 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17638 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17646 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
3424 TWIN FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
3432 TWIN FLOWER CT	Drainage/Ingress-Egress	Fence constructed within easement	No
3408 TWIN FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
3409 TWIN FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
17040 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17036 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17035 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17031 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17356 BRACKEN FERN LN	Drainage/Ingress-Egress	Fence constructed within easement	Yes
17352 BRACKEN FERN LN	Drainage/Ingress-Egress	Fence constructed within easement	Yes
17253 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17255 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17365 BRACKEN FERN LN	Drainage/Ingress-Egress	No obstructions within easement	Yes
17369 BRACKEN FERN LN	Drainage/Ingress-Egress	No obstructions within easement	Yes
17420 PAINTED LEAF WAY	Drainage/Ingress-Egress	Fence constructed within easement	Yes
17416 PAINTED LEAF WAY	Drainage/Ingress-Egress	Fence constructed within easement	Yes
17116 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17120 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17104 BASSWOOD LN	Drainage/Ingress-Egress	No obstructions within easement	Yes
17100 BASSWOOD LN	Drainage/Ingress-Egress	Fence constructed within easement	Yes
17051 BASSWOOD LN	Drainage/Ingress-Egress	No obstructions within easement	Yes
17055 BASSWOOD LN	Drainage/Ingress-Egress	No obstructions within easement	Yes
17620 SERENOA BLVD	Drainage/Ingress-Egress	No obstructions within easement	Yes
17616 SERENOA BLVD	Drainage/Ingress-Egress	No obstructions within easement	Yes
17649 SERENOA BLVD	Drainage/Ingress-Egress	No obstructions within easement	Yes
17653 SERENOA BLVD	Drainage/Ingress-Egress	No obstructions within easement	Yes
17992 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17988 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17991 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17987 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17976 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17972 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17859 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17855 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17860 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17856 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17773 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17775 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17783 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17787 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17669 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17673 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17691 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17689 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes



Avalon Groves Easement Review Summary

Street	Esmt. Type	Comments	Easement Compliance
17708 SAW PALMETTO AVE	Drainage/Ingress-Egress	Fence constructed within easement	No
17716 SAW PALMETTO AVE	Drainage/Ingress-Egress	Fence constructed within easement	No
17676 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17668 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
2405 SOUTHLAWN LN	Drainage/Ingress-Egress	Fence constructed within easement	No
2406 SOUTHLAWN LN	Drainage/Ingress-Egress	No obstructions within easement	Yes
17635 SAW PALMETTO AVE	Drainage/Ingress-Egress	Fence constructed within easement	No
17627 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17579 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17575 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
2543 ALLIGATOR FLAG CT	Drainage/Ingress-Egress	not built	Yes
2548 ALLIGATOR FLAG CT	Drainage/Ingress-Egress	not built	Yes
17438 SAW PALMETTO AVE	Drainage/Ingress-Egress	not built	Yes
17434 SAW PALMETTO AVE	Drainage/Ingress-Egress	not built	Yes
17422 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17418 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17387 SAW PALMETTO AVE	Drainage/Ingress-Egress	not built	Yes
17383 SAW PALMETTO AVE	Drainage/Ingress-Egress	not built	Yes



FIELD OBSERVATION REPORT

3887 Winged Elm Ct: No obstruction within easement



3879 Winged Elm Ct: No obstruction within easement



FIELD OBSERVATION REPORT

3858 Winged Elm Ct: Fence constructed within easement.



3866 Winged Elm Ct: No obstruction within easement



FIELD OBSERVATION REPORT

17438 Blazing Star Cir: No obstruction within easement



17434 Blazing Star Cir: No obstruction within easement



FIELD OBSERVATION REPORT

17414 Blazing Star Cir: No obstruction within easement.



17410 Blazing Star Cir: Water service station



FIELD OBSERVATION REPORT

17405 Blazing Star Cir: No obstruction within easement



17409 Blazing Star Cir: No obstruction within easement



FIELD OBSERVATION REPORT

17369 Blazing Star Cir: No obstruction within easement



17373 Blazing Star Cir: No obstruction within easement



FIELD OBSERVATION REPORT

17346 Blazing Star Cir: No obstruction within easement



17342 Blazing Star Cir: No obstruction within easement.



FIELD OBSERVATION REPORT

17342 Blazing Star Cir: Not built



3761 Myrtle Oak Ct: No obstruction within easement.



FIELD OBSERVATION REPORT

17886 Blazing Star Cir: Property has not been built. No obstruction within easement.



17882 Blazing Star Cir: No obstruction within easement



FIELD OBSERVATION REPORT

17838 Blazing Star Cir: No obstruction within easement.



17846 Blazing Star Cir: No obstruction within easement.



FIELD OBSERVATION REPORT

17853 Blazing Star Cir: No obstruction within easement



17849 Blazing Star Cir: No obstruction within easement



FIELD OBSERVATION REPORT

3692 Beautyberry Way: Fence constructed within easement.



3688 Beautyberry Way: No obstruction within easement.



FIELD OBSERVATION REPORT

3704 Beautyberry Way: Has a fence constructed within easement.



3700 Beautyberry Way: No obstruction within easement.



FIELD OBSERVATION REPORT

17445 Blazing Star Cir: No obstruction within easement



17441 Blazing Star Cir: Has a fence constructed within easement.



FIELD OBSERVATION REPORT

3616 Blue Sage Loop: No obstruction within easement



3612 Blue Sage Loop: No obstruction within easement



FIELD OBSERVATION REPORT

17810 Blazing Star Cir: No obstruction within easement



17814 Blazing Star Cir: Has a fence constructed within easement.



FIELD OBSERVATION REPORT

3372 Yellowtop Loop: No obstruction within easement



3376 Yellowtop Loop: No obstruction within easement



FIELD OBSERVATION REPORT

3444 Yellowtop Loop: No obstruction within easement



3448 Yellowtop Loop: No obstruction within easement



FIELD OBSERVATION REPORT

3492 Yellowtop Loop: No obstruction within easement



3496 Yellowtop Loop: No obstruction within easement



FIELD OBSERVATION REPORT

17783 Blazing Star Cir: No obstruction within easement



17779 Blazing Star Cir: No obstruction within easement



FIELD OBSERVATION REPORT

3437 Meadow Beauty Way: No obstruction within easement



3433 Meadow Beauty Way: No obstruction within easement



FIELD OBSERVATION REPORT

3497 Meadow Beauty Way: No obstruction within easement



3638 Meadow Beauty Way: No obstruction within easement



FIELD OBSERVATION REPORT

17619 Blazing Star Cir: not built.



17615 Blazing star Cir: not built.



FIELD OBSERVATION REPORT

3424 Twin Flower Ct: No obstruction within easement



3432 Twin Flower Ct: Fence constructed within easement.



FIELD OBSERVATION REPORT

3408 Twin Flower Ct: No obstruction within easement



3409 Twin Flower Ct: No obstruction within easement .



FIELD OBSERVATION REPORT

17032 Goldcrest Loop: No obstruction within easement



17036 Goldcrest Loop: No obstruction within easement



FIELD OBSERVATION REPORT

17356 Bracken Fern Ln: Fence constructed within easement.



17352 Bracken Fern Ln: Fence constructed within easement.



FIELD OBSERVATION REPORT

17253 Goldcrest Loop: No obstruction within easement



17255 GoldCrest Loop: No obstruction within easement



FIELD OBSERVATION REPORT

17420 Painted Leaf Way: Fence constructed within easement.



17416 Painted Leaf Way: Fence constructed within easement.



FIELD OBSERVATION REPORT

17116 Goldcrest Loop: No obstruction within easement



17120 Goldcrest Loop: No obstruction within easement



FIELD OBSERVATION REPORT

17096 Basswood Ln: No obstruction within easement



17100 Basswood Ln: Fence constructed within easement.



FIELD OBSERVATION REPORT

17051 Basswood Ln: No obstruction within easement



17055 Basswood Ln: No obstruction within easement



FIELD OBSERVATION REPORT

17620 Serenoa Blvd : No obstruction within easement



17616 Serenoa Blvd: No obstruction within easement



FIELD OBSERVATION REPORT

17649 Serenoa Blvd: No obstruction within easement.



17653 Serenoa Blvd: No obstruction within easement



FIELD OBSERVATION REPORT

17992 Passionflower Cir: Fence constructed within easement.



17988 Passionflower Cir: Fence constructed within easement.



FIELD OBSERVATION REPORT

17991 Passionflower Cir: Fence constructed within easement.



17987 Passionflower Cir: No obstruction within easement



FIELD OBSERVATION REPORT

17976 Passionflower Cir: Fence constructed within easement.



17972 Passionflower Cir: No obstruction within easement



FIELD OBSERVATION REPORT

17859 Passionflower Cir: No obstruction within easement



17855 Passionflower Cir: No obstruction within easement



FIELD OBSERVATION REPORT

17860 Passionflower Cir: Fence constructed within easement.



17856 Passionflower Cir : No obstruction within easement



FIELD OBSERVATION REPORT

17773 Passionflower Cir: Fence constructed within easement.



17775 Passionflower Cir: No obstruction within easement.



FIELD OBSERVATION REPORT

17783 Passionflower Cir : Decorative fence does not appear to be encroaching into the easement.



17787 Passionflower Cir: Fence constructed within easement.



FIELD OBSERVATION REPORT

17669 Passionflower Cir: Fence constructed within easement. Easement blocked.



17673 Passionflower Cir: Fence constructed within easement. Easement blocked.



FIELD OBSERVATION REPORT

17691 Passionflower Cir: No obstruction within easement.



17689 Passionflower Cir: No obstruction within easement



FIELD OBSERVATION REPORT

17708 Saw Palmetto Ave: not built



17716 Saw Palmetto Ave: not built



FIELD OBSERVATION REPORT

17676 Saw Palmetto Ave : No obstruction within easement.



17668 Saw Palmetto Ave: No obstruction within easement



FIELD OBSERVATION REPORT

2405 Southlawn Ln: Fence constructed within easement.



2406 Southlawn Ln: No obstruction within easement.



FIELD OBSERVATION REPORT

17635 Saw Palmetto Ave: Fence constructed within easement.



17627 Saw Palmetto Ave: No obstruction within easement.



FIELD OBSERVATION REPORT

17579 Saw Palmetto Ave : No obstruction within easement .



17575 Saw Palmetto Ave: No obstruction within easement.



FIELD OBSERVATION REPORT

17422 Saw Palmetto Ave : No obstruction within easement



17418 Saw Palmetto Ave: No obstruction within easement.



FIELD OBSERVATION REPORT

17387 Saw Palmetto Ave: Not built.



17383 Saw Palmetto Ave: Not built.



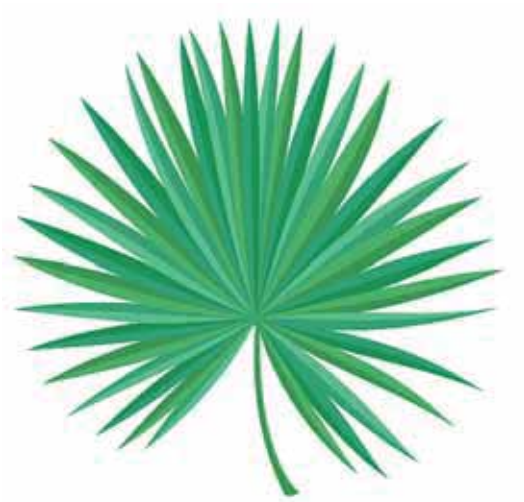
EXHIBIT 5



**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

**December 2023
FIELD INSPECTION REPORT**

K. Darin, District Manager



Site Visits: November 28, 2023 and December 6, 2023



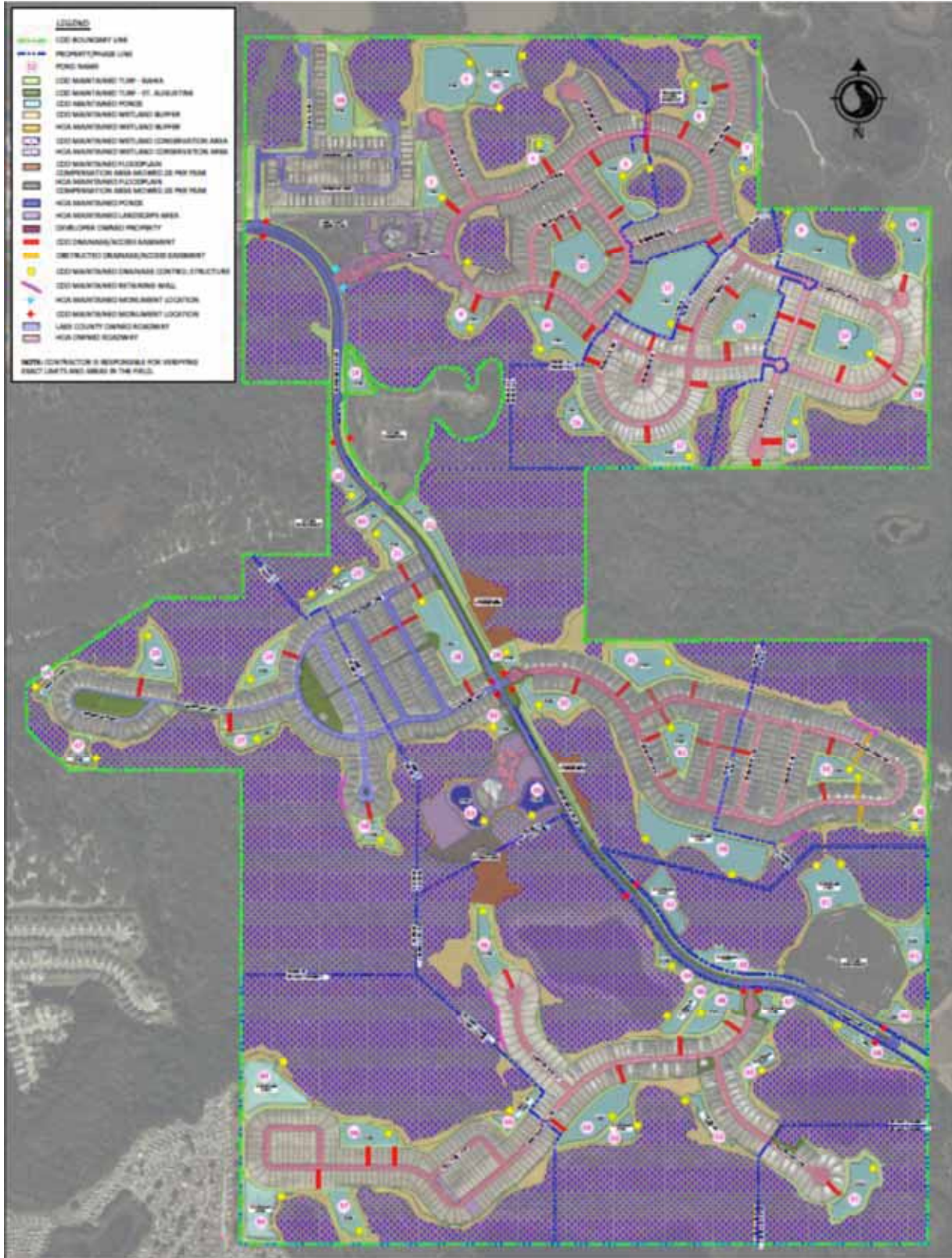


TABLE OF CONTENTS

- Maintenance Map
- Landscape
- Ponds
- Other
- Communications



Maintenance Map



Landscape

Sawgrass Bay Blvd Monument pressure washing was completed. Pressure cleaning did not remove original adhesive drips or wood overspray.



Landscape

Goldcrest Loop Playground looks tidy, mulch levels need to be reviewed as irrigation lines are exposed and ADA mulch was last added in 2022.



Butterfly Pea Court Island



Weeding was completed, but sparse vegetation looks sad due to irrigation being affected by construction damage on Sawgrass Bay Blvd.

Residents continue to allow children to play on this island. (Previous District Manager did advise resident that the area was not designed/zoned for children to play in and such activity is discouraged [January 2022]).

Recommend landscaping that will deter foot traffic once irrigation issues are resolved.



Landscape

Pond 28 Fountain and Seating Area

Landscape along pathway to Pond 28 has been trimmed.



Tree and palm trimming in progress



Landscape

Construction damage along Sawgrass Bay Blvd.



Previously broken irrigation cover replaced.



Landscape

Weeding in beds, generally clean; some areas need a little more attention to detail needed.



Ponds

Water levels still vary by ponds, but are generally on the rise.



Weeds are taking advantage of the exposed pond banks.



Ponds



Pond bank erosion should be addressed.

Pond 56 –Resident service request sub-surface algae blooms and construction debris.



Vendor follow-up – algae has been treated, no debris on pond bank.



Other

Streetlight repairs still needed – Awaiting progress report from vendor



- Bracken Fern Ln
- Butterfly Pea Ct
- Deerberry Ln
- Goldcrest Lp
- Painted Leaf Way
- Passionflower Cir
- Serenoa Blvd
- Southlawn Ln

Drains appear to be clear of debris.



Communications

Date	To	Name	Message	Response
12/18/2023	Conley	Redmond	Can you please provide guidance as to when the kayak launch in Serenoa Lakes will get sod and the dock be completed? Please let me know if this should be sent to someone else.	Forwarded to HOA for response
2023-12-01	Streetlight Reporting	Garcia	Light in front of our house is out and doesn't work.	12/1 - Request sent directly to vendor
2023-12-01	Field Services - Landscaping	Amato	Update on dead tree in conservation	12/13 - H/O emailed - awaiting report from Landscape vendor so tree removal exemption can be applied for
2023-12-01	Field Services - Pond	Brown	This is a repeated request to have someone pick up the old trash from around the pond behind my house. This is ridiculous. This is NOT new trash but left over from the time of construction. The entire pond is full of trash. Sending a kid out with a poke stick in NOT addressing this issue. I request someone from the CDD take action on a matter that is now three years in the making.	12/1 - Request sent directly to vendor
2023-11-28 14:28:50		shearer	The CDD area behind 17635 blazing star circle and neighboring house is nothing but bare sand and weed. The landscape crews weekly either avoid mowing or get stuck as shown in pictures. Can someone address the need for proper sod replacement?	Reviewed by vendor 11/28-11/29
2023-11-27	Field Services - Landscaping	Aronson	I am requesting work to be done once again on the butterfly pea court island. The sprinklers still do not appear to be working. Landscapers did come and spray weeds, however, bushes, grass and palms have not been tended to. Landscapers also blew mulch all over the street after spraying weeds. Please consider installing sod in lieu of bushes and mulch.	11/27 - Request sent directly to vendor 12/21 - Sprinklers affected by construction damage. Discussion underway regarding landscape refurbishment. No plant change until sprinkler functioning
2023-11-27	Streetlight Reporting	Deslaurier	I counted 10 lamps out along Goldcrest Loop. I'd love to give you the addresses, but there are a lot out over there.	11/27 - Request sent directly to vendor
2023-11-27	Streetlight Reporting	Deslaurier	Lamp between 17620 and 17624 Serenoa Blvd is not lighting.	11/27 - Request sent directly to vendor
2023-11-22	Kyle Darin	Giardi	Hi Kyle I was told to contact you for street lights that are not working. We have two on Bracken fern lane in Sawgrass Bay. One in front of 17333, and the other in front of 17321. Thank you. Fred	Already reported to vendor 11/21
2023-11-22	Streetlight Reporting	Conquet	There are several street lights out near my house on 17080 Goldcrest loop. When driving in at night, its very dark and unsafe especially with the time change	11/22 - Request sent directly to vendor
2023-11-22	Streetlight Reporting	Davis	Need to report two streetlights not working on Painted Leaf Way 17389 Painted Leaf Way	11/22 - Request sent directly to vendor
2023-11-21	Streetlight Reporting	Brown	Solar Powered Street Light is off (2nd night) across the street from my residence.	11/21 - Request sent directly to vendor
2023-11-21	Streetlight Reporting	Szandzik	There's a loose cable dangling from the streetlight and banging into the light pole at 2477 Southlawn Lane.	11/21 - Request sent directly to vendor
2023-11-21	Streetlight Reporting	Lebel	The street light on our property has been out for several days.	11/21 - Request sent directly to vendor



Communications

2023-11-21 : Streetlight Reporting	Ciardi	There are two street lights out on Bracken fern lane in Sawgrass Bay. One is in front of 17333, and the other is in front of 17321.	11/21 - Request sent directly to vendor
2023-11-21 : Field Services - Pond	Yi	The pond behind our house is full of trash and green slime. We have cleaned up what we can, but the pond needs additional care. Thank you for your attention to this matter.	11/21 - Request sent directly to vendor 12/21 - Update requested from vendor See page 10 of this report
2023-11-21 : Kyle Darin	Thomas	I have reported the streetlight out twice already with no response or repair. Between 2905 & 2909 Deerberry Lane. This is been going on for over a month, so now I'm informing you, maybe you'll have better luck than me.	Already reported to vendor 11/9
2023-11-20 : Streetlight Reporting	Garcia	Corner street light is out and not working	11/20 - Request sent directly to vendor
2023-11-20 : Streetlight Reporting	Miller	We have a street light not working outside our house even though other lights in the neighborhood are working just fine. There is also something dangling and has been for months. And I believe another neighbor messaged your department months ago and it still hasn't been resolved.	11/20 - Request sent directly to vendor
2023-11-19 : Streetlight Reporting	Flint	Streetlight in front of my house has not been working for over 1 month.	11/19 - Request sent directly to vendor
2023-11-16 : Streetlight Reporting	Ackley	It's been over a month and this is the third time I've submitted this form. What's it going to take to get this streetlight fixed on Deerberry Lane?	11/16 - Request sent directly to vendor
2023-11-15 : Streetlight Reporting	Keating	Street light between homes 2905 and 2909 on Deerberry Ln is not working and has been out for a couple weeks now. There is no number on the pole ton maid with location.	11/15 - Request sent directly to vendor
2023-11-14 : Field Services - Landscaping	shearer	The landscape behind the house and around the pond is needing attention. There is nothing but deep sand trenches with no grass where the mowers continue to get stuck and make worse on a weekly manner. See the attached picture of such.	11/14 - Request sent directly to vendor 11/29 - HOA maintains St. Augustine, CDD mows ponds. No irrigation, bahia needs to re-seed and rain needed to encourage growth
2023-11-13 : Field Services - Pond	Rumph	Pond behind me has severe erosion in bank. Looks like a tree irrigation hose may be causing the issue. Hose is damaged and you can see water ruts down to the pond. In Palms at Serenoa and is pond behind mailboxes in clubhouse parking. Damage is right behind our villas address 3785 and 3789 Myrtle Oak Ct I have multiple picture but you only allow one	11/13 - Request sent directly to vendor 11/20 - repair completed
2023-11-09 : Streetlight Reporting	Thomas	There is a street light out between 2905 & 2909 Deerberry Lane, Clermont, FL 34714. Second time reporting.	11/9 - Request sent directly to vendor



EXHIBIT 6





Avalon Groves CDD Aquatics

Inspection Date:

12/20/2023 10:15 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. No major algae growth was observed. Some minor amounts of nuisance grasses observed along the shoreline. Our technician will treat accordingly during the next visit.

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

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Nuisance grass growth was present along the exposed bank, some of which does appear to be decaying from prior treatment. These grasses will continue to be targeted during future maintenance events.

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



Inspection Report

SITE: 13

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae growth was observed in this pond, but once again there was some minor amounts of nuisance grasses along the shoreline. 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	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No nuisance vegetation growth was observed.

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



Inspection Report

SITE: 15

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The bank contains some nuisance grasses, decaying and healthy. But overall the pond is in great condition. These grasses will be addressed during future maintenance events.

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

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Some organic material was noted in this pond under the water, but nothing of concern. 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>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 17

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Only thing to note was very minor amounts of nuisance grasses along some areas of the bank. Technician will continue to run routine maintenance and address any additional nuisance growth.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	<input type="checkbox"/> Planktonic
<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: 18

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decaying nuisance grass was present along the shoreline. No major algae growth was observed. Routine maintenance and monitoring will occur here.

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



Inspection Report

SITE: 19

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond is in excellent condition. No nuisance vegetation growth was observed.

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

SITE: 20

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of Torpedo Grass and slender spikerush was present along the shoreline and within the water. These were the only nuisance species observed, and they will be targeted during the next visit.

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



MANAGEMENT SUMMARY



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

On this visit, nearly all ponds inspected were in great condition. Nuisance grasses were the main issue observed during this inspection, specifically Torpedo Grass and Slender Spikerush. This was present around the perimeters within the water and on the exposed banks of several ponds. These grasses will be targeted at full force during these winter months while growth rates are slow. Algae was practically non-existent. Any surface growth had been previously treated and was already beginning to decay. We will continue to treat any additional growth that pops up.

RECOMMENDATIONS

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

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

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 Blvd, Clermont

Gate Code:



EXHIBIT 7





Customer Service report

Property: Avalon Groves CDD

Date: 12/21/23

Areas Mowed / Schedule changes if applicable:

Mowing Crew performance at Blvd and pond around property.

Areas Detailed / Schedule changes if applicable:

Crew almost finish cutting grasses in all common areas.

Irrigation status / Schedule changes if applicable:

F&P Status / Schedule changes if applicable:

Other items / Comments:

This week the service area experiment warm and cold conditions throughout the week. Overall the property is in good shape, there are identified improvements needed. Conversely, this property is a great example of the quality of work DTE is capable of. Island project is schedule for first week of January,



EXHIBIT 8



EXHIBIT A

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, at a duly noticed public meeting, and after a public hearing, on March 28, 2024, at a duly noticed public meeting, the Board of Supervisors of the Avalon Groves Community Development District (“District”) adopted the following rule to govern overnight parking and parking enforcement on certain District property.

- 1. INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and fine such owners consistent with this rule and as indicated herein.
- 2. NO PARKING ON CDD PROPERTY, EXCEPT IN DESIGNATED PARKING AREAS; NO OVERNIGHT PARKING IN DESIGNATED PARKING AREAS.**
 - a. District-owned roadways, common areas, sidewalks located solely adjacent to District common areas and roadways, the grass strip between sidewalk and roadways located solely adjacent to District common areas, and pond banks (“**CDD Property**”), are hereby declared “**No Parking Zones**,” except in certain spots identified in **Exhibit A (“Designated Parking Areas”)**.
 - b. Notwithstanding the foregoing, Designated Parking Areas are also No Parking Zones between 11:00 p.m. until 6:00 a.m.
- 3. PARKING ENFORCEMENT.** Any vehicles parked in No Parking Zones are in violation of this Rule (“**Unauthorized Vehicle**”). The District’s Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized to tow/remove Unauthorized Vehicles (“**Towing Operator**”) in accordance with Florida law, specifically the provisions set forth in section 715.07, Florida Statutes, and with the policies set forth herein. Unauthorized Vehicles shall be towed/removed at the owner’s sole expense by a Towing Operator, and at the request of the District Manager. “Roam” towing shall not be permitted.
- 4. TOWING/REMOVAL PROCEDURES.**
 - a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in



section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.

- b. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a vehicle, the District Manager or his/her designee must verify that the subject vehicle was not authorized to park under this rule. Upon such verification, the District Manager or his/her designee may contact a firm authorized by Florida law to tow/remove vehicles for the removal of such unauthorized vehicle at the owner's expense. The vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
 - c. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the rules set forth herein.
- 5. OTHER DISTRICT PENALTIES.** If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), *Florida Statutes* and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law.
- 6. PARKING AT YOUR OWN RISK.** The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to vehicles parked accordance with this rule.

Effective date: March 28, 2024



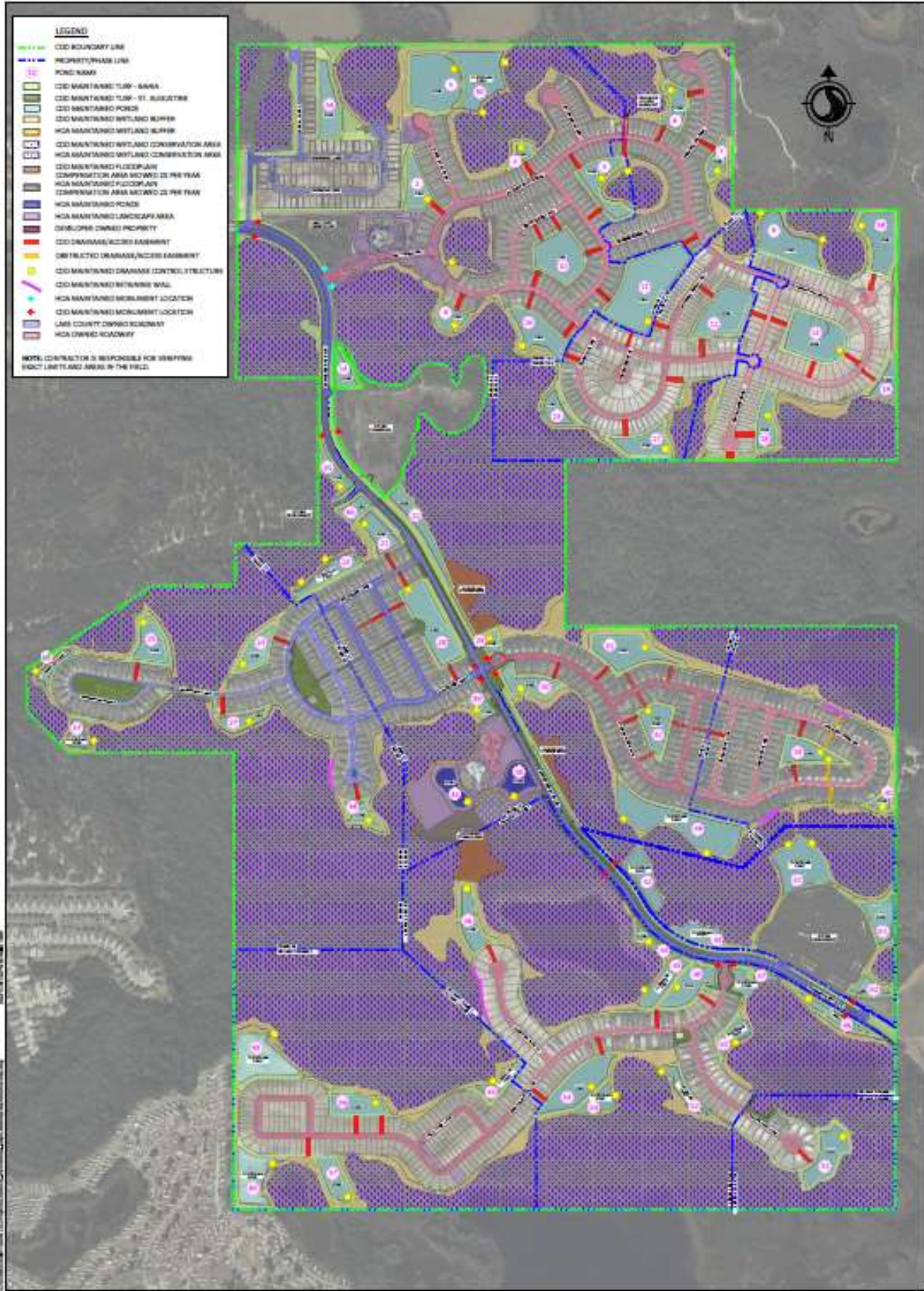
Exhibit A



LEGEND

- CDD BOUNDARY LINE
- PROPERTY/PHASE LINE
- (P) POND NAME
- CDD MAINTAINED TURF - BANJA
- CDD MAINTAINED TURF - ST. AUGUSTINE
- CDD MAINTAINED PONDS
- CDD MAINTAINED WETLAND BUFFER
- HCA MAINTAINED WETLAND BUFFER
- CDD MAINTAINED WETLAND CONSERVATION AREA
- HCA MAINTAINED WETLAND CONSERVATION AREA
- CDD MAINTAINED FLOODPLAIN
- COMPENSATION AREA BROWARD PRE-PERM
- HCA MAINTAINED FLOODPLAIN
- COMPENSATION AREA BROWARD PRE-PERM
- HCA MAINTAINED PONDS
- HCA MAINTAINED LANDSCAPE AREA
- DEVELOPER OWNED PROPERTY
- CDD OWNERS ACCESS EASEMENT
- DRN TRACTED DRAINAGE/ACCESS EASEMENT
- CDD MAINTAINED DRAINAGE CONTROL STRUCTURE
- CDD MAINTAINED SETBACK WALL
- HCA MAINTAINED SETBACK LOCATION
- CDD MAINTAINED MONUMENT LOCATION
- LAVA COUNTY OWNED ROADWAY
- HCA OWNED ROADWAY

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LIMITS AND AREAS IN THE FIELD.



AVALON GROVES
 OWNERSHIP AND MAINTENANCE MAP
 CLERMONT, FLORIDA
 DECEMBER, 2023

Revision	By	Date	Drawn
Issued	By	Date	Drawn

Stantec
 5950 Central Expressway
 Suite 200
 Orlando, FL 32827
 Tel: 407.583.0200
 Fax: 407.583.0202
 www.stantec.com
 Registration No. 010303000



EXHIBIT 9



RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO ADOPT RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains certain common areas that are located within the boundaries of the District (“**District Property**”);

WHEREAS, unauthorized vehicles or vessels on District Property restrict the District’s vendors from performing their responsibilities and may pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public;

WHEREAS, the Board of Supervisors of the District (“**Board**”) is authorized by Sections 190.011(15) and 190.012(3), Florida Statutes, to establish a parking enforcement policy for District Property and to have vehicles or vessels towed from District Property, provided that the District follows the authorization and notice and procedural requirements in Section 715.07, Florida Statutes; and

WHEREAS, the Board has determined that it is in the best interest of the district to adopt a parking enforcement rule in accordance with the provisions of Section 715.07, Florida Statutes;

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

SECTION 1. A Public Hearing will be held to consider the proposed Parking Enforcement Rule, a copy of which is attached hereto as **Exhibit A**. The Public Hearing will be held at the following date, time and location:

Date: March 28, 2024
Time: 10:00 a.m.
Location: Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd, Clermont , Florida 34714

SECTION 2. The District Secretary is directed to publish notice of rule development and rulemaking regarding the public hearing in accordance with the Act and Section 120.54, Florida Statutes.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in



effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of January 2024.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Parking Enforcement Rule



Exhibit A



EXHIBIT 10



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

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
5 Development District was held on Thursday, November 16, 2023 at 10:01 a.m., at the Serenoa
6 Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken
7 are summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

9 Mr. Darin called the meeting to order and conducted roll call.

10 Present and constituting a quorum were:

11 William Tyler Flint (S4)	Board Supervisor, Chair
12 Eugene Mastrangeli (S5)	Board Supervisor, Vice Chair
13 Bill Fife (S1) (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary
14 Robert Wolski (S2)	Board Supervisor, Assistant Secretary
15 Michael Aube (S3)	Board Supervisor, Assistant Secretary

16 Also present were:

17 Kyle Darin	District Manager, Vesta District Services
18 Bennett Davenport	District Counsel, Kutak Rock LLP
19 Greg Woodcock (<i>via Teams</i>)	District Engineer, Stantec
20 Andrew Davis	Branch Manager, Down to Earth Landscape & 21 Irrigation
22 Jose Olmeda	Irrigation Manager, Down to Earth Landscape & 23 Irrigation
24 Pierre Rene	Evergreen Lifestyles Management (Serenoa POA)

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

27 Comments were heard on the center island at Butterfly Pea Court becoming a play area
28 and possibly adding a sign to state that it's not designated as such. Mr. Woodcock
29 confirmed it was designated as a landscape area only and for safety reasons should not
30 have people playing on it. Comments were also heard on the December meeting date.

31 **THIRD ORDER OF BUSINESS: Staff Reports**

32 A. District Counsel – *Bennett Davenport, Kutak Rock*

33 Mr. Davenport discussed wildlife warning signage. He stated that in general there
34 is no duty to warn people of wild animals that are natural to the area, however
35 there have been some instances of imposed liability on landowners. In order to
36 shield the District from liability, wildlife signs are recommended. There are no
37 requirements for the signs, but contacting the District's insurance carrier for
38 samples and feedback is recommended. The cost share agreements have been
39 sent to the HOA and POA.

40 B. District Engineer – *Greg Woodcock, Stantec*



- 41 1. Exhibit 1: Consideration and Acceptance of Ownership/Maintenance Map
 42 Markups have been completed in coordination with District Counsel.
 43 There may be a couple of items in the future that change on this map and
 44 it'll be a working document that can be updated as need when new
 45 development comes along. A field review was completed of the access
 46 easements and a report on obstruction issues will be presented at the next
 47 meeting. Mr. Woodcock explained the legend and how the map was
 48 created and will update the map for Lake County and HOA roads.

49 On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
 50 accepted the Ownership/Maintenance Map, subject to the addition of roadway designations as
 51 private/public, for Avalon Groves Community Development District.

52 Mr. Woodcock affirmed the District can remove trees around ponds without
 53 replacing them with the completion of Lake County's tree removal exemption
 54 form and providing supporting documentation.

55 Regarding the dead pine in the conservation area behind 1787 Blazing Star Circle,
 56 the deed states that a tree in danger of damaging property can be removed. This
 57 too will need an arborist review and the completion of a tree removal exemption
 58 form.

59 A proposal was requested from Down to Earth to have an arborist take a look at
 60 the trees for removal.

61 Mr. Woodcock has reached out to Lake County for the Master Plan and traffic
 62 study for the initial development of the community and anticipates receiving a
 63 copy of those within the week.

64 It was confirmed that the two Palms monuments are owned by the HOA, the
 65 remaining smaller monuments are owned by the CDD.

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

67 1. Exhibit 2: Field Report – *Vesta District Services*

68 Mr. Darin reviewed field operation items.

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

70 3. Exhibit 4: Landscape Maintenance Report – *Down To Earth*

71 Mr. Davis noted in his report that crews are experiencing some access
 72 issues getting to the ponds.

73 a. Consideration of Median Refurbishment at Palms of Serenoa
 74 \$900.15

75 On a MOTION by Mr. Aube, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board
 76 Approved the Palms at Serenoa median refurbishment proposal, subject to District Counsel's
 77 standard agreement verbiage, in the amount of \$900.15, for Avalon Groves Community
 78 Development District.

79 A question was asked regarding replacing the flashing light with a traffic signal.
80 Sawgrass Bay Blvd is County owned and maintained, but Mr. Woodcock will
81 review the Master Improvement Plan to determine if it is planned.

82 Mr. Aube thanked the landscape team for cleaning up the construction trash in the
83 community and asked staff to reach out to the contractor regarding addressing
84 future debris.

85 D. Serenoa POA Amenity Manager – *Pierre Rene, Evergreen Lifestyles Management*

86 Mr. Rene provided an overview of POA projects, noting any projects not
87 completed will be transferred to the new management company.

88 E. Palms at Serenoa HOA Amenity Manager – *Shannon Bernard, Leland*
89 *Management*

90 Ms. Bernard sent her apologies for a conflict that prevented her from attending.

91 **FOURTH ORDER OF BUSINESS: Business Matters**

92 A. Exhibit 5: Consideration and Acceptance of Bond Series 2017 Arbitrage Report
93 Indicating No Cumulative Rebate Requirement Liability as of April 5, 2023.

94 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board
95 accepted the Bond Series 2017 Arbitrage Report dated April 5, 2023, for Avalon Groves
96 Community Development District.

97 **FIFTH ORDER OF BUSINESS: Consent Agenda**

98 A. Exhibit 6: Consideration and Approval of the Minutes of the Board of
99 Supervisors Regular Meeting Held October 26, 2023

100 Corrections to the minutes were requested as follows:

- 101 • Line 20, Thomas Prince was not present,
- 102 • Line 31 – Mr. Fife nominated Robert Wolski,
- 103 • Line 36 – Mr. Fife made the motion.

104 B. Exhibit 7: Consideration and Acceptance of the October 2023 Unaudited
105 Financial Report

106 C. Exhibit 8: Consideration and Ratification of Irrigation Station 2 Controller A
107 Replacement - \$7,541.89

108 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
109 approved the Consent Agenda – Items A-C as corrected, for Avalon Groves Community
110 Development District.

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

113 Comments were heard on previous agenda items – signage, communicating updates on
114 the action items, viewing the maintenance map, the scope in the Down to Earth proposal,



115 and an update on who is responsible for the stormwater management of the commercial
 116 property. Mr. Davenport provided an update on monument ownership and Mr. Darin
 117 stated the final map will be posted on the website.

118 **SEVENTH ORDER OF BUSINESS: Supervisor Requests** *(Includes Next Meeting*
 119 *Agenda Item Requests)*

120 Mr. Mastrangeli asked for staff to post information on the construction plans so residents
 121 can review it, and some means of communicating where that information can be found.

122 Mr. Aube asked for a CDD update to be provided to POA/HOA for distribution to the
 123 residents, and a contact for Summit to facilitate construction debris removal. Mr. Darin
 124 advised that District Counsel had reached out on November 6, but there was no response
 125 to date.

126 Mr. Flint asked about the tree inventory and replacement. The Mr. Davis explained the
 127 removal had been on hold until it was confirmed at the meeting that the dead trees did not
 128 need to be replaced.

129 Mr. Fife notified the Board that the accounts for the irrigation meters in the Palms will be
 130 canceled. Mr. Darin acknowledged that the District would request new accounts if
 131 irrigation is needed in those areas.

132 Mr. Fife submitted his resignation from Seat 1 on the CDD Board of Supervisors. Mr.
 133 Aube thanked Mr. Fife for his input as a Supervisor and for his service to the community.

134 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
 135 accepted Mr. Fife's resignation from Seat 1, for Avalon Groves Community Development District.

136 **EIGHTH ORDER OF BUSINESS: Exhibit 9: Action Items Summary**

- 137 • DM to reach out to EGIS for input on sign location and amount of signage.
- 138 • Shirley / Greg – add Aube requests re: engineering items from October to Dec
 139 agenda.
- 140 • DM create rolling action item list with dates and persons of responsibility, can use
 141 action item report list but BOS wishes audience comments that are included in
 142 minutes added to that list.
- 143 • Add maintenance map to website, ensure ADA compliance.
- 144 • Greg to compile construction plans related to community and roadways and send
 145 to Shirley for update to Website.
- 146 • CDD newsletter to be sent to HOA for distribution.
- 147 • DTE to get arborist to photograph dead pines on 17178 Blazing star to facilitate
 148 removal.
- 149 • DTE to maintain list of CDD trees removed.
- 150 • Obtain contact at Summit Construction .



151 **NINTH ORDER OF BUSINESS: Next Meeting Quorum Check**

152 *Next meeting scheduled for December 28, 2023 at 10 a.m. at Serenoa Club Amenity Center*
153 *(17555 Sawgrass Bay Blvd., Clermont, FL 34714).*

154 The following confirmed their intent to attend:

- 155 Mr. Flint – in person,
- 156 Mr. Wolski – in person,
- 157 Mr. Aube – in person,
- 158 Mr. Mastrangeli – in person,

159 **TENTH ORDER OF BUSINESS: Adjournment**

160 On a MOTION by Mr. Flint, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board
161 adjourned the meeting at 11:12 a.m., for Avalon Groves Community Development District.

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

165 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
166 **noticed meeting held on December 28, 2023.**

- | | | |
|-----|---|---|
| 167 | _____ | _____ |
| 168 | <input type="checkbox"/> Kyle Darin, Secretary | <input type="checkbox"/> William Tyler Flint, Chair |
| 169 | <input type="checkbox"/> _____, Assistant Secretary | <input type="checkbox"/> Eugene Mastrangeli, Vice Chair |



EXHIBIT 11



Avalon Groves Community Development District

**Summary Financial Statements
(Unaudited)**

**Period Ending
November 30, 2023**



Avalon Groves Community Development District
Balance Sheet
November 30, 2023

	General Fund	2017 (AA1)	2017A-1 (AA2)	2019	2021 AA3	2021 PH 3 4 AA1	2022 AA4	Acquisition & Construction	Total
Assets:									
Cash	\$ 317,793	-	-	-	-	-	-	20	\$ 317,813
Investments:									
Revenue Fund	-	27	83	60	46	-	20	-	235
Interest	-	19	58	21	31	18	14	-	160
Debt Service Reserve	-	185,646	549,455	106,194	169,809	48,275	32,462	-	1,091,841
Cost of Issuance	-	-	-	13,842	13,682	1,189	(1)	-	28,713
Prepayment Account	-	4,130	32,013	1,338	131	-	-	-	37,612
Sinking Fund	-	59	1	20	183	110	51	-	424
Bond Redemption	-	-	-	48	0	-	-	-	48
Acquisition & Construction 2017 (AA1)	-	-	-	-	-	-	-	0	0
Acquisition & Construction 2017A-1 (AA2)	-	-	-	-	-	-	-	1	1
Acquisition & Construction 2017A-2 (AA2)	-	-	-	-	-	-	-	0	0
Acquisition & Construction 2019	-	-	-	-	-	-	-	6,253	6,253
Acquisition & Construction 2021	-	-	-	-	-	-	-	65,578	65,578
Acquisition & Construction 2021 Ph 3&4	-	-	-	-	-	-	-	53,733	53,733
Acquisition & Construction 2022	-	-	-	-	-	-	-	1,917,975	1,917,975
On-roll - Receivable Assessment	1,053,054	185,186	551,843	228,915	364,977	209,644	139,907	-	2,733,526
Accounts Receivable	1,995	-	-	-	-	-	-	-	1,995
Due from General Fund	-	13,315	75,821	84,222	(120,569)	173,990	10,938	-	237,716
Prepaid Items	-	-	-	-	-	-	-	-	-
Deposits	541	-	-	-	-	-	-	-	541
Total Assets	\$ 1,373,384	388,381	1,209,275	434,659	428,291	433,226	183,390	2,043,561	\$ 6,494,167
Liabilities:									
Accounts Payable	31,295	-	-	-	-	-	-	-	31,295
Accrued Expenses	-	-	-	-	-	-	-	-	-
On-roll - Deferred Revenue	1,053,054	184,797	549,613	227,989	364,977	209,644	139,907	-	2,729,981
Due to Debt Service	133,002	-	-	-	-	-	-	-	133,002
Due to Acquisition & Construction	-	-	-	-	-	-	-	-	-
Fund Balance:	-	-	-	-	-	-	-	-	-
Non-Spendable:									
Prepays & Deposits	541	-	-	-	-	-	-	-	541
Assigned:									
Operating Reserves	-	-	-	-	-	-	-	-	-
Roadway Reserves	-	-	-	-	-	-	-	-	-
Reserved for Debt Service	-	203,584	659,662	206,670	63,313	223,582	43,483	-	1,400,295
Reserved for Capital Projects	-	-	-	-	-	-	-	2,043,561	2,043,561
Unassigned	155,492	-	-	-	0	(0)	-	-	155,492
Total Liabilities & Fund Balance	\$ 1,373,384	388,381	1,209,275	434,659	428,291	433,226	183,390	2,043,561	\$ 6,494,167



Avalon Groves Community Development District
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending November 30, 2023

	Adopted Budget	Current Month	Actual Year to Date	Variance Over/(Under) Budget	% of Budget
Revenues:					
Special Assessments	\$ 991,760	\$ 61,336	\$ 61,336	\$ (930,424)	6%
Lot Closings	-	-	-	-	0%
Miscellaneous	-	-	-	-	0%
Interest Income	-	-	-	-	0%
Total Revenues	991,760	61,336	61,336	(930,424)	6%
Expenditures:					
General Administrative:					
Supervisor Compensation	12,000	1,600	2,200	(9,800)	18%
District Management Services	32,960	2,747	5,493	(27,467)	17%
Bank Fees	150	-	-	(150)	0%
Auditing	3,400	3,750	3,750	350	110%
Regulatory & Permit Fees	175	-	175	-	100%
Legal Advertisements	4,000	-	276	(3,724)	7%
Engineering Services	15,000	7,729	11,252	(3,748)	75%
Legal Services	25,000	8,129	14,590	(10,410)	58%
Technology & Website Administration	2,015	-	1,515	(500)	75%
Miscellaneous (appraisal, mailing, etc)	1,500	310	620	(880)	41%
Total General Administrative	96,200	24,265	39,871	(56,329)	41%
Insurance:					
Insurance	12,000	-	31,295	19,295	261%
Total Insurance	12,000	-	31,295	19,295	261%
Debt Service Administration:					
Disclosure Report	5,150	-	-	-	-
Arbitrage Rebate Report	2,000	-	-	(2,000)	0%
Trustee Fees	12,000	-	5,150	(6,850)	43%
Total Debt Service Administration	19,150	-	5,150	(8,850)	27%
Utilities:					
Utilities - Electricity	6,180	1,161	2,939	(3,241)	48%
Streetlights	230,000	20,680	43,960	(186,040)	19%
Utilities - Water	40,000	28	1,147	(38,853)	3%
Total Utilities	276,180	21,869	48,045	(228,135)	17%
Physical Environment:					
Lake & Pond Maintenance	54,600	3,720	6,454	(48,146)	12%
Landscape Maintenance	314,715	40,518	66,744	(247,971)	21%
Landscape Replenishment	15,285	4,545	4,545	(10,740)	30%
Wetland Mitigation & Monitoring	38,850	-	4,800	(34,050)	12%
Field Management	6,180	515	1,030	(5,150)	17%
Field Contingency	88,900	3,446	5,906	(82,994)	7%
Hardscape Repairs & Maintenance	15,000	-	-	(15,000)	0%
Stormwater Reporting	25,000	-	-	(25,000)	0%
Porter Services	10,000	-	-	(10,000)	0%
Pond Plantings & Erosion Control	12,000	-	-	(12,000)	0%
Fountain Repair	2,700	-	-	(2,700)	0%



Reserve Study	5,000	-	-	(5,000)	0%
Total Physical Environment	<u>588,230</u>	<u>52,744</u>	<u>89,479</u>	<u>(498,751)</u>	<u>15%</u>
Total Expenditures	<u>991,760</u>	<u>98,878</u>	<u>213,841</u>	<u>(772,769)</u>	<u>22%</u>
Excess Expenditures Over (Under) Revenues	<u>-</u>	<u>(37,542)</u>	<u>(152,504)</u>	<u>(157,654)</u>	
Other Sources (Uses)					
Transfer In	-	-	-	-	
Transfer Out	-	-	-	-	
Total Other Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Fund Balance - Beginning			308,537		
Fund Balance - Ending			<u>156,033</u>		



**Avalon Groves Community Development District
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending November 30, 2023**

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 170,338	\$ 10,535
Lot Closings	-	-
Interest	-	1,694
Total Revenues	170,338	12,229
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	63,231	-
November 1, 2023	62,107	62,531
Principal Retirement:		
May 1, 2024	45,000	-
November 1, 2023	-	-
Total Expenditures	170,338	62,531
Excess Expenditures Over (Under) Revenues	-	(50,302)
 Other Sources (Uses)		
Transfer In	-	0
Transfer Out	-	0
Total Other Sources (Uses)	-	-
 Fund Balance - Beginning		 253,886
 Fund Balance - Ending		 203,584



Avalon Groves Community Development District
Debt Service 2017A1 - 2 (AA2)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending November 30, 2023

	<u>Adopted Budget</u>	<u>Actual Year to Date</u>
<u>Revenues:</u>		
Special Assessments	\$ 506,750	\$ 31,340
Lot Closings	-	-
Prepayments	-	30,397
Interest	-	5,396
Total Revenues	<u>506,750</u>	<u>67,134</u>
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	194,122	-
November 1, 2023	190,897	194,122
Principal Retirement:		
May 1, 2024	120,000	-
November 1, 2023	-	-
Prepayment Expense:	-	50,000
Total Expenditures	<u>505,019</u>	<u>244,122</u>
 Excess Expenditures Over (Under) Revenues	 <u>1,731</u>	 <u>(176,988)</u>
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	-
Total Other Sources (Uses)	<u>-</u>	<u>-</u>
 Fund Balance - Beginning		 836,651
 Fund Balance - Ending		 <u>659,662</u>



**Avalon Groves Community Development District
Debt Service 2019 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending November 30, 2023**

	<u>Adopted Budget</u>	<u>Actual Year to Date</u>
<u>Revenues:</u>		
Special Assessments	\$ 210,250	\$ 13,003
Lot Closings	-	-
Interest	-	1,095
Total Revenues	210,250	14,098
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	67,330	-
November 1, 2023	67,330	68,482
Principal Retirement:		
May 1, 2024	-	-
November 1, 2023	75,000	70,000
Total Expenditures	209,660	138,482
Excess Expenditures Over (Under) Revenues	590	(124,384)
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(2,641)
Total Other Sources (Uses)	-	(2,641)
 Fund Balance - Beginning		 333,695
 Fund Balance - Ending		 206,670



Avalon Groves Community Development District
Debt Service 2021 Ph 3 & 4 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending November 30, 2023

	<u>Adopted Budget</u>	<u>Actual Year to Date</u>
<u>Revenues:</u>		
Special Assessments	\$ 193,100	\$ 11,942
Lot Closings	-	-
Interest	-	894
Total Revenues	193,100	12,837
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	57,213	-
November 1, 2023	56,369	57,213
Principal Retirement:		
May 1, 2024	75,000	-
November 1, 2024	-	-
Total Expenditures	188,582	57,213
Excess Expenditures Over (Under) Revenues	4,518	(44,376)
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(51,563)
Total Other Sources (Uses)	-	(51,563)
 Fund Balance - Beginning		 319,521
 Fund Balance - Ending		 223,582



Avalon Groves Community Development District
Debt Service 2021 (AA3)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending November 30, 2023

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 336,600	\$ 20,817
Lot Closings		-
Interest		1,707
Total Revenues	336,600	22,525
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	102,869	-
November 1, 2023	101,325	102,769
Principal Retirement:		
May 1, 2024	130,000	-
November 1, 2024	-	-
Total Expenditures	334,194	102,769
Excess Expenditures Over (Under) Revenues	2,406	(80,244)
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(4,223)
Total Other Sources (Uses)	-	(4,223)
 Fund Balance - Beginning		 147,781
 Fund Balance - Ending		 63,313



Avalon Groves Community Development District
Debt Service 2022 (AA4)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending November 30, 2023

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 128,675	\$ 7,958
Lot Closings		-
Interest		327
Total Revenues	128,675	8,285
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	45,338	-
November 1, 2023	44,638	45,338
Principal Retirement:		
May 1, 2024	35,000	-
November 1, 2024	-	-
Total Expenditures	124,976	45,338
Excess Expenditures Over (Under) Revenues	3,699	(37,053)
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(1,382)
Total Other Sources (Uses)	-	(1,382)
 Fund Balance - Beginning		 81,918
 Fund Balance - Ending		 43,483



**Avalon Groves Community Development District
Construction in Progress
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period Ending November 30, 2023**

	2017 (AA1) Actual Year-to-Date	2017A-1 - 2 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2021 (AA1) PH 3/4 Actual Year-to-Date	2022 (AA4) Actual Year-to-Date
Revenues:						
Developer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance Claim	-	-				
Interest	-	0	32	534	20	16,634
Total Revenues	-	0	32	534	20	16,634
Expenditures:						
Dissemination Agent						
Trust Fund Accounting						
Arbitrage						
Trustee Fees						
Requisitions						
Total Expense	-	-	-	-	-	-
Capital Outlay						
Boat Dock						
Other						
Total Capital Outlay	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	-
Excess Expenditures Over (Under) Revenues	-	0	32	534	20	16,634
Other Sources (Uses)						
Transfer In	-	-	2,641	4,223	51,563	1,382
Transfer Out	-	-	-	-	-	-
Total Other Sources (Uses)	-	-	2,641	4,223	51,563	1,382
Fund Balance - Beginning	0	21	3,580	60,821	2,151	1,899,959
Fund Balance - Ending	\$ 0	\$ 21	\$ 6,253	\$ 65,578	\$ 53,733	\$ 1,917,975



**Avalon Groves Community Development District
Balance Sheet
November 30, 2023**

Balance per Bank Statement	*	\$	319,393.46
Plus: Deposits in Transit			-
Less: Outstanding Checks			1,600.00
<i>Adjusted Bank Balance</i>		\$	<u>317,793.46</u>
Beginning Bank Balance per Books			265,805.78
Deposits			163,356.01
Disbursements			111,368.33
<i>Balance per Book</i>		\$	<u>317,793.46</u>



**Avalon Groves Community Development District
Check Register
FY2024**

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
10/1/2023	EOY	Balance		-	-	938,867.17
10/01/2023	1632	Egis Insurance and Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123288		31,295.00	907,572.17
10/02/2023	1ACH100223	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/24-8/23/23		22.44	907,549.73
10/02/2023	2ACH100223	Sunshine Water Services	Goldcrest Loop Playground 7/24/22-08/23/23		13.24	907,536.49
10/02/2023	3ACH100223	Sunshine Water Services	Basswood Ln Island Irrigation 07/25/23-08/24/23		1,064.57	906,471.92
10/02/2023	1002ACH1	SECO Energy	16920 Sawgrass Bay Blvd 8/15/23 - 9/14/23		38.00	906,433.92
10/03/2023	1ACH100323	SECO Energy	17650 Sawgrass Bay Blvd 08/15/2023 - 09/14/2023		125.00	906,308.92
10/03/2023	2ACH100323	SECO Energy	17052 Basswood Lane 8/15/23 - 9/14/23		40.00	906,268.92
10/03/2023	3ACH100323	SECO Energy	17325 Sawgrass Bay Blvd 08/15-9/14/23		71.00	906,197.92
10/03/2023	4ACH100323	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15-09/14/23		38.00	906,159.92
10/03/2023	1633	Candice Smith	BOS MTG 9/28/23		200.00	905,959.92
10/03/2023	1634	Michael W. Aube	BOS MTG 9/28/23		200.00	905,759.92
10/03/2023	1635	William Tyler Flint	BOS MTG 9/28/23		200.00	905,559.92
10/03/2023	100154	HV Solar Lighting	Invoice: 66 (Reference: Light Installation.)		18,080.00	887,479.92
10/05/2023	100155	BIO-TECH CONSULTING, INC.	Invoice: 175497 (Reference: Mitigation Monitoring.)		4,800.00	882,679.92
10/05/2023	100156	Heidt Design	Invoice: 49006 (Reference: Engineering Services.)		310.00	882,369.92
10/05/2023	100157	Innersync	Invoice: 21641 (Reference: CDD Website Services.)		1,515.00	880,854.92
10/05/2023	100158	Steadfast Environmental, LLC	Invoice: SE-22897 (Reference: y Description U/M Rate Serviced Date Amount Routine Aquatic Mainte...		2,733.41	878,121.51
10/05/2023	100159	Vesta District Services	Invoice: 413496 (Reference: Monthly contracted management fees.) Invoice: 413497 (Reference: ...		8,411.67	869,709.84
10/13/2023	1013ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #10		813.53	868,896.31
10/13/2023	1013ACH2	SECO Energy	16920 Sawgrass Bay Blvd 6/29/23 - 7/19/23		259.00	868,637.31
10/13/2023	100160	Fountain Design Group, Inc.	Invoice: 31340A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	868,462.31
10/13/2023	100161	Humane Animal Removal Team	Invoice: 101123-1 (Reference: Wild Hog Trapping.)		2,285.00	866,177.31
10/27/2023	1ACH102723	Regions Bank.	Transfer for DS payment Due 11/1 for 2017A-1		193,668.87	672,508.44
10/27/2023	2ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2017 (AA1)		62,393.37	610,115.07
10/27/2023	3ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2019 (AA1)		138,397.37	471,717.70
10/27/2023	4ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2021 (AA3)		102,413.62	369,304.08
10/27/2023	5ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2021 PH 3/4		57,110.51	312,193.57
10/27/2023	6ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2022(AA4)		45,269.23	266,924.34
10/30/2023	1ACH103023	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/23-9/25/23		16.29	266,908.05
10/30/2023	2ACH103023	Sunshine Water Services	Goldcrest Loop Playground 8/23/22-09/26/23		13.21	266,894.84
10/30/2023	1030ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 08/24/23-09/26/23		1,089.06	265,805.78
10/31/2023				-	671,972.33	265,805.78
11/01/2023			Deposit	18.32		265,824.10
11/01/2023			Deposit	6,405.63		272,229.73
11/02/2023	1ACH110223	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/14-10/16/23		41.00	272,188.73
11/02/2023	2ACH110223	SECO Energy	17325 Sawgrass Bay Blvd 09/14-10/16/23		306.00	271,882.73
11/02/2023	1102ACH3	SECO Energy	17052 Basswood Lane 09/14/2023 TO 10/16/2023		43.00	271,839.73



11/02/2023	1102ACH4	SECO Energy	17650 Sawgrass Bay Blvd 09/14/2023 TO 10/16/2023	67.00	271,772.73
11/03/2023	1103ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #11	800.00	270,972.73
11/03/2023	1103ACH2	SECO Energy	16920 Sawgrass Bay Blvd 09/14/2023 TO 10/16/2023	507.00	270,465.73
11/06/2023	100162	LLS Tax Solutions	Invoice: 0036087 (Reference: Arbitrage Services)	650.00	269,815.73
11/06/2023	100163	Steadfast Environmental, LLC	Invoice: SE-23111 (Reference: Routine Aquatic Maintenance.) Invoice: SE-23160 (Reference: Tra...	3,720.14	266,095.59
11/06/2023	100164	HV Solar Lighting	Invoice: 85 (Reference: Street Light Installation.) Invoice: 68 (Reference: Street Light Proj...	25,880.00	240,215.59
11/06/2023	100165	Clean Star Services	Invoice: 10885 (Reference: Monthly Trash Service.)	310.00	239,905.59
11/06/2023	100166	Kutak Rock LLP	Invoice: 3296706 (Reference: General Counsel.)	6,461.00	233,444.59
11/06/2023	100167	Vesta District Services	Invoice: 414370 (Reference: Monthly contracted management fees.)	3,261.67	230,182.92
11/06/2023	100168	Down to Earth	Invoice: INV170458 (Reference: Monthly Maintenance.)	26,226.25	203,956.67
11/14/2023	1636	DEPT OF ECONOMIC OPPORTUNITY	FY 2023/2024 Special District Fee Invoice/Update Form	175.00	203,781.67
11/15/2023	100169	Orlando Sentinel	Invoice: 082037759000 (Reference: Legal Advertising.)	275.68	203,505.99
11/15/2023	100170	Yellowstone Landscape	Invoice: OS 621300 (Reference: Edgemont Perimeter Mowing, Edging, Clean-Up.) Invoice: OS 6213...	11,295.45	192,210.54
11/15/2023	100171	Stantec Consulting Services,Inc	Invoice: 2153207 (Reference: WA1 - Avalon Groves CDD.) Invoice: 2153208 (Reference: WA1 - Ava...	3,522.89	188,687.65
11/16/2023	100172	Down to Earth	Invoice: INV172672 (Reference: Lawncare Recurring Monthly Maintenance.)	26,226.25	162,461.40
11/20/2023			Deposit	25,443.44	187,904.84
11/20/2023			Deposit	15,729.34	203,634.18
11/28/2023	1637	Eugene J. Mastrangeli	BOS MTG 10/26/23	200.00	203,434.18
11/28/2023	1638	Michael W. Aube	BOS MTG 10/26/23	200.00	203,234.18
11/28/2023	1639	Robert J. Wolski	BOS MTG 10/26/23	200.00	203,034.18
11/28/2023	1640	William Tyler Flint	BOS MTG 10/26/23	200.00	202,834.18
11/28/2023	1641	Eugene J. Mastrangeli	BOS MTG 11/16/23	200.00	202,634.18
11/28/2023	1642	Michael W. Aube	BOS MTG 11/16/23	200.00	202,434.18
11/28/2023	1643	Robert J. Wolski	BOS MTG 11/16/23	200.00	202,234.18
11/28/2023	1644	William Tyler Flint	BOS MTG 11/16/23	200.00	202,034.18
11/29/2023			Deposit	69,855.71	271,889.89
11/29/2023			Deposit	45,903.57	317,793.46
11/30/2023				163,356.01	111,368.33
					317,793.46



EXHIBIT 12



AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2022



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2022

CONTENTS

	<u>PAGE</u>
Independent Auditors’ Report.....	1-3
Management’s Discussion and Analysis	4-8
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities.....	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Notes to the Financial Statements.....	15-27
Required Supplementary Information	
Statement of Revenues and Expenditures – Budget and Actual – General Fund.....	28
Notes to Required Supplementary Information	29
Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	30-31
Independent Auditor’s Report on Compliance with the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556 (10) of the Auditor General of the State of Florida	32
Auditor’s Management Letter Required by Chapter 10.550, Florida Statutes	33-35



INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Avalon Groves Community Development District
Lake County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Avalon Groves Community Development District, Lake County, Florida ("District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.



Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information

because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated November 14, 2023, on our consideration of the Avalon Groves Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated November 14, 2023 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
November 14, 2023



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

Our discussion and analysis of Avalon Groves Community Development District, Lake County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,278,416.
- The change in the District's total net position in comparison with the prior fiscal year was \$81,474, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$3,768,288. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2022	2021
Current assets	\$ 3,783,139	\$ 2,870,222
Capital assets	27,355,754	23,872,410
Total assets	<u>31,138,893</u>	<u>26,742,632</u>
Current liabilities	1,028,365	921,121
Long-term liabilities	25,832,112	21,624,569
Total liabilities	<u>26,860,477</u>	<u>22,545,690</u>
Net position		
Net invested in capital assets	964,368	1,832,841
Restricted for capital projects	1,877,636	780,763
Restricted for debt service	1,220,919	1,439,251
Unrestricted	215,493	144,087
Total net position	<u>\$ 4,278,416</u>	<u>\$ 4,196,942</u>

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2022	2021
Program revenues	\$ 2,087,783	\$ 2,255,777
General revenues	18,010	3,809
Total revenues	<u>2,105,793</u>	<u>2,259,586</u>
Expenses		
General government	336,689	320,649
Physical environment	538,714	324,359
Interest on long-term debt	956,212	841,309
Cost of issuance	192,704	524,840
Total expenses	<u>2,024,319</u>	<u>2,011,157</u>
Change in net position	81,474	248,429
Net position - beginning of year	4,196,942	3,948,513
Net position - end of year	<u>\$ 4,278,416</u>	<u>\$ 4,196,942</u>



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$2,024,319, which primarily consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments and developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$27,355,754 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2022 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$26,391,386 in lease liability and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2023, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Avalon Groves Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, FL 32746.



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2022

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 548,183
Assessments receivable	1,995
Deposits	541
Restricted assets:	
Investments	3,228,875
Assessments receivable	3,545
Capital assets:	
Non-depreciable	24,597,541
Right to use lease - lighting	2,758,213
TOTAL ASSETS	<u><u>\$ 31,138,893</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 14,851
Accrued interest payable	454,240
Bonds and leases payable, due within one year	559,274
Bonds and leases payable, due in more than one year	25,832,112
TOTAL LIABILITIES	<u><u>26,860,477</u></u>
NET POSITION	
Net investment in capital assets	964,368
Restricted for:	
Capital projects	1,877,636
Debt service	1,220,919
Unrestricted	215,493
TOTAL NET POSITION	<u><u>\$ 4,278,416</u></u>

The accompanying notes are an integral part of this financial statement



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2022

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	Governmental Activities
Governmental activities				
General government	\$ 336,689	\$ 336,689	\$ -	\$ -
Physical environment	538,714	475,698	-	(63,016)
Interest on long-term debt	956,212	1,275,396	-	319,184
Cost of issuance	192,704	-	-	(192,704)
Total governmental activities	\$ 2,024,319	\$ 2,087,783	\$ -	63,464
General revenues:				
				13,010
				5,000
				18,010
				81,474
				4,196,942
				\$ 4,278,416

The accompanying notes are an integral part of this financial statement



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2022

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<u>ASSETS</u>				
Cash and cash equivalents	\$ 548,163	\$ -	\$ 20	\$ 548,183
Assessments receivable	1,995	-	-	1,995
Due from other funds	-	320,355	-	320,355
Deposits	541	-	-	541
Restricted assets:				
Investments	-	1,351,259	1,877,616	3,228,875
Assessments receivable	-	3,545	-	3,545
TOTAL ASSETS	\$ 550,699	\$ 1,675,159	\$ 1,877,636	\$ 4,103,494
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 14,851	\$ -	\$ -	\$ 14,851
Due to other funds	320,355	-	-	320,355
TOTAL LIABILITIES	335,206	-	-	335,206
FUND BALANCES				
Nonspendable:				
Deposits	541	-	-	541
Restricted for:				
Debt service	-	1,675,159	-	1,675,159
Capital projects	-	-	1,877,636	1,877,636
Unassigned	214,952	-	-	214,952
TOTAL FUND BALANCES	215,493	1,675,159	1,877,636	3,768,288
TOTAL LIABILITIES AND FUND BALANCES	\$ 550,699	\$ 1,675,159	\$ 1,877,636	\$ 4,103,494

The accompanying notes are an integral part of this financial statement



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances in the Balance Sheet	\$ 3,768,288
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	27,485,177
Less accumulated depreciation	(129,423)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(454,240)
Original issue discount	338,982
Original issue premium	(189,211)
Lease liability	(2,801,157)
Governmental bonds payable	<u>(23,740,000)</u>
Net Position of Governmental Activities	<u>\$ 4,278,416</u>

The accompanying notes are an integral part of this financial statement



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2022

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Special assessments	\$ 812,387	\$ 1,275,396	\$ -	\$ 2,087,783
Miscellaneous revenue	-	5,000	-	5,000
Investment earnings	-	5,371	7,639	13,010
TOTAL REVENUES	<u>812,387</u>	<u>1,285,767</u>	<u>7,639</u>	<u>2,105,793</u>
EXPENDITURES				
General government	331,689	5,000	-	336,689
Physical environment	409,291	-	-	409,291
Capital outlay	-	-	725,131	725,131
Debt				
Principal	-	535,000	-	535,000
Interest expense	-	1,025,236	-	1,025,236
Bond issuance costs	-	192,704	-	192,704
TOTAL EXPENDITURES	<u>740,980</u>	<u>1,757,940</u>	<u>725,131</u>	<u>3,224,051</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	<u>71,407</u>	<u>(472,173)</u>	<u>(717,492)</u>	<u>(1,118,258)</u>
OTHER SOURCES (USES)				
Transfers in (out)	-	(26)	26	-
Bond proceeds	-	271,573	1,814,339	2,085,912
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>271,547</u>	<u>1,814,365</u>	<u>2,085,912</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	<u>71,407</u>	<u>(200,626)</u>	<u>1,096,873</u>	<u>967,654</u>
FUND BALANCE				
Beginning of year	144,086	1,875,785	780,763	2,800,634
End of year	<u>\$ 215,493</u>	<u>\$ 1,675,159</u>	<u>\$ 1,877,636</u>	<u>\$ 3,768,288</u>

The accompanying notes are an integral part of this financial statement



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ 967,654
Amount reported for governmental activities in the Statement of Activities are different because:	
The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period.	
	(2,809,070)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	725,131
RTU - lease lighting	723,158
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Reduction of long term lease liability	86,479
Payments on long-term debt	535,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(129,423)
Change in accrued interest payable	(17,707)
Provision for amortization of bond discount	(3,815)
Provision for amortization of bond premium	4,067
Change in Net Position of Governmental Activities	\$ 81,474

The accompanying notes are an integral part of this financial statement



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Avalon Groves Community Development District (the District) was established on April 27, 2016 by Lake County Ordinance 2016-16 pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Board members are affiliated with the Developers. The Supervisors are elected through landowner elections and/or appointed by existing Board. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	20 - 40
Improvements	10 - 20



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Fidelity Investments Money Market Funds - Government Portfolio	\$ 3,228,875	S&P AAAm	Weighted average of the fund portfolio: 16 days
Total Investments	<u>\$ 3,228,875</u>		



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Balance 10/01/2021	Increases	Decreases	Balance 09/30/2022
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	\$ 23,872,410	\$ 725,131	\$ -	\$ 24,597,541
Total capital assets, not being depreciated	23,872,410	725,131	-	24,597,541
Capital assets, being depreciated				
RTU - lighting lease	2,164,478	723,158	-	2,887,636
Total capital assets, being depreciated	2,164,478	723,158	-	2,887,636
Less accumulated depreciation for:				
RTU - lighting lease		129,423	-	129,423
Total accumulated depreciation	-	129,423	-	129,423
Total capital assets, being depreciated - net	2,164,478	593,735	-	2,758,213
Governmental activities capital assets - net	<u>\$ 26,036,888</u>	<u>\$ 1,318,866</u>	<u>\$ -</u>	<u>\$ 27,355,754</u>

Depreciation expense was charged to physical environment.

NOTE F - LEASES

The District leases solar lighting. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. The interest rate on the lease is based on the District's incremental borrowing rate of 4.08%. The details of these leases are listed below:

Describe	Date	Payment Terms	Monthly Payment Amount	Interest Rate	Total Lease Liability	Balance 09/30/2022
Phase 1	1/1/2020	20 Years	\$ 12,500	4.08%	\$ 2,016,115	\$ 1,947,029
Phase 2	9/1/2020	20 Years	900	4.08%	148,363	143,526
Phase 3	3/1/2022	20 Years	4,243	4.08%	723,158	710,539
			<u>\$ 17,643</u>		<u>\$ 2,887,636</u>	<u>\$ 2,801,094</u>



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE F - LEASES (CONTINUED)

The annual requirements to amortize the principal and interest of the lease liability as of September 30, 2022 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 99,274	\$ 112,444	\$ 211,718
2024	103,401	108,318	211,719
2025	107,700	104,019	211,719
2026	112,177	99,542	211,719
2027	116,840	94,878	211,718
2028-2032	710,146	394,917	1,105,063
2033-2037	938,839	225,612	1,164,451
2038-2041	612,780	40,497	653,277
	<u>\$ 2,801,157</u>	<u>\$ 1,180,227</u>	<u>\$ 3,981,384</u>

NOTE G – LONG-TERM LIABILITIES

\$2,415,000 Special Assessment Bonds, Series 2017 – On March 27, 2017, the District issued \$2,415,000 in Special Assessment Bonds, Series 2017. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2048. The Bonds bear interest ranging from 5.0% to 5.75% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2017.

\$7,215,000 Special Assessment Bonds, Series 2017A-1 – On March 27, 2017, the District issued \$7,215,000 in Special Assessment Bonds, Series 2017A-1. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2048. The Bonds bear interest ranging from 5.375% to 6.0% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2017. During 2022, the District made prepayments of \$120,000.

\$3,500,000 Special Assessment Bonds, Series 2019 – On July 9, 2019, the District issued \$3,500,000 in Special Assessment Bonds, Series 2019. The Bonds were issued to refund part of the \$4,440,000 Special Assessment Bonds, Series 2017A-2 for the costs of construction projects. The Bonds are payable in annual principal installments through November 2049. The Bonds bear interest ranging from 3.35% to 4.375% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2019.



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

\$3,490,000 Special Assessment Bonds, Series 2021 (Phases 3 and 4 Sub-Assessment Area One Project) – On June 30, 2021, the District issued \$3,490,000 in Special Assessment Bonds, Series 2021 (Phases 3 and 4 Sub-Assessment Area One Project). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2051. The Bonds bear interest ranging from 2.25% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2022.

\$6,075,000 Special Assessment Bonds, Series 2021 (Assessment Area Three Project) – On June 30, 2021, the District issued \$6,075,000 in Special Assessment Bonds, Series 2021 (Assessment Area Three Project). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2051. The Bonds bear interest ranging from 2.375% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2022.

\$2,105,000 Special Assessment Bonds, Series 2022 (Assessment Area Four Project) – On April 29, 2022, the District issued \$2,105,000 in Special Assessment Bonds, Series 2022 (Assessment Area Four Project). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2052. The Bonds bear interest ranging from 4.0 % to 4.5% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2023.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2022.



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

	Balance			Balance	
	10/01/2021	Additions	Deletions	09/30/2022	Due Within One Year
Lease liability	\$ 2,164,478	\$ 723,158	\$ 86,479	\$ 2,801,157	\$ 99,274
Special Assessment Bonds, Series 2017	2,285,000	-	40,000	2,245,000	40,000
Special Assessment Bonds, Series 2017A-1	6,885,000	-	230,000	6,655,000	115,000
Special Assessment Bonds, Series 2019	3,435,000	-	65,000	3,370,000	70,000
Special Assessment Bonds, Series 2021 (Area One Project)	3,490,000	-	75,000	3,415,000	75,000
Special Assessment Bonds, Series 2021 (Area Assessment Three)	6,075,000	-	125,000	5,950,000	125,000
Special Assessment Bonds, Series 2022 (Area Assessment Four)	-	2,105,000	-	2,105,000	35,000
	<u>24,334,478</u>	<u>2,828,158</u>	<u>621,479</u>	<u>26,541,157</u>	<u>559,274</u>
Unamortized bond discount	(323,709)	(19,088)	(3,815)	(338,982)	-
Unamortized bond premium	193,278	-	4,067	189,211	-
	<u>\$ 24,204,047</u>	<u>\$ 2,809,070</u>	<u>\$ 621,731</u>	<u>\$ 26,391,386</u>	<u>\$ 559,274</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

September 30,	Principal	Interest	Total
2023	\$ 460,000	\$ 1,088,190	\$ 1,548,190
2024	475,000	1,071,415	1,546,415
2025	505,000	1,054,033	1,559,033
2026	510,000	1,035,653	1,545,653
2027	540,000	1,016,291	1,556,291
2028-2032	3,030,000	4,733,989	7,763,989
2033-2037	3,795,000	3,997,528	7,792,528
2038-2042	4,760,000	3,039,199	7,799,199
2043-2047	6,080,000	1,761,831	7,841,831
2048-2052	3,585,000	361,678	3,946,678
	<u>\$ 23,740,000</u>	<u>\$ 19,159,807</u>	<u>\$ 42,899,807</u>



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE J – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2022

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Special assessments	\$ 641,745	\$ 813,114	\$ 812,387	\$ (727)
Miscellaneous revenue	-	200	-	(200)
TOTAL REVENUES	<u>641,745</u>	<u>813,314</u>	<u>812,387</u>	<u>(927)</u>
EXPENDITURES				
Current				
General government	292,179	392,328	331,689	60,639
Physical environment	349,566	390,059	409,291	(19,232)
TOTAL EXPENDITURES	<u>641,745</u>	<u>782,387</u>	<u>740,980</u>	<u>41,407</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	<u>\$ 30,927</u>	71,407	<u>\$ 40,480</u>
FUND BALANCES				
Beginning of year			<u>144,086</u>	
End of year			<u>\$ 215,493</u>	



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Avalon Groves Community Development District
Lake County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Avalon Groves Community Development District, as of September 30, 2022 and for the year ended September 30, 2022, which collectively comprise Avalon Groves Community Development District's basic financial statements and have issued our report thereon dated November 14, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

November 14, 2023



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Avalon Groves Community Development District
Lake County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Avalon Groves Community Development District, Lake County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
November 14, 2023



Management Letter

To the Board of Supervisors
Avalon Groves Community Development District
Lake County, Florida

Report on the Financial Statements

We have audited the financial statements of the Avalon Groves Community Development District (“District”) as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated November 14, 2023.

Auditors’ Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated November 14, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Prior year findings and recommendations were implemented as noted or noted in this report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.



Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Avalon Groves Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 2.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$1,600.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District amended its final adopted budget under Section 189.016(6), Florida Statutes, as included on page 28.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Avalon Groves Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$631 to \$1,370 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,087,783.
- c. The total amount of outstanding bonds issued by the district as \$23,740,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

2021-01

Finding: The District did not submit the completed annual financial report by June 30, 2022 as required by Section 218.32(d) Florida Statutes and Rules of the Auditor General.

Management Response: The District will ensure that going forward the audit is completed by the June 30th deadline.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
November 14, 2023



EXHIBIT 13





DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

P.O. Box 327 • Tavares, FL 32778-0327 • Phone 352-343-9602 • www.laketax.com

October 30, 2023

Mr. Kyle Darin
Avalon Groves CDD, District Manager
Vesta District Services
250 International Pkwy, Ste 208
Lake Mary, FL 32746

Dear Mr. Darin,

As you are aware, the Tax Collector is directed by F.S. 218.36(2) and F.A.R.12D-11.008, to remit any unused revenues at year end that exceed operational costs to the taxing authorities, proportional to the fees and commissions paid to the Tax Collector. The total unexpended Tax Collector fees and commissions for the fiscal year ended September 30, 2023, is \$2,170,664.25, primarily due to operating costs amounting to just 85% of total revenues.

We are distributing \$6,405.63 to Avalon Groves CDD, which represents the district's pro rata share of unspent Tax Collector revenues for the fiscal year ended September 30, 2023.

A detailed financial report illustrating the reconciliation of revenues and expenditures is enclosed. I welcome any questions you may have, or a request for additional information.

Sincerely,

David W. Jordan
Lake County Tax Collector

Cc: Candice Bain, Chairwoman, Avalon Groves CDD

Encl



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR
Reconciliation of Revenues and Expenditures
Fiscal Year ended 9/30/2023

TAX COLLECTOR OPERATING REVENUE \$ 14,042,095.97
FROM STATUTORY FEES AND COMMISSIONS

TAX COLLECTOR EXPENDITURES

Personnel Services	\$	8,592,681.76
Operating		3,019,344.08
Capital Outlay		254,650.33
Interest Distribution		4,755.55
Total Expenditures	\$	11,871,431.72

Excess Fees \$ 2,170,664.25

REVENUE FROM FEES:

FLORIDA HIGHWAY SAFETY & MOTOR VEHICLES	\$	3,410,069.04
FLORIDA DEPT. OF AGRICULTURE & CONSUMER SERVICES		118,728.00
FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION		2,841.00
TAX COLLECTOR FEES FROM TOURIST DEVELOPMENT TAX		175,304.17
DELINQUENT TAX COLLECTION REVENUES		735,526.27
CHIEF FINANCIAL OFFICER / FLORIDA DEPT. OF REVENUE		4,680.00
MISCELLANEOUS INCOME		133,135.30
INTEREST		4,755.54
TOTAL FEES	\$	4,585,039.32

REVENUE FROM COMMISSIONS:

BOARD OF COUNTY COMMISSIONERS	Commissions	Percentage	Unspent Revenue
GENERAL FUND	\$ 6,618,164.29	0.471309	\$ 1,023,053.60
AMBULANCE MSTU	271,321.93	0.019322	41,941.57
FIRE MSTU	153,863.76	0.010957	23,783.97
FIRE MSBU	449,150.06	0.031986	69,430.87
ENVIRONMENTAL LAND PURCHASE	53,808.31	0.003832	8,317.99
SOLID WASTE SERVICES	300,637.20	0.021410	46,473.92
STORMWATER MSTU	132,913.27	0.009465	20,545.34
COLLEY DRIVE ASSESSMENT	267.52	0.000019	41.24
FIRETHORN RD ASSESSMENT	207.48	0.000015	32.56
GRANVILLE AVE ASSESSMENT	62.91	0.000004	8.68
GREATER GROVES MSBU	5,125.22	0.000365	792.29
GREATER HILLS MSBU	5,837.76	0.000416	903.00
GREATER PINES MSBU	6,436.70	0.000458	994.16
PICCIOLA ISLAND LIGHTING	75.05	0.000005	10.85
SYLVAN SHORES STREET LIGHTING	455.73	0.000032	69.46
VALENCIA TERRACE LIGHTING	124.35	0.000009	19.54
VILLAGE GREEN LIGHTING	237.38	0.000017	36.90
TOTAL BOARD OF COUNTY COMMISSIONERS	\$ 7,998,688.92	0.569621	\$ 1,236,455.94
* BALANCE AFTER PRORATION DUE TO BOCC		0.326523	708,771.81
			\$ 1,945,227.75

OTHER TAXING DISTRICTS	Commissions	Percentage	Unspent Revenue
LAKE COUNTY WATER AUTHORITY	\$ 182,574.02	0.013002	28,222.98
NORTH LAKE HOSPITAL DISTRICT	158,275.44	0.011271	24,465.56
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	721.52	0.000051	110.70
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	116,367.47	0.008287	17,988.29
** LAKE COUNTY SCHOOL BOARD SAFETY	498,547.71	0.035504	77,067.26
† NON-AD VALOREM COMMISSIONS	501,881.47	0.035741	77,581.71
TOTAL OTHER TAXING DISTRICTS:	\$ 1,458,367.63	0.103856	\$ 225,436.50

TOTAL COMMISSIONS ALL TAXING AUTHORITIES: \$ 9,457,056.55

TOTAL REVENUE / EXCESS FEES	\$	14,042,095.87	\$	2,170,664.25
------------------------------------	-----------	----------------------	-----------	---------------------

* Florida DOR Rule 12D-11.008, Distribution of Excess Fees - Tax Collectors

** Commissions for Required Local Effort and By State Law included in BOCC General Fund, per statute 192.091(2)(b)2

† Non-Ad Valorem detail attached



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR
Reconciliation of Revenues and Expenditures
Fiscal Year ended 9/30/2023

NON-AD VALOREM DISTRICTS

District Name	Funding Agency	Commissions	Percentage of Total Revenue	Unspent Revenue
Arlington Ridge CDD - Debt	Arlington Ridge CDD	\$ 5,393.97	0.000384	\$ 833.54
Arlington Ridge CDD - Maintenance		\$ 45,719.34	0.003255	\$ 7,065.51
Astatula - Solid Waste	Town of Astatula	\$ 3,696.85	0.000263	\$ 570.88
Avalon Groves - CDD	Avalon Groves CDD	\$ 41,434.75	0.002951	\$ 6,405.63
Bella Collina CDD - Debt	Bella Collina CDD	\$ 29,623.43	0.002110	\$ 4,580.10
Bella Collina CDD - Maintenance		\$ 6,342.91	0.000452	\$ 981.14
Cascades at Groveland CDD	Cascades at Groveland CDD	\$ 11,985.33	0.000854	\$ 1,853.75
Country Greens CDD - Debt	Country Greens CDD	\$ 7,115.72	0.000507	\$ 1,100.53
Country Greens CDD - Maintenance		\$ 5,019.43	0.000357	\$ 774.93
Deer Island CDD	Deer Island Assessment	\$ 6,793.44	0.000484	\$ 1,050.60
Estates at Cherry Lake CDD	Estates at Cherry Lake CDD	\$ 7,205.60	0.000513	\$ 1,113.55
Florida Green Finance Authority	Florida Green Finance Author	\$ 80.01	0.000006	\$ 13.02
Fruitland Park Fire - Residential	City of Fruitland Park	\$ 8,385.94	0.000597	\$ 1,295.89
Greater Lakes CDD	Greater Lakes CDD	\$ 10,587.37	0.000754	\$ 1,636.68
Groveland Fire	City of Groveland	\$ 46,702.21	0.003325	\$ 7,217.46
Hills of Minneola CDD	Hills of Minneola CDD	\$ 12,918.05	0.000920	\$ 1,997.01
Lady Lake - Solid Waste	Town of Lady Lake	\$ 28,351.37	0.002019	\$ 4,382.57
Lady Lake Fire - Non Residential		\$ 1,798.19	0.000128	\$ 277.85
Lady Lake Fire - Residential		\$ 12,101.35	0.000862	\$ 1,871.11
Lady Lake, Villages Fire - Non Residential		\$ 6,606.91	0.000471	\$ 1,022.38
Lady Lake, Villages Fire - Residential		\$ 313.16	0.000022	\$ 47.75
Lake Emma CDD - Debt	Lake Emma CDD	\$ 8,050.33	0.000573	\$ 1,243.79
Lake Emma CDD - Maintenance		\$ 1,806.26	0.000129	\$ 280.02
Leesburg Fire - Residential	City of Leesburg	\$ 20,282.32	0.001444	\$ 3,134.44
Leesburg Fire - Non-Residential		\$ 12,197.66	0.000869	\$ 1,886.31
Mascotte Fire - Vacant Land	City of Mascotte	\$ 5.41	0.000000	\$ -
Mascotte Solid Waste		\$ 15,218.24	0.001084	\$ 2,353.00
Mascotte Street Lighting		\$ 2,734.80	0.000195	\$ 423.28
Minneola Fire, Residential	City of Minneola	\$ 5,879.38	0.000419	\$ 909.51
Minneola Fire, Non-Residential		\$ 812.63	0.000058	\$ 125.90
Minneola Fire, Vacant Land		\$ 863.28	0.000061	\$ 132.41
Mount Dora - Dogwood Mountain Reserve	City of Mount Dora	\$ 129.41	0.000009	\$ 19.54
Mount Dora Fire - Residential		\$ 31,604.46	0.002251	\$ 4,886.17
Mount Dora Fire - Non Residential		\$ 8,350.86	0.000595	\$ 1,291.55
Pacific Ace CDD	Pacific Ace CDD	\$ 840.79	0.000060	\$ 130.24
Umatilla Fire - Residential	City of Umatilla	\$ 5,246.16	0.000374	\$ 811.83
Umatilla Fire - Non Residential		\$ 2,733.45	0.000195	\$ 423.28
Village CDD 11- Debt	Village CDD No. 11	\$ 59,606.58	0.004244	\$ 9,212.28
Village CDD 11- Maintenance		\$ 27,344.12	0.001947	\$ 4,226.28
		\$ 501,881.47	0.035741	\$ 77,581.71



EXHIBIT 14



Avalon Groves – Outstanding Action Items FY 2024

Completed action items have been archived

DM – District Manager (Kyle Darin, Vesta District Services)

DC – District Counsel (Jere Earlywine, Kutak Rock)

DE – District Engineer (Greg Woodcock, Stantec)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DE	Review MIP	11/16/2023		Board wants to know - 1) any traffic signals planned at entrances to villages, 2) why no mailboxes planned in Village 1, 3) who will be responsible for stormwater maintenance at the commercial parcel, 3) what is allowable at the Butterfly Pea Court Island that the kids are playing on/damaging irrigation lines dislodging mulch
DE/DM	Obtain proposals for signage for the Villages.	9/28/2023		10/26 - Maintenance map to confirm monument ownership Board to decide on size/style or pass along to HOA for funding/sign choice 11/16 - monuments at the Palms are HOA-owned - all other small monuments are CDD-owned - Is HOA going to purchase signs and enter a license agreement?
DM	CDD newsletter to be sent to HOA for distribution.	11/16/2023		
DM	Obtain contact at Summit Construction .	11/16/2023		DE reached out on 11/6, DM to follow up
DM	Purchase nameplates for supervisors and staff	7/27/2023		On hold for Resident Supervisor appointment
DM	Additional quote for materials and install for monument lights & outlets	3/23/2023		Ongoing: Sourcing vendors (equipment suppliers separate from installers) 10/30 Apex Home Improvements contacted for installation quote 12/13 2nd request for quote emailed
DM	Beware Wildlife signs	3/23/2023		7/27 Board to decide on sign design & posting locations then staff can price Sign approved, direction to order a few 8/21 - On hold - 10 sign to be ordered from SmartSign w/ 6ft U Chanel kit once confirm delivery location & installer 9/8 - proposal for installation & delivery address for signs requested of Apex Home Improvement (Serenoa HOA handyman) 9/20 - emailed reminder to Apex and reached out to Peick Painting 10/18 - POA requesting additional signs - Apex emailed for update to installation quote and DE contacted for cost-share agreement 11/9 Cost share letters forwarded to HOA & POA, need updated ownership map to confirm locations for CDD signs 11/16 DM to reach out to EGIS for input on sign location and amount of signage.
DTE	DTE to get arborist to photograph dead pines on 17178 Blazing star to facilitate removal.	11/16/2023		
DTE	DTE to maintain list of CDD trees removed.	11/16/2023		11/16 Proposal needed for arborist to create report w/pictures on dead trees for Lake County Tree Removal Exemption form submission before trees are removed.

