

**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

***Date/Time:
Thursday
June 23, 2022
11:30 p.m.***

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

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

Avalon Groves Community Development District

c/o DPFG Management & Consulting LLC

250 International Parkway, Suite 208

Lake Mary, FL 32746

321-263-0132 x742

Board of Supervisors

Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Monday, June 23, 2022 at 11:30 a.m.** at **Avalon Groves Amenity Center – 17555 Sawgrass Bay Blvd., Clermont, FL 34714.**

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

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause
District Manager

Cc: Attorney
Engineer
District Records

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, June 23, 2022

Time: 11:30 a.m.

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

Phone Number: +1 904-348-0776

Phone Conference ID: 862 156 243#

(Mute/Unmute: *6)

Agenda

For the full agenda package, please contact sconley@vestapropertyservices.com

I. Roll Call

S1: Bill Fife

S2: Greg Meath
(Vice Chair)

S3: Brad Walker

S4: Jon Seifel

S5: Candice Smith
(Chair)

II. Audience Comments – Agenda Items *(Limited to three minutes per individual)*

III. Administrative Matters

- A. Consideration For Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 26, 2022 [Exhibit 1](#)
- B. Consideration For Acceptance - The May 2022 Unaudited Financial Report [Exhibit 2](#)
- C. Waterway Inspection Report - Steadfast Environmental [Exhibit 3](#)
- D. Landscape Updates - Yellowstone Landscape

IV. Business Matters

- A. Ratification of Cardno/Stantec Stormwater Needs Analysis Proposal - \$4,900.00 [Exhibit 4](#)
- B. Acceptance of Completed Stormwater Needs Analysis as Submitted by Cardno/Stantec [Exhibit 5](#)
- C. Consideration of Tot Lot Fountain Repair Proposal [Exhibit 6](#)
 - 1. A Total Solution - \$818.75
- D. Consideration of Backflow Inspection Proposal [Exhibit 7](#)
 - 1. A Total Solution - \$355.00

V. Staff Reports

- A. District Manager
 - 1. Update on Clean Star Service of Central Florida Porter Service Proposal on Four CDD-Maintained Trash Cans
- B. District Counsel
 - 1. HOA Bulletin Board at Village 1 Mailboxes [Exhibit 8](#)
- C. District Engineer
- D. Amenity Manager

VI. Audience Comments – New Business/Non-Agenda *(Limited to three minutes per individual)*

VII. Supervisors Requests

VIII. Action Items Summary

IX. Next Meeting Agenda Items

X. Next Meeting Quorum Check

*Confirmation of Quorum for Next Meeting Scheduled for Thursday,
July 28, 2022 at 11:30 a.m.*

XI. Adjournment



EXHIBIT 1



1 **MINUTES OF MEETING**

2 **AVALON GROVES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development
5 District was held on Thursday, May 26, 2022 at 11:30 a.m., at the Avalon Groves Amenity Center, 17555
6 Sawgrass Bay Blvd., Clermont, Florida 34714, with Teams Conference Call available.

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

8 Mr. Krause called the meeting to order at 11:33 a.m. and conducted roll call.

9 Present and constituting a quorum were:

10 Candice Smith	Board Supervisor, Vice Chairwoman
11 Brad Walker	Board Supervisor, Assistant Secretary
12 Jon Seifel	Board Supervisor, Assistant Secretary
13 Bill Fife	Board Supervisor, Assistant Secretary

14 Also present were:

15 Larry Krause	District Manager, DPFG Management and Consulting
16 Meredith Hammock	KE Law Group
17 Dana Bryant (<i>via phone</i>)	Yellowstone
18 Frank LaLosa	Resident
19 Shirley Conley (<i>via phone</i>)	DPFG

20 *The following is a summary of the discussions and actions taken at the May 26, 2022 Avalon Groves CDD*
21 *Board of Supervisors regular meeting.*

22 **SECOND ORDER OF BUSINESS – Audience Comments (*limited to 3 minutes per individual*)**

23 Mr. LaLosa commented that some items had been approved at the previous meeting but still had
24 not been done.

25 **THIRD ORDER OF BUSINESS – Administrative Matters**

26 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
27 Held April 28, 2022

28 On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved
29 the Minutes of the Board of Supervisors Regular Meeting held on April 28, 2022 for the Avalon Groves
30 Community Development District.

31 B. Exhibit 2: Consideration for Acceptance – The April 2022 Unaudited Financial Report

32 Ms. Smith stated that she would like to know the average monthly expenses for the District. Mr.
33 Krause indicated that he would check into this and report back.

34 On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted
35 the April 2022 Unaudited Financial Report for the Avalon Groves Community Development District.

36 C. Exhibit 3: Waterway Inspection Report – Steadfast Environmental

37 Mr. Krause stated that the majority of the ponds appeared to be in good condition. Ms. Smith noted
38 that the Edgemont parcel at the front of the community was nearing completion and stated that the

ponds in this area needed to be incorporated into the Steadfast contract, in addition to ponds on the south side of the community around the apartment site.

D. Exhibit 4: Field Inspection Report – DPFG

Mr. Krause noted that three “no pet waste” signs had been installed. He added that he would reach out to the Amenity Manager for information on the color wheel for the playground.

E. Landscape Updates – Yellowstone Landscape

Mr. Bryant stated that there was an issue with wiring going to the park but that the other 2 controllers were now functional. He explained that he was waiting on the rainy season to start before beginning projects that were dependent on the weather to reduce the risk of the vegetation dying. He stated that the plants and cypress trees along the pond were anticipated to be installed the second week of June, weather permitting. Mr. Krause was directed to communicate with the Amenity Manager to provide updates on these projects for the community.

Mr. Krause asked if Mr. Bryant had noticed a reduction in pet waste following the installation of the signs. Mr. Bryant indicated that pet waste had reduced in one area but had not changed in the park. Discussion ensued regarding options to resolve this issue. A resident suggested having Lake County increase patrols. Ms. Smith requested that Mr. Krause look into the Adopt-A-Road program and research alternative options for mitigating pet waste in common areas.

1. Landscape Refurbishment on the Island at Butterfly Pea Court
2. Seven Dead Trees at Pond 25 (Basswood Ln)
3. Frost Damage at Village Entrances
4. Pet Waste at Goldcrest Loop

Before moving on to the next Order of Business, Mr. Krause stated that he received an email notifying him of the resignation of Jim Harvey from the Board of Supervisors.

On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted Jim Harvey’s resignation from the Board of Supervisors for the Avalon Groves Community Development District.

Following the motion, Ms. Smith made a motion to appoint Bill Fife to Seat 1.

On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board accepted Jim Harvey’s resignation from the Board of Supervisors for the Avalon Groves Community Development District.

Following the motion, Mr. Fife recited the Oath of Office. Ms. Hammock provided Mr. Fife with information pursuant to being a new supervisor. She noted that Form 1 was required to be submitted within 30 days and briefly reviewed Sunshine Law.

Mr. Krause walked on **Resolution 2022-17**. He stated that this resolution would appoint himself as Secretary, Johanna Lee as Treasurer, Howard McGaffney as Assistant Treasurer, Shirley Conley as Assistant Secretary, and Mr. Fife as Assistant Secretary. Mr. Krause asked if the Board would like to designate a new Chair and Vice Chair. Ms. Smith made a motion to appoint herself as Chair and Mr. Meath as Vice Chair.

On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adopted **Resolution 2022-17**, Re-Designating Officers, for the Avalon Groves Community Development District.

FOURTH ORDER OF BUSINESS – Business Matters

A. Update on HOA Request for Bulletin Board at Village 1 Mailboxes

Mr. LaLosa stated that he did not think cancellation without cause was fair and expressed liability concerns. He noted that the installation cost was estimated to be between \$6,000.00 and \$10,000.00. Following discussion, Ms. Smith made a motion to authorize District Counsel to wordsmith the contract to address the HOA's concerns.

On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board authorized District Counsel to wordsmith the contract for the HOA bulletin board to bring back to the Board for the Avalon Groves Community Development District.

B. Exhibit 5: Consideration and Acceptance of the Arbitrage Report for Special Assessment Bonds, Series 2017A-1 and 2017A-2

Mr. Krause stated that there was no cumulative rebate requirement liability as of March 31, 2022.

On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board accepted the Arbitrage Report for Special Assessment Bonds Series 2017A-1 and 2017A-2 for the Avalon Groves Community Development District.

C. Exhibit 6: Consideration and Adoption of **Resolution 2022-15**, Change of Registered Agent

On a MOTION by Ms. Smith, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board adopted **Resolution 2022-15**, Change of Registered Agent, for the Avalon Groves Community Development District.

D. FY 2023 Budget

1. Exhibit 7: Presentation of FY 2023 Proposed Budget

Mr. Krause stated that this was a flat rate budget that would not call for an increase in assessments to residents. He noted increases to the following line items: District Management, auditing services, insurance, streetlights, landscape maintenance, fuel contingency, hardscape repairs and maintenance, stormwater reporting, porter services, pond plantings and erosion control, fountain repair, and the reserve study. Ms. Smith requested that Mr. Krause ask how much it would cost for pet waste stations to be emptied. Mr. Krause indicated that he would double this line item for the high-water mark budget and find out the exact cost at a later time.

Ms. Smith noted that the Edgemont parcel would have minor amenities, such as a tot lot, and landscaping around the amenities. An audience member noted that the mailboxes and sidewalk near this area were in poor condition.

Mr. Krause stated that doubling the cost for porter services would increase the assessment by an additional \$2.12. Ms. Conley pointed out that the number for porter services would likely need to be increased further, as additional trash cans would be needed for the new location. Ms. Smith suggested increasing the porter services line item to \$10,000.00 for the high-water mark budget.

Ms. Smith asked if the insurance line item should be increased to address the additional real estate. The Board agreed to increase this line item to \$12,000.00.

Ms. Smith expressed that she thought \$25,000.00 for stormwater reporting was too high and asked if any additional proposals had been acquired. Mr. Krause indicated that



additional proposals had not been acquired but that he could seek out more proposals. The Board agreed to keep the number for this line item at \$25,000.00 for the time being and noted that this number would likely be reduced.

Ms. Smith expressed utility cost concerns for the tot lot. She suggested increasing the utility water line item to \$40,000.00 and indicated that excess money could be transferred to electric repairs on the well.

Ms. Smith stated that she would like to increase the lake and pond maintenance line item from \$43,000.00 to \$50,000.00. Following a brief discussion, the Board agreed to increase this line item to \$52,000.00 instead.

Ms. Smith asked if the \$272,000.00 allocated for the annual landscape maintenance contract triggered any thresholds. Ms. Krause requested that Ms. Conley look into the contract to confirm if any thresholds would be triggered. The Board agreed to increase this line item to \$300,000.00 and the landscaping replenishment line item to \$37,000.00 to account for the additional real estate.

Ms. Smith suggested increasing the pond plantings and erosion control line item from \$10,000.00 to \$12,000.00. Mr. Krause noted that assessments would be up approximately 3.1% with the changes proposed thus far. Ms. Smith requested that Mr. Krause adjust the reserve study to bring this number down to a flat 3%.

2. Exhibit 8: Consideration and Adoption of **Resolution 2022-16**, Approving Proposed FY 2023 Budget and Setting Public Hearing

The August Meeting was scheduled for August 25, 2022 at 11:30 a.m.

On a MOTION by Ms. Smith, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board adopted **Resolution 2022-16**, Approving Proposed FY 2023 Budget and Setting Public Hearing, with revisions adjust the budget as discussed on the record and to declare the assessments, for the Avalon Groves Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

1. Reminder – Election Qualifying Period Seats 3 and 4 – Noon, Monday June 13 – Noon, Friday June 17, 2022- Direct Questions on Paperwork Submission to candidateservices@lakevotes.gov or Call: 1-352-343-9734 (Notice Published May 22, 2022 in Lake Sentinel) Seat 5 To Be Decided by Landowner Election on November 4, 2022

Mr. Krause stated the Board that Seats 3 and 4 were up for election and reminded the Board of the qualifying period. He noted that Seat 5 was to be decided by landowner election on November 4, 2022.

2. Exhibit 9: Reminder – Supervisors to File Form 1 by July 1

Mr. Krause reminded the supervisors that Form 1 was required to be filed by July 1.

3. Update on Request for Board Candidates

Mr. Krause stated that he heard back from a resident who was interested in joining the Board but that the meeting schedule would prevent his participation. Mr. Smith noted that the meetings were anticipated to be held in the evenings once the new meeting schedule



came to be in effect in October and asked if Mr. Krause could check if evening meetings would work with the resident's schedule.

4. Update on Mailbox/Tot Lot Trash Collection

The Board reached a consensus to have trash collection performed 3 times per week.

B. District Counsel

Ms. Hammock stated that she had nothing to report.

C. District Engineer

The District Engineer was not present.

D. Amenity Manager

The Amenity Manager was not present.

SIXTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to 3 minutes per individual)

Mr. LaLosa commented that daytime meetings were difficult for most residents to attend.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

Ms. Smith noted that Mr. Fife was involved with Palms and requested that he work with Palms management to send out communication about the qualifying seats.

EIGHTH ORDER OF BUSINESS – Action Items Summary

1. Mr. Krause will email the list of action items to the Board.
2. Mr. Krause will publish the preliminary budget to the CDD website.
3. Mr. Krause will procure engineering RFQs and wetland mitigation reporting proposals.
4. Mr. Krause will procure a report from Finance to show the District's average monthly expenses.
5. Mr. Krause will reach out to the Amenity Manager for information on the color wheel for the playground/tot lot.
6. Mr. Krause will look into the Adopt-A-Road program for Goldcrest Loop regarding cleaning the ROW of pet waste and other alternatives to resolving the pet waste issue.
7. Mr. Krause will finalize the number of ponds and areas of landscaping for vendors for the FY 2023 budget to be added to contracts.
8. Mr. Krause will provide landscaping updates from Mr. Bryant to the Amenity Manager when received for dissemination to the community.
9. Mr. Krause will send Mr. Fife new supervisor information.
10. District Counsel will wordsmith the agreement with the HOA for the bulletin board.
11. Mr. Krause will reach out to Resident Michael Aube regarding his interest in becoming a member of the Board.

NINTH ORDER OF BUSINESS – Next Meeting Quorum Check: Thursday, June 23 at 11:30 a.m.

All Board members confirmed that they would be physically present for the meeting, which would establish a quorum.

TENTH ORDER OF BUSINESS – Adjournment



198 Mr. Krause asked for final questions, comments, or corrections before requesting a motion to
199 adjourn the meeting. There being none, Mr. Walker made a motion to adjourn the meeting.

200 On a MOTION by Mr. Walker, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board adjourned
201 the meeting for the Avalon Groves Community Development District.

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

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

207

208

Signature

Signature

Printed Name

Printed Name

209 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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



EXHIBIT 2



Avalon Groves Community Development District

Summary Financial Statements
(Unaudited)

Period Ending
May 31, 2022



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

	GENERAL FUND	2017 (AA1)	2017A-1 (AA2)	2017A-2 (AA2)	2019	2021	CIP (AA1)	CIP A-1 (AA2)	CIP A-2 (AA2)	CIP 2019	TOTAL
<u>ASSETS:</u>											
CASH	\$ 709,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20	\$ -	\$ -	\$ 709,879
INVESTMENTS:											
REVENUE FUND	-	10,384	2	1	9	5	-	-	-	-	10,400
CAP INTEREST	-	3	8	0	2	2	-	-	-	-	15
DS RESERVE	-	175,754	520,178	-	105,326	168,528	-	-	-	-	969,786
COST OF ISSUANCE	-	-	-	-	13,163	12,953	-	-	-	-	26,116
PREPAYMENT ACCOUNT	-	0	18,200	0	-	-	-	-	-	-	18,200
SINK FUND	-	2	4	-	0	3	-	-	-	-	9
ACQ. & CONST. 2017 (AA1)	-	-	-	-	-	-	0	-	-	-	0
ACQ. & CONST. 2017A-1 (AA2)	-	-	-	-	-	-	-	-	-	-	-
ACQ. & CONST. 2017A-2 (AA2)	-	-	-	-	-	-	-	1	0	-	1
ACQ. & CONST. 2019	-	-	-	-	-	-	-	-	-	1,175	1,175
PREPAID ITEMS	500	-	-	-	-	-	-	-	-	-	500
DUE FROM GF	-	3,046	86,852	-	145,197	72,776	-	-	-	-	307,870
ON ROLL - RECEIVABLE ASSMT.	162,271	33,968	132,546	-	55,049	25,873	-	-	-	-	409,707
ACCOUNTS RECEIVABLE	993	-	1,227	-	-	-	-	-	-	-	2,220
DEPOSITS	541	-	-	-	-	-	-	-	-	-	541
TOTAL ASSETS	\$ 874,165	\$ 223,156	\$ 759,017	\$ 1	\$ 318,746	\$ 280,141	\$ 0	\$ 21	\$ 0	\$ 1,175	\$ 2,456,422
<u>LIABILITIES:</u>											
ACCOUNTS PAYABLE	\$ 28,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,261
ACCRUED EXPENSES	-	-	-	-	-	-	-	-	-	-	-
DUE TO DEBT SERVICE	317,947	-	-	-	-	-	-	-	-	-	317,947
DUE TO CONSTRUCTION	-	-	-	-	-	-	-	-	-	-	-
ON ROLL - DEFERRED REVENUE	162,271	33,968	132,546	-	55,049	25,873	-	-	-	-	409,707
RETAINAGE PAYABLE	-	-	-	-	-	-	-	-	-	-	-
<u>FUND BALANCE:</u>											
NONSPENDABLE:											
PREPAID AND DEPOSITS	541	-	-	-	-	-	-	-	-	-	541
ASSIGNED:											
OPERATING RESERVES	-	-	-	-	-	-	-	-	-	-	-
RESERVES - ROADWAYS	-	-	-	-	-	-	-	-	-	-	-
UNASSIGNED:	365,145	189,188	626,471	1	263,697	254,268	0	21	0	1,175	1,699,966
TOTAL LIABILITIES & FUND BALANCE	\$ 874,165	\$ 223,156	\$ 759,017	\$ 1	\$ 318,746	\$ 280,141	\$ 0	\$ 21	\$ 0	\$ 1,175	\$ 2,456,422

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

	FY2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
ON ROLL ASSESSMENTS	\$ 452,138	406,924	\$ 456,444	\$ 49,520
DEVELOPER FUNDING OFF ROLL	189,607	126,405	178,444	52,039
DEVELOPER FUNDING				
MISCEALLANEOUS REVENUE			200	
LOT CLOSINGS			42,750	
TOTAL REVENUES	641,745	533,329	677,838	101,559
EXPENDITURES				
GENERAL ADMINISTRATIVE				
DISTRICT MANAGEMENT SERVICES	32,000	21,333	20,000	1,333
BANK FEES	150	100	17	83
AUDITING	3,000	2,750	-	2,750
REGULATORY & PERMIT FEES	175	175	350	(175)
LEGAL ADVERTISEMENTS	4,000	2,667	5,153	(2,486)
ENGINEERING SERVICES	12,000	8,000	7,055	945
LEGAL SERVICES	25,000	16,667	23,723	(7,056)
TECHNOLOGY & WEBSITE ADMIN.	2,015	2,015	2,015	-
MISCELLANEOUS (appraisal, etc.) (Validation Fee)	500	333	171	163
BOS MEETING	2,000	1,333	600	733
TOTAL GENERAL ADMINISTRATIVE	80,840	54,040	59,083	(4,443)
INSURANCE				
INSURANCE	8,339	7,900	7,847	53
TOTAL INSURANCE	8,339	7,900	7,847	53
DEBT SERVICE ADMIN.				
DISCLOSURE REPORT	5,000	5,000	4,000	1,000
ARBITRAGE REBATE	1,500	1,500	650	850
TRUSTEE FEES	10,500	10,500	17,500	(7,000)
TOTAL DEBT ADMINISTRATION	17,000	17,000	22,150	(5,150)
UTILITIES				
UTILITIES-ELECTRICITY	6,000	2,500	3,433	(933)
STREETLIGHTS	150,000	100,000	155,500	(55,500)
UTILITY WATER	30,000	20,000	16,421	3,579
TOTAL UTILITIES	186,000	122,500	175,353	(52,853)
PHYSICAL ENVIRONMENT				
LAKE & POND MAINTENANCE	42,796	28,531	19,134	9,397
LANDSCAPE MAINTENANCE	246,000	164,000	159,162	4,838
LANDSCAPE - REPLENISHMENT	15,000	10,000	3,779	6,221
WETLAND MITIGATION & MAINTENANCE	32,000	20,800	21,750	(950)
FIELD MANAGEMENT	6,000	4,000	4,280	(280)
FIELD CONTINGENCY	2,770	1,847	23,776	(21,929)
HARDSCAPE REPAIRS & MAINT.	5,000	3,333	-	3,333
BUILDOUT CONTINGENCY	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	349,566	232,511	231,881	630
INTEREST EXPENSE				
			-	
TOTAL EXPENDITURES	641,745	433,951	496,314	(61,764)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	99,378	181,523	82,145
FUND BALANCE - BEGINNING	-	-	184,162	-
FUND BALANCE - ENDING	\$ -	\$ 99,378	\$ 365,686	\$ 82,145

Avalon Groves Community Development District
SERIES 2017A-1 (AA1)
For The Period Starting October 1, 2021 Ending May 31, 2022

	FY2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 185,149	175,892	\$ 95,547	\$ (80,345)
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)			-	
INTEREST	-	-	48	48
LESS: DISCOUNT ASSESSMENTS (4%)	(7,406)	(7,406)	-	7,406
LOT CLOSINGS	-	-	19,839	19,839
TOTAL REVENUE	177,743	168,486	115,434	(53,052)
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	7,406	-	-	-
INTEREST EXPENSE				
NOVEMBER 1, 2021	64,231	64,231	64,531	(300)
MAY 1, 2022	65,231	65,231	64,531	700
PRINCIPAL RETIREMENT				
MAY 1, 2022	40,000	40,000	40,000	-
TOTAL EXPENDITURES	176,868	169,462	169,063	400
EXCESS REVENUE OVER (UNDER) EXPEND.	880	(976)	(53,629)	(53,451)
TRANSFER IN			19,859	
TRANSFER OUT			-	
FUND BALANCE - BEGINNING		-	222,958	222,958
FUND BALANCE - ENDING	\$ 880	\$ (976)	\$ 189,188	\$ 169,507

Avalon Groves Community Development District
SERIES 2017A-1 (AA2)
For The Period Starting October 1, 2021 Ending May 31, 2022

	FY2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 560,625	532,594	\$ 372,832	\$ (159,762)
SPECIAL ASSESSMENTS - DEVELOPER - LENNAR (NET)			-	
INTEREST	-	-	147	147
MISCELLANEOUS REVENUE	(22,425)	(23,302)	-	23,302
PREPAYMENT	-	-	14,684	14,684
TOTAL REVENUE	538,200	509,292	387,663	(121,629)
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	22,425	-	-	-
INTEREST EXPENSE			-	
NOVEMBER 1, 2021	200,766	200,766	205,341	(4,575)
MAY 1, 2021	203,722	203,722	200,484	3,238
PRINCIPAL RETIREMENT				
MAY 1, 2022	110,000	110,000	215,000	(105,000)
TOTAL EXPENDITURES	536,913	514,488	620,825	(106,337)
EXCESS REVENUE OVER (UNDER) EXPEND.	1,290	(5,196)	(233,162)	(15,292)
TRANSFER IN			10,317	
TRANSFER OUT			-	
FUND BALANCE - BEGINNING		-	849,317	849,317
FUND BALANCE - ENDING	\$ 1,290	\$ (5,196)	\$ 626,471	\$ 834,025

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

For The Period Starting October 1, 2021 Ending May 31, 2022

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

Avalon Groves Community Development District
SERIES 2019

For The Period Starting October 1, 2021 Ending May 31, 2022

	FY2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL LOT CLOSINGS DR HORTON	\$ 228,906	217,461	\$ 154,845 6,997	\$ (62,616)
INTEREST	-	-	44	44
LESS: DISCOUNT ASSESSMENTS (4%)	(9,156)	(9,156)	-	9,156
MISC. REVENUE	-	-	-	-
TOTAL REVENUE	219,750	208,305	161,885	(53,416)
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	9,156	-	-	-
INTEREST EXPENSE			-	-
NOVEMBER 1, 2021	69,888	69,888	70,976	(1,088)
MAY 1, 2022	69,888	69,888	69,888	1
PRINCIPAL RETIREMENT				
MAY 1, 2022	70,000	70,000	65,000	5,000
TOTAL EXPENDITURES	218,932	209,776	205,864	3,912
EXCESS REVENUE OVER (UNDER) EXPEND.	820	(1,471)	(43,979)	(57,329)
TRANSFER IN				
TRANSFER OUT			(30,175)	
FUND BALANCE - BEGINNING		-	337,851	337,851
FUND BALANCE - ENDING	\$ 820.00	\$ (1,471)	\$ 263,697	\$ 280,522

Avalon Groves Community Development District
SERIES 2021

For The Period Starting October 1, 2021 Ending May 31, 2022

	FY2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL	\$ 209,891	199,396	\$ 224,723	\$ 25,326
SPECIAL ASSESSMENTS - OFF ROLL	94,451		84,250	
INTEREST	-	-	53	53
LESS: DISCOUNT ASSESSMENTS (4%)		(9,156)	-	9,156
LOT CLOSINGS	-	-	-	-
TOTAL REVENUE	304,342	190,240	309,026	34,536
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES		-	-	-
INTEREST EXPENSE			-	-
NOVEMBER 1, 2021	58,056	58,056	144,559	(86,503)
MAY 1, 2022	58,900	58,900	106,206	(47,306)
PRINCIPAL RETIREMENT				
MAY 1, 2022	75,000	70,000	125,000	(55,000)
TOTAL EXPENDITURES	191,956	186,956	375,765	(188,809)
EXCESS REVENUE OVER (UNDER) EXPEND.	112,386	3,284	(66,739)	223,344
TRANSFER IN				
TRANSFER OUT			(19)	
FUND BALANCE - BEGINNING		-	321,025	321,025
FUND BALANCE - ENDING	\$ 112,386.00	\$ 3,284	\$ 254,268	\$ 544,370

Avalon Groves Community Development District
Construction In Progress (AA1)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2021 Ending February 28, 2022

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

Avalon Groves Community Development District
Construction In Progress A-1 (AA2)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2021 Ending February 28, 2022

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

Avalon Groves Community Development District
Construction In Progress A-2 (AA2)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2021 Ending February 28, 2022

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

Avalon Groves Community Development District
Construction In Progress 2019
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Starting October 1, 2021 Ending February 28, 2022

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUES	
DEVELOPER FUNDING	\$ -
INSURANCE CLAIM	-
INTEREST	0
TOTAL REVENUES	<u>0</u>
EXPENDITURES	
REQUISITIONS	-
TRUSTEE FEES	-
TOTAL EXPENSE	<u>-</u>
TOTAL EXPENDITURES	<u>-</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	0
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	1,175
FUND BALANCE - ENDING	<u><u>\$ 1,176</u></u>

Avalon Groves Community Development District
Bank Reconciliation
May 31, 2022

	<u>BU</u>
Balance Per Bank Statement	\$ 719,688.07
Less: Outstanding AP Checks	(9,808.70)
<i>Adjusted Bank Balance</i>	<u>\$ 709,879.37</u>

Beginning Bank Balance Per Books	\$ 628,501.13
Deposits & Interest	118,158.44
Cash Disbursements	(36,780.20)
<i>Balance Per Books</i>	<u>\$ 709,879.37</u>



Avalon Groves CDD
Check Register
Operating Account
FY 2022

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
9/30/2021	EOY		Balance	-	-	209,415.56
10/01/2021	1486	Yellowstone Landscape	Landscape Maintenance		16,174.99	193,240.57
10/01/2021	1488	Innersync	ADA Website Compliance 10/1/21 - 9/30/22		1,515.00	191,725.57
10/02/2021	ACH100221-1	SECO Energy	17650 Sawgrass Bay Blvd 8/13 - 9/15		42.79	191,682.78
10/02/2021	ACH100221-2	SECO Energy	17052 Basswood Lane 8/13 - 9/15		39.20	191,643.58
10/02/2021	ACH100221-3	SECO Energy	17325 Sawgrass Bay Blvd 8/13 - 9/15		467.74	191,175.84
10/02/2021	ACH100221-4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/13 - 9/15		39.35	191,136.49
10/08/2021	1489	Orlando Sentinel	Legal Ads 9/15 & 9/18 - Classifieds Listings		546.25	190,590.24
10/11/2021	1490	DPFG MANAGEMENT AND CONSULTING, LLC	Field Operation Services: August		500.00	190,090.24
10/11/2021	1491	KE Law Group, PLLC			1,623.15	188,467.09
10/18/2021	1492	DEPT OF ECONOMIC OPPORTUNITY	FY 2021/2022 Special District Fee Invoice/Update Form		175.00	188,292.09
10/20/2021	1493	Egis Insurance Advisors, LLC	Insurance FY 10/1/21 - 10/1/22 Policy # 100121288		7,847.00	180,445.09
10/27/2021	1494	Steadfast Environmental, LLC	Pond Maintenance November 2021		2,733.41	177,711.68
10/28/2021	1495	Yellowstone Landscape	Landscape Maintenance		16,174.98	161,536.70
10/31/2021				0.00	47,878.86	161,536.70
11/01/2021	ACH110121-1	Utilities, Inc. of Florida	Basswood Ln Island Irrigation 8/25 - 9/22		1,913.49	159,623.21
11/01/2021	ACH110121-2	Utilities, Inc. of Florida	Butterfly Pea Ct Cul De Sac Irrigation 8/25 - 9/22		52.74	159,570.47
11/01/2021	ACH110121-3	Utilities, Inc. of Florida	Goldcrest Loop Playground 8/25 - 9/22		12.38	159,558.09
11/01/2021	1496	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Field Operation Svcs Nov 2021		500.00	159,058.09
11/02/2021	ACH110221-1	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/15 - 10/14		34.57	159,023.52
11/02/2021	ACH110221-2	SECO Energy	17325 Sawgrass Bay Blvd 9/15 - 10/14		413.63	158,609.89
11/02/2021	ACH110221-3	SECO Energy	17052 Basswood Lane 9/15 - 10/14		34.36	158,575.53
11/02/2021	ACH110221-4	SECO Energy	17650 Sawgrass Bay Blvd 9/15 - 10/14		40.41	158,535.12
11/04/2021	1497	DPFG MANAGEMENT AND CONSULTING, LLC			4,500.00	154,035.12
11/04/2021			Deposit	200.00		154,235.12
11/08/2021	1498	KE Law Group, PLLC			683.50	153,551.62
11/09/2021	1499	Yellowstone Landscape	Landscape Maintenance		393.50	153,158.12
11/12/2021			Deposit	8,692.39		161,850.51
11/16/2021			Deposit	13,820.05		175,670.56
11/18/2021			Deposit	48,236.95		223,907.51
11/23/2021	1500	Yellowstone Landscape	Landscape Maintenance		1,637.72	222,269.79
11/29/2021	1502	Recovered Energy Technologies			88,500.00	133,769.79
11/29/2021	1503	Steadfast Environmental, LLC	Pond Maintenance December 2021		2,733.41	131,036.38
11/30/2021	ACH113021-1	Utilities, Inc. of Florida	Goldcrest Loop Playground 9/22 - 10/21		12.34	131,024.04
11/30/2021	ACH113021-2	Utilities, Inc. of Florida	Butterfly Pea Ct Cul De Sac Irrigation 9/22 - 10/21		53.68	130,970.36
11/30/2021	ACH113021-3	Utilities, Inc. of Florida	Basswood Ln Island Irrigation 9/22 - 10/21		1,953.60	129,016.76
11/30/2021				70,949.39	103,469.33	129,016.76
12/01/2021	ACH120121-1	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/14 - 11/11		33.48	128,983.28
12/01/2021	ACH120121-2	SECO Energy	17325 Sawgrass Bay Blvd 10/14 - 11/11		396.78	128,586.50
12/01/2021	ACH120121-3	SECO Energy	17052 Basswood Lane 10/14 - 11/11		33.28	128,553.22
12/01/2021	ACH120121-4	SECO Energy	17650 Sawgrass Bay Blvd 10/15 - 11/11		37.28	128,515.94
12/01/2021	1501	Yellowstone Landscape	Landscape Maintenance		16,174.99	112,340.95
12/03/2021	1504	GeoPoint Surveying, Inc.	light poles 48		1,100.00	111,240.95
12/03/2021	1506	ASAP Pressure Cleaning LLC	Pressure Cleaning		2,231.60	109,009.35
12/06/2021	1507	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Field Operation Svcs Dec 2021		500.00	108,509.35
12/06/2021	1508	Heidt Design	Engineering Services		6,952.15	101,557.20
12/06/2021	1509	Lake County, FL	Publication Fees		1,438.81	100,118.39
12/06/2021			Deposit	907,951.15		1,008,069.54
12/13/2021			Deposit	203,786.44		1,211,855.98
12/14/2021	1510	Orlando Sentinel	Legal Ads 11/8/21 Classifieds Listings		455.01	1,211,400.97
12/20/2021	1511	Yellowstone Landscape	Landscape Maintenance		1,027.50	1,210,373.47
12/21/2021	1512	DPFG MANAGEMENT AND CONSULTING, LLC	Prof mgmt svcs		4,000.00	1,206,373.47
12/23/2021	Wire122321	Pinel & Carpenter, Inc.	Retainer for professional services		2,700.00	1,203,673.47
12/23/2021			Deposit	41,688.36		1,245,361.83
12/29/2021	122921ACH1	Utilities, Inc. of Florida	Basswood Ln Island Irrigation 10/22-11/22/21		2,169.54	1,243,192.29
12/29/2021	122921ACH2	Utilities, Inc. of Florida	Butterfly Pea Ct Cul De Sac Irrigation 10/22-11/22/21		46.30	1,243,145.99
12/29/2021	122921ACH3	Utilities, Inc. of Florida	Goldcrest Loop Playground 10/22-11/22/21		12.34	1,243,133.65
12/31/2021	123121ACH1	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 11/11-12/14/21		39.35	1,243,094.30
12/31/2021	123121ACH2	SECO Energy	17325 Sawgrass Bay Blvd 11/11-12/14/21		473.42	1,242,620.88
12/31/2021	123121ACH3	SECO Energy	17052 Basswood Lane 11/11-12/14/21		39.09	1,242,581.79
12/31/2021	123121ACH4	SECO Energy	17650 Sawgrass Bay Blvd 11/11-12/14/21		72.44	1,242,509.35
12/31/2021				1,153,425.95	39,933.36	1,242,509.35
01/03/2022	1513	Steadfast Environmental, LLC	Pond Maintenance Jan 2022		2,733.41	1,239,775.94
01/03/2022	1514	Yellowstone Landscape	Landscape Maintenance		16,174.98	1,223,600.96
01/04/2022	1515	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Field Operation Svcs Jan 2022		500.00	1,223,100.96
01/07/2022			Deposit	230,687.48		1,453,788.44
01/13/2022	1517	ASAP Pressure Cleaning LLC	Pressure Cleaning		1,500.00	1,452,288.44
01/13/2022	1518	Yellowstone Landscape	Landscape Maintenance		5,011.09	1,447,277.35
01/13/2022			Deposit	12,114.71		1,459,392.06
01/25/2022	1516	Yellowstone Landscape	Landscape Maintenance		38,970.54	1,420,421.52
01/25/2022	1519	KE Law Group, PLLC			5,429.94	1,414,991.58
01/31/2022	013122ACH1	Utilities, Inc. of Florida	Basswood Ln Island Irrigation 11/22/21-12/23/21		2,080.47	1,412,911.11
01/31/2022	013122ACH2	Utilities, Inc. of Florida	Butterfly Pea Ct Cul De Sac Irrigation 11/22/21-12/23/21		25.29	1,412,885.82
01/31/2022	013122ACH3	Utilities, Inc. of Florida	Goldcrest Loop Playground 11/22/21-12/23/21		12.75	1,412,873.07
01/31/2022	1520	BIO-TECH CONSULTING, INC.			5,600.00	1,407,273.07
01/31/2022	1521	Steadfast Environmental, LLC	Aquatic Maintenance February 2022		2,733.41	1,404,539.66
01/31/2022	1522	Yellowstone Landscape	Landscape Maintenance		16,174.99	1,388,364.67
01/31/2022				242,802.19	96,946.87	1,388,364.67
02/01/2022	020122ACH1	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/14/21-01/13/22		34.49	1,388,330.18
02/01/2022	020122ACH2	SECO Energy	17325 Sawgrass Bay Blvd 12/14/21-01/13/22		432.97	1,387,897.21
02/01/2022	020122ACH3	SECO Energy	17650 Sawgrass Bay Blvd 12/14/21-01/13/22		39.99	1,387,857.22
02/01/2022	020122ACH4	SECO Energy	17052 Basswood Lane 12/14/22-01/13/22		35.66	1,387,821.56
02/03/2022	1523	Fireman Tom's Pressure Washing Co.	Pressure Washing		720.00	1,387,101.56
02/08/2022			Deposit	107,798.41		1,494,899.97
02/08/2022			Deposit	4,264.75		1,499,164.72
02/10/2022	Wire021022	Pinel & Carpenter, Inc.	Remaining bal owed for Inv 21-121		1,250.00	1,497,914.72
02/15/2022	1525	Yellowstone Landscape	Landscape Maintenance		3,321.25	1,494,593.47
02/28/2022	022822ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 12/23-1/26		26.61	1,494,566.86
02/28/2022	022822ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 12/23-1/26		2,234.30	1,492,332.56
02/28/2022	022822ACH3	Sunshine Water Services	Goldcrest Loop Playground 12/23-1/26		13.25	1,492,319.31
02/28/2022			Deposit	6,630.81		1,498,950.12

Avalon Groves CDD
Check Register
Operating Account
FY 2022

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
02/28/2022				118,693.97	8,108.52	1,498,950.12
03/02/2022	030222ACH1	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 01/13-02/11		33.30	1,498,916.82
03/02/2022	030222ACH2	SECO Energy	17052 Basswood Lane 01/13-02/11		34.36	1,498,882.46
03/02/2022	030222ACH3	SECO Energy	17650 Sawgrass Bay Blvd 01/13-02/11		80.08	1,498,802.38
03/02/2022	030222ACH4	SECO Energy	17325 Sawgrass Bay Blvd 01/13-02/11		146.45	1,498,655.93
03/02/2022	1526	Candice Smith	BOS MTG 2/24/22		200.00	1,498,455.93
03/02/2022	1527	KE Law Group, PLLC			8,362.13	1,490,093.80
03/03/2022	1528	BIO-TECH CONSULTING, INC.			15,600.00	1,474,493.80
03/03/2022	1529	Steadfast Environmental, LLC	Aquatic Maintenance March 2022		2,733.41	1,471,760.39
03/07/2022	1530	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Field Operation Svcs Feb 2022		500.00	1,471,260.39
03/07/2022	1531	Yellowstone Landscape	Landscape Maintenance		16,174.98	1,455,085.41
03/09/2022	1532	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Field Operation Svcs March 22		500.00	1,454,585.41
03/14/2022	1535	Recovered Energy Technologies	1st Amendment- Jan. Feb. and March		40,200.00	1,414,385.41
03/15/2022			Deposit	793.67		1,415,179.08
03/15/2022	1533	Yellowstone Landscape	Landscape Maintenance		2,505.00	1,412,674.08
03/17/2022	1534	Steadfast Environmental, LLC	Aquatic Maintenance April 2022		2,733.41	1,409,940.67
03/18/2022			Deposit	3,968.35		1,413,909.02
03/18/2022			Deposit	16,251.48		1,430,160.50
03/21/2022	1536	Regions Bank.			7,000.00	1,423,160.50
03/23/2022			Deposit	5,011.09		1,428,171.59
03/23/2022			Deposit	10,282.46		1,438,454.05
03/25/2022	1537	DPFG MANAGEMENT AND CONSULTING, LLC	Prof mgmt svcs		4,000.00	1,434,454.05
03/25/2022	1538	Florida Dept of Economic Opportunity	Special District Annual Filing Fee FY 22/23		175.00	1,434,279.05
03/28/2022	032822ACH1	Sunshine Water Services	Goldcrest Loop Playground 1/26-2/24		19.23	1,434,259.82
03/28/2022	032822ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 1/26-2/24		24.53	1,434,235.29
03/28/2022	032822ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 01/26-2/24		1,565.38	1,432,669.91
03/29/2022	1539	DoorKing Inc.	2/23-3/22 Serenoa cell system		43.95	1,432,625.96
03/29/2022	1540	KE Law Group, PLLC	Legal Services		2,559.50	1,430,066.46
03/31/2022	1541	BIO-TECH CONSULTING, INC.			15,800.00	1,414,266.46
03/31/2022				36,307.05	120,990.71	1,414,266.46
04/01/2022	040122ACH1	SECO Energy	17650 Sawgrass Bay Blvd 2/11-3/15		182.61	1,414,083.85
04/01/2022	040122ACH2	SECO Energy	17052 Basswood Lane 2/11-3/15		38.02	1,414,045.83
04/01/2022	040122ACH3	SECO Energy	17325 Sawgrass Bay Blvd 02/11-3/15		40.32	1,414,005.51
04/01/2022	040122ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 2/11-3/15		36.69	1,413,968.82
04/05/2022	1542	Serenoa Property Owners Association	Reimburse Serenoa for trash service for bins in village 1		70.00	1,413,898.82
04/05/2022	1543	Yellowstone Landscape	Landscape Maintenance		16,174.99	1,397,723.83
04/07/2022	1544	Yellowstone Landscape	Landscape Maintenance		5,010.00	1,392,713.83
04/08/2022	1545	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Field Operation Svcs April 22		500.00	1,392,213.83
04/13/2022	1546	Orlando Sentinel	Legal Ads Classifieds Listings		3,259.31	1,388,954.52
04/15/2022	1548	Regions Bank.	Trustee Fees		3,500.00	1,385,454.52
04/18/2022			Deposit	20,204.41		1,405,658.93
04/20/2022	1549	Heidt Design	Engineering Services		1,327.50	1,404,331.43
04/20/2022	1550	HV Solar Lighting	244 Street Lights		13,400.00	1,390,931.43
04/20/2022	4/20/22 DS	Avalon Groves CDD	Due to Debt Service		759,745.60	631,185.83
04/27/2022	1551	KE Law Group, PLLC	Legal Services for March		1,705.35	629,480.48
04/29/2022	1552	DoorKing Inc.	3/23-4/22 Serenoa cell system		43.95	629,436.53
04/29/2022	1553	LLS Tax Solutions Inc.	Special Assesment Bonds 2017A-2 and 2017A-2 ending 3/31		650.00	628,786.53
04/30/2022	043022ACH1	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 3/15-4/13		33.40	628,753.13
04/30/2022	043022ACH2	SECO Energy	17325 Sawgrass Bay Blvd 3/15-4/13		58.04	628,695.09
04/30/2022	043022ACH3	SECO Energy	17650 Sawgrass Bay Blvd 3/15-4/13		179.60	628,515.49
04/30/2022	043022ACH4	SECO Energy	17052 Basswood Lane 3/15-4/13		34.36	628,481.13
04/30/2022				20,204.41	805,989.74	628,481.13
05/02/2022	050222ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 2/24-3/28		2,127.64	626,353.49
05/02/2022	050222ACH2	Sunshine Water Services	Goldcrest Loop Playground 2/24-3/28		12.34	626,341.15
05/02/2022	0502CCACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 2/24-3/28		26.37	626,314.78
05/03/2022	1554	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Field Operation Svcs May 22		500.00	625,814.78
05/03/2022	1555	Yellowstone Landscape	Landscape Maintenance		16,174.98	609,639.80
05/03/2022	1556	DPFG MANAGEMENT AND CONSULTING, LLC	Prof mgmt svcs- April 2022		4,000.00	605,639.80
05/18/2022	1558	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - Field Operation Svcs May 22		99.22	605,540.58
05/18/2022	1559	KE Law Group, PLLC	Legal Services		3,359.50	602,181.08
05/19/2022	1560	Serenoa Property Owners Association			210.00	601,971.08
05/20/2022			Deposit	107,798.41		709,769.49
05/23/2022	1561	DPFG MANAGEMENT AND CONSULTING, LLC	Prof mgmt svcs- March 2022		4,000.00	705,769.49
05/25/2022	1562	Candice Smith	BOS MTG 3/24 & 4/28/22		400.00	705,369.49
05/25/2022	1563	Regions Bank.	Trustee Fees		3,500.00	701,869.49
05/25/2022			Deposit	10,360.03		712,229.52
05/31/2022	053122ACH01	Sunshine Water Services	Basswood Ln Island Irrigation 3/28-4/27		1,979.97	710,249.55
05/31/2022	01ACH053122	SECO Energy	17325 Sawgrass Bay Blvd 4/13-5/12		31.94	710,217.61
05/31/2022	02ACH053122	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 4/13-5/12		33.40	710,184.21
05/31/2022	03ACH053122	SECO Energy	17052 Basswood Lane 4/13-5/12		34.48	710,149.73
05/31/2022	04ACH053122	SECO Energy	17650 Sawgrass Bay Blvd 4/13-5/12		244.38	709,905.35
05/31/2022	05ACH053122	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac3/28-4/27		26.26	709,879.09
05/31/2022	06ACH053122	Sunshine Water Services	Goldcrest Loop Playground 3/28-4/27		19.72	709,859.37
05/31/2022				118,158.44	36,780.20	709,859.37

EXHIBIT 3





Avalon Groves CDD Aquatics



Victor Paniagua
6/10/2022 11:17 AM

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com



Site: 47



Comments:
Great. Spike rush dying around lake. Grasses along the shoreline under control



Site: 46



Comments:
Excellent. Shoreline and water clear. No issues at present date.

Site: 45



Excellent. Shoreline and water are clear. No issues at present date.

Site: 44



Comments:

Great. Some Grasses along the shoreline but were sprayed and maintained. Water is clear. No other issues.

Site: 30



Great. Some spike rush in the water but mostly dying from previous treatments and treated again. Some grasses on shoreline but also treated and maintained. No other issues to date.

Site: 29



Excellent. Shoreline and water clear. No other issues to present date.

Site: 22



Excellent. Shoreline and water clear. No other issues to present date.

Site: 14



Great. Some below algae but was treated. Shoreline is excellent. No other issues to present date.

Site: 20



Excellent. Shoreline and water are clear. No other issues to present date.



Site: 21



Excellent. Shoreline and water are clear. No other issues to present date.





Management Summary

With June in full swing, we have at last entered summer-like conditions; those being suited to favor growth. Humidity levels have rapidly spiked. Daytime temperatures continue to rise, most having recently reached the mid 90's. Though, post-report, recent rainfall has most likely raised the water levels across most ponds, and this will help to decrease algae within the ponds and circulate water.

Across the inspected areas, many ponds are in great condition. Shoreline grasses were either nonexistent or at a minimum, with many ponds' recent low water levels displaying clean banks. Algae activity was either nonexistent, or if present, manifested as minimal amounts of subsurface filamentous algae along the pond perimeters; easily treatable through routine maintenance. Recent rains that have occurred post-inspection are expected to improve the pond's appearance.

Recommendations / Action Items

Continue to treat for algal activity to prevent local bloom events.

Treat grasses below the high water mark on the pond perimeter.

Watch out for debris items along the perimeter of the ponds.

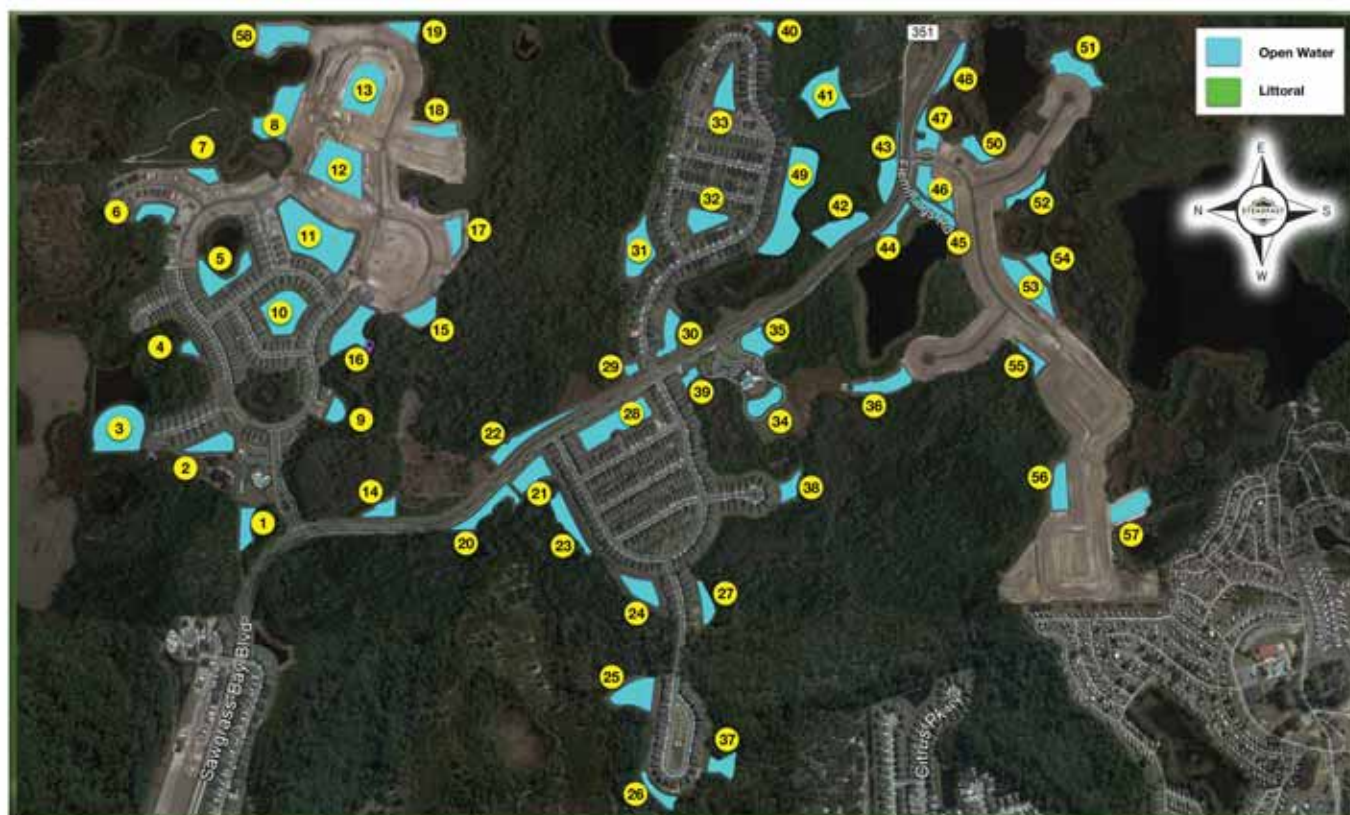
Thank you for choosing Steadfast Environmental!



Avalon Groves CDD

Sawgrass Bay Boulevard, Clermont

Gate Code:



Steadfast Environmental, LLC

30435 Commerce Drive Suite 102

San Antonio, FL 33576

813-836-7940 | office@SteadfastAlliance.com

EXHIBIT 4





SCOPE OF SERVICES
Avalon Groves Community Development District
Stormwater Needs Analysis

1.0 PROJECT OBJECTIVE

The Avalon Groves Community Development District (Client) is required by Florida Statutes Section 5 403.9302 to provide an analysis of the existing stormwater management system. Cardno will assist in the preparation of a Stormwater Needs Analysis pursuant to Section 5 403.9302, Florida Statutes to provide an analysis of the existing stormwater management system. The Stormwater Needs Analysis will be prepared in conjunction with the District Manager and District Counsel utilizing the template provided by the Office of Economic and Demographic Research.

2.0 DELIVERABLES

Template filled out as provided by the Office of Economic and Demographic Research.

3.0 PROJECT SCHEDULE

Template will be provided to the Client prior to June 29, 2020.

4.0 COMPENSATION

For the above-described Scope of Services, the Client agrees to compensate Cardno a lump sum fee of \$4,900.



NOW, THEREFORE, Cardno shall perform the services outlined in this Agreement for the stated fee in accordance with these terms and conditions

ARTICLE 1: ACCESS TO SITE (if applicable)

Upon execution of this Agreement, the Client represents that they have secured legal rights to access the property and authorizes Cardno staff to access the site for activities necessary for the performance of the services.

ARTICLE 2: PAYMENT

- a. Cardno will submit invoices to Client monthly for services provided during the previous month. Each invoice will identify the project name and cost of the services provided. Cardno's rates are subject to increase annually.
- b. Within thirty (30) days following Client's receipt of each invoice rendered by Cardno pursuant to this Agreement, Client will pay the amount invoiced. Retainers/deposits shall be credited on the final invoice. If Client disputes any portion of an invoice; Client will notify Cardno in writing of such disputed items within 10 days of invoice date. In the event any invoice has not been paid in full within sixty (60) days of the invoice date, Cardno may immediately suspend all or any portion of the Services hereunder indefinitely, pending payment in full of such invoice(s).
- c. Interest will accrue on accounts overdue by 30 days at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest allowable. Collection fees and any additional legal costs associated with the recovery of outstanding payments may also be applied.

ARTICLE 3: INDEMNIFICATION

Cardno and Client shall indemnify and hold harmless each other from and against damages, liabilities, costs and expenses, including but not limited to reimbursement of reasonable attorney fees arising out of damages or injuries to persons or property to the extent caused by the negligence, gross negligence or willful misconduct by the other party or anyone acting under its direction or control or on its behalf in the course of its performance under this Agreement; provided that each party's aforesaid indemnity agreement shall not be applicable to any liability based upon willful misconduct or negligence of the other party. In no event shall either party be responsible for any form of consequential damages, including, but not limited to loss of sales, loss of profits, and attorney fees thereon. For purposes of this Paragraph, the duty to indemnify does not include the duty to pay for or to provide an up-front defense against unproven claims or allegations. Where any claim results from the joint negligence, gross negligence or willful misconduct by Client and Cardno, the amount of such damage for which Client or Cardno is liable as indemnitor under this Paragraph shall equal the proportionate part that the amount of such claim attributable to such indemnitor's negligence, gross negligence or willful misconduct bears to the amount of the total claim attributable to the joint negligence, gross negligence or willful misconduct at issue.

ARTICLE 4: LIMITATION OF LIABILITIES

Notwithstanding any other provision in this Agreement, the Client agrees to strictly limit Cardno's liability under this Agreement or arising from the performance or non-performance of the Services under any theory of law, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, to the lesser of five times the fees paid to Cardno for the Services or the maximum of insurance provided. No claim may be brought against Cardno in contract or tort more than two (2) years after the cause of action arose. Any claim, suit, demand or action brought under this Agreement shall be directed and/or asserted only against Cardno and not against any of Cardno's employees, shareholders, officers or directors. Cardno's liability with respect to any claims arising out of this Agreement shall be limited as provided herein to direct damages arising out of the performance of the Services and Cardno shall not be held responsible or liable whatsoever for any consequential damages, injury or damage incurred by the actions or inactions of the Client, including but not limited to claims for loss of use, loss of profits and loss of markets.

ARTICLE 5: TERMINATION:

This Agreement will continue in effect until terminated by either party upon thirty (30) days written notice to the other party. In the event of any termination, Cardno shall be paid for all services rendered and reimbursables incurred through the date of notice of termination. In the event of termination, the Client shall pay all additional costs reasonably related to termination of the project and a proportionate amount of the consideration hereunder commensurate with the portion of the project accomplished.

ARTICLE 6: FORCE MAJEURE

Any suspension, temporary or permanent, in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract: labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophic events, or any other similar event beyond the reasonable control or contemplation of either party.

ARTICLE 7: ASSIGNMENT

Neither party to this Agreement shall, without the prior written consent, of the other party, which shall not be unreasonably withheld, assign the benefit or in any way transfer any claim or obligation under this Agreement or any part hereof. This Agreement shall inure to the benefit of and be binding upon the parties hereto, and except as otherwise provided herein, upon their executors, administrators, successors, and assigns.

ARTICLE 8: OWNERSHIP OF DOCUMENTS

All report documents produced by Cardno under this Agreement shall be made available to the Client upon receipt of full payment for services rendered. Cardno shall retain ownership of all field notes, computer files and project files used to produce the work products and may make copies of all work products.

ARTICLE 9: CONFIDENTIALITY

Cardno will maintain in confidence the nature of its Services, as well as all information made available to Cardno by Client during the term of this Agreement or resulting from Services performed by Cardno under this Agreement. The confidential obligation imposed on Cardno by Paragraph 9, however, will not extend to any such information insofar as, and from such time as Cardno may disclose (i) as required by law, (ii) pursuant to court order, (iii) to its subcontractors, agents or other representatives as may be reasonably necessary to perform its services hereunder (iv) for the purpose of prosecuting or defending any litigation, or (v) Cardno can show by reasonable proof has been in the public domain. Cardno agrees to use information intended to be kept confidential under this Paragraph 9 solely to provide its Services.

ARTICLE 10: NOTICES

Any notices or written statements hereunder shall be deemed to have been given when mailed by certified or registered mail or via email, with receipt of reply, to the party entitled thereto at its address noted at the top of this Agreement or at such other latest address as it may designate in writing to the other party for this purpose.

ARTICLE 11: NON-SOLICITATION

Neither party shall knowingly solicit, recruit, hire or otherwise employ or retain the employees of the other working under this Agreement during the term of this Agreement and for one (1) year following the termination or expiration of this Agreement without the prior written consent of the other party.

ARTICLE 12: WAIVER

Failure by one party to notify the other party of a breach of any provision of this Agreement shall not constitute a waiver of any continuing breach. Failure by one party to enforce any of its rights under this Agreement shall not constitute a waiver of those rights. The waiver by either party of a breach or violation of any provision of this Agreement shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or any other provision hereof.

ARTICLE 13: GOVERNING LAW

The validity of this Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereunder, shall be interpreted and governed by the laws of the place of the project.

ARTICLE 14: LEGAL CONSTRUCTION

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision hereof. This Agreement shall be construed as if such invalid or unenforceable provision had never been contained herein.

ARTICLE 15: ENTIRE AGREEMENT

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties relating to the subject matter of this Agreement and is the entire understanding and agreement related thereto. This Agreement may be amended by mutual consent of the parties in writing to be attached hereto and incorporated herein, executed by Cardno's and the Client's respective representatives.

EXHIBIT 5



TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.



GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Avalon Groves Community Development District
Name of stormwater utility, if applicable:	N/A
Contact Person	
Name:	Larry Krause
Position/Title:	District Manager
Email Address:	lkrause@dpfgmc.com
Phone Number:	321-263-0132 ext. 742

Indicate the Water Management District(s) in which your service area is located.

- | | |
|-------------------------------------|--|
| ☐ | Northwest Florida Water Management District (NFWFMD) |
| ☐ | Suwannee River Water Management District (SRWMD) |
| ☒ | St. Johns River Water Management District (SJRWMD) |
| ☐ | Southwest Florida Water Management District (SWFWMD) |
| ☐ | South Florida Water Management District (SFWMD) |

Indicate the type of local government:

- | | |
|-------------------------------------|------------------------------|
| ☐ | Municipality |
| ☐ | County |
| ☒ | Independent Special District |



Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The CDD professional engineering staff has established BMPs for the stormwater ponds designed and constructed as part of its Master Drainage Plan. The District will be planning perimeter aquatic planting for improved stormwater quality in FY 2022/2023. Pond and landscape maintenance vendors have been informed of Illicit Discharges for reporting to District Management, if observed. As well, regular periodic pond observation and maintenance is done.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
☐	☐	☐	☐	☐	☒	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
☐	☐	☐	☐	☒	☐	Water quality improvement (TMDL Process/BMAPs/other)
☐	☐	☐	☐	☒	☐	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
☐	☐	☐	☐	☐	☐	
☐	☐	☐	☐	☐	☐	
☐	☐	☐	☐	☐	☐	
☐	☐	☐	☐	☐	☐	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i>)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Regular observations and reporting by both the pond and landscape maintenance vendors at Board of Supervisors' meetings.

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

No

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	No
Ditch cleaning?	No
Sediment removal from the stormwater system (vacator trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	Yes
Other specific routine activities?	

Regular observations and reporting by both the pond and landscape maintenance vendors at Board of Supervisors' meetings.

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	7.23	Miles
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	46	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	17	
Other:		
Notes or Comments on any of the above:		



Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	
Living shorelines	No	

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☒ Aerial photos
- ☐ Past or ongoing budget investments
- ☐ Water quality projects

Other(s):

St.John River Water Management District Permitted Plans



Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Lake County

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

The development is not currently built out. As additional phases are acquired by the District additional operation and maintenance funding will be allocated to the standard operation and maintenance budget.

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	75	79	83	87	91
Brief description of growth greater than 15% over any 5-year period:					



Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, *etc.*

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

☐	Stormwater Master Plan
☐	Basin Studies or Engineering Reports
☐	Adopted BMAP
☐	Adopted Total Maximum Daily Load
☐	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
☐	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)					
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)					
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.



Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	7,500	7,500					
2017-18	34,400	34,400					
2018-19	20,420	20,420					
2019-20	46,400	46,400					
2020-21	57,601	57,601					

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	79	83	87	91
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	79	83	87	91

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
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EXHIBIT 6





A TOTAL SOLUTION, INC. (ATS)
Security & Fire Protection
3487 Keystone Road
Tarpon Springs FL 34688
Phone: 727-942-1993
Fax: 727-943-5919

QUOTE

DATE

6/13/2022

QUOTE #

0000162978

CUST #

0008940

CUSTOMER:

Avalon Groves
250 International Pkwy Ste 208
Lake Mary FL 32746

JOB LOCATION:

Avalon Groves
17555 Sawgrass Bay Blvd.
Clermont FL 34714

P.O. NUMBER		TERMS	SALES PERSON
		COD	Carson Reavis
QUAN	PART	DESCRIPTION	
		A Total Solution is pleased to propose the following comprehensive life safety solution for Avalon Groves. Your satisfaction is important to us, and we plan to exceed your expectations. This proposal is a complete package, including material and service. We look forward to being of service to you. Per Florida Statutes we are required to give the local fire departments all customer discrepancies over 5 working days past the inspection date. Scope of work: Technician will shut down the 3/4" backflows water supply, replace the coupling on the backflow that is spraying water, and return the next day to turn the water back on after the glue has cured. ATS recommends the quoted amount of hours to complete the work outlined above, if more hours are need ATS's technicians will stop at the approved number of hours and get approval to continue. Items excluded: *Any additional equipment that may be required for the service. *Any work that maybe needed for dampers and/or shutdowns to be done by others. *Any gas/plumbing/electrical work that maybe needed to be done by others. *Any patching/replacement of ceilings, and/or floors due to installation *Any bonding, special/additional insurance requirements and/or overtime labor *Any unknown site conditions/revisions requiring additional materials/changes after the contract signing shall be handled as a change order to the contract and invoiced separately. *Any EMT Piping and/or drops needed for the installation shall be installed by others.	
1.00		Backflow Service Material	
3.00		Sprinkler Technician Labor	
2.00		Trip Fee For Technicians	
		Acceptance We appreciate the opportunity to offer this quote for the service at your location and hope we are favored with your order. In signing this quote the subscriber acknowledges the acceptance of all terms and conditions contained herein. This proposal is only good for 30 days. Any past due invoices are subject to having late fees, collection costs, and all attorney fees added to the open balance	
		TOTAL	\$818.75

Customer Print _____

Customer Signature _____ Date _____

ATS Print Carson Reavis ATS Signature [Signature] Date 6/13/22

EXHIBIT 7





A TOTAL SOLUTION, Inc. SECURITY & FIRE PROTECTION

**Total Systems Integration
Installation, Service, Design & Inspections**

BOSCH

Certified
Security Dealer

www.atotalsolution.com

Life Safety Inspection and Monitoring Agreement

This agreement is entered by and between A Total Solution, Inc. and Avalon Groves CDD
(Subscriber name)

Location Address: 17555 Sawgrass Bay Blvd Billing Address: 250 International Parkway
Clermont FL 34714 Suite 208 Lake Marry FL
32746

Location Name: Avalon Groves Contact Name: Brent Henman

Location Ph.: _____ Contact Ph. 407-683-0480

Fax number: _____ Email: b.henman@dpfgmc.com

Type of inspection and monitoring approved

- | | |
|--|---|
| ☐ Annual fire alarm inspection (1) | ☐ Annual fire sprinkler inspection (1) |
| ☐ Semi-annual fire alarm inspection (1) | ☐ Semi-annual fire sprinkler inspection (1) |
| ☐ Quarterly fire alarm inspection (2) | ☐ Quarterly fire sprinkler inspection (2) |
| ☐ Biennial smoke sensitivity | ☐ 5-Year obstruction & inspection service (1) |
| ☐ Annual hood inspection (1) | ☒ Annual backflow inspection (3/4") |
| ☐ Annual fusible link in hood (1) | ☒ Annual backflow inspection (1") |
| ☐ Fire extinguisher inspection (1) | ☒ Annual backflow inspection (1 1/2") |
| ☐ E-light inspection (7) | ☐ Stand-pipe inspection (1) |
| ☐ Security system monitoring | ☐ Pressure test (1) |
| ☐ Security inspection (1) | |

- 1. AGREEMENT:** Subject to the terms and conditions set forth in this agreement, subscriber engages ATS to inspect and/or 24-hour monitoring of the subscriber's life safety system (s) at the premises specified above, and which is listed in Appendix A (attached) and/or to monitor signals of the type, which are listed in Appendix A (attached).
- 2. TERM:** The year term of this agreement shall begin on 06/16/2022 and end on 06/16/2025 unless terminated in accordance with Section 8 or renewed in accordance with Section 9.
- 3. PREMISES:** This agreement applies to service to be rendered with respect to the system installed at subscriber's facility located above.
- 4. FEES:** As consideration for ATS' promise of performance of services, subscriber agrees to pay ATS the sum of each inspection after completion per fee schedule in appendix A. Central Station monitoring will be billed in advanced quarterly.
If the fee due to be paid by subscriber is not paid when due, ATS has the right to assess a service charge of one and one-half percent (1½ %) per month, which will be charged for each month, or fraction thereof, that the fee is overdue. If a delinquent account is sent to collections, subscriber is responsible for all collections and attorney fees. The fee paid by subscriber does not include installation charges or the costs of either installation or service for telephone lines

Customers initials _____ Page 1 of 5





A TOTAL SOLUTION, Inc. SECURITY & FIRE PROTECTION

**Total Systems Integration
Installation, Service, Design & Inspections**

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So that ATS may properly adjust its rates to meet changing service and maintenance costs, if the term of this agreement extends beyond the initial term of this agreement, ATS may at any time increase its charges under this agreement by giving thirty (30) days' advance written notice of such increase to subscriber. If subscriber is unwilling to pay the increased charges, subscriber may terminate this agreement by providing written notice of termination to ATS within thirty (30) days after the date on which ATS provided its notice to subscriber. Subscriber's failure to provide ATS with such notice during the prescribed time period shall constitute subscriber's consent to the increase.

5. **MAINTENANCE OF LIFE SAFETY SYSTEM:** Services and maintenance beyond that listed in Appendix A (attached) shall be billed to subscriber. All repair parts will be billed to the subscriber. ATS is not responsible for the unavailability of any part and Maintenance shall be performed between the hours of 8:00 AM and 5:00 PM, exclusive of Saturdays, Sundays, and holidays (unless mutually agreed upon). **NO** emergency service call(s) annually will be provided as part of this agreement. A minimum of one (1) hour shall be billed for all service calls. After the first hour, all service calls shall be billed in 15-minute increments. Subscriber shall disclose to ATS any material fact affecting the unobstructed access to the life safety system. ATS' obligation under this agreement relates solely to the specified inspection and/or 24-hour monitoring of the life safety system, and not to any other equipment or property, which may affect the system (s).
6. **MONITORING OF ALARM SYSTEM:** Upon receipt of a signal from the premises, unless there is reasonable cause to believe that an emergency condition does not in fact exist, ATS shall make all reasonable efforts to communicate notice of the alarm to the police, fire, or other authorities, and/or to the person(s) whose name and telephone number subscriber has designated in writing to be notified in case of such an alarm.

LIMITATIONS ON MONITORING SERVICES:

- **Failure of Telephones or Telephone Equipment:** ATS shall not be obligated to perform any monitoring service whenever any telephone line, VOIP (*Voice over Internet Protocol*), or telephone equipment shall not be in working order.
- **Power Interruptions:** ATS shall not be obligated to perform any monitoring service whenever a power interruption of four (4) hours or longer occurs.
- **Runaway Dialers or Excessive Signals:** These type signals are typically the result of malfunctioning equipment on the subscriber's end. Failure to address a runaway or excessive signal situation immediately may prevent an actual emergency transmission from being properly acted upon in a timely fashion. Therefore, the following actions/responsibilities will apply to these situations:
 - a. In the event that the Central Station declares a dialer to be in "runaway," the Central Station will attempt to notify the subscriber of the condition through the subscriber's notification list. The subscriber once notified must either addresses the problem causing the runaway situation themselves, or else must contact ATS service Department for assistance in addressing the problem. This action must be taken within two (2) hours following notification of a runaway dialer condition.
 - b. If the subscriber cannot be notified or if the subscriber fails to take the necessary action to resolve the run-away condition as specified in the proceeding subparagraph, ATS will, at its sole discretion, take one or more of the following actions: 1) dispatch a technician to the subscriber's premises, in which event the subscriber will pay to ATS a service charge to repair, or (2) suspend monitoring service to a subscriber which generates what ATS deems, in its sole discretion, to be an excessive number of false alarm signals.
 - c. In the event of "Excessive Signals" from a subscriber, subscriber will contact ATS' Service Department within five (5) business days of notification to schedule an inspection of the alarm system to include corrective action where required to insure the condition or conditions that resulted in the excessive signals is repaired.

Customers initials _____ Page 2 of 5

STATE FIRE SPRINKLER LICENSE #92353800012002

STATE FIRE ALARM LICENSE #EF0000441

3531 Keystone Road, Tarpon Springs, Florida 34688-7815
Local (727) 942-1993 Central Florida 1-888-ATS-FIRE Fax (727) 943-5919





A TOTAL SOLUTION, Inc. SECURITY & FIRE PROTECTION

**Total Systems Integration
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d. Should the subscriber not resolve the excessive signal problem to the satisfaction of ATS, one or more of the remedies outlined in subparagraph 2, above may be taken at the sole discretion of A Total solution, Inc.

7. **CANCELLATION:** ATS may cancel this agreement at any time, upon ten (10) days' written notice to subscriber. ATS may cancel this agreement without any written notice in the event that ATS' facility, connection wires, or equipment are destroyed or substantially damaged by fire or other cause, such that it is impractical to continue service, or in the event that for reasons beyond ATS' control, proper signal wires or facilities are not available. In the event that ATS' services are terminated pursuant to this Section, ATS will be entitled to a pro-rata portion of the fee specified in Section 4 based upon the amount of time that services have been performed.
8. **RENEWAL:** This agreement is for the term previously specified. Unless either party notifies the other in writing at least thirty (30) days prior to the date of expiration, this agreement will automatically be renewed for a term of one year at ATS' then prevailing rate for the service described in this agreement. **REFER TO APPENDIX A**
9. **WAIVER OF WARRANTIES:** ATS hereby disclaims all warranties, express or implied, including those of merchantability or fitness for a particular purpose, as well as any warranty that its service will avert, deter, or prevent any loss which protective systems might alleviate or mitigate.
10. **LIMITATIONS OF LIABILITY:** Subscriber understands and agrees that ATS is not an insurer. Subscriber realizes that despite the frequency of any inspection or test, there is always the possibility that a problem or defect may develop subsequently which would render the alarm system inoperable. ATS shall not be responsible for any loss or damage caused by the failure of subscriber's alarm system to operate properly where such failure was caused by:
- a problem or defect which developed or manifested itself subsequent to an inspection or test by ATS, or
 - a problem or defect which could not be discovered by a reasonable inspection or test, or
 - the failure of, or defect in, any equipment or property not covered by this agreement, or
 - a problem or defect which ATS was unable to fix because of the unavailability of any part, nor shall ATS incur any liability for any delay in response, or the non-response, of police, fire, other authorities, or persons notified by ATS.

ATS shall not be responsible for any loss sustained through fire, burglary, theft, robbery, or other cause, by virtue of this agreement or by virtue of the relationship established by this agreement. ATS SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES. ATS' sole obligation is to provide those services previously specified. In light of the difficulty of ascertaining damages and the non-feasibility of otherwise obtaining an adequate remedy, if there shall at any time be or arise any liability of ATS by virtue of this agreement, such liability is and shall be limited and fixed as liquidated damages to a sum not to exceed the fee set forth in Section 4 of this agreement.

11. **GENERAL:** This agreement shall be governed by the laws of the State of Florida and constitutes the entire agreement between the parties hereto with respect to maintenance of the system, and shall supersede all previous or contemporaneous negotiations, commitments, and writings with respect to matters set forth herein. The courts of the State of Florida, Pinellas County and the US District Court for the Middle District of Florida shall be the exclusive jurisdiction and venue for all legal proceedings that are not arbitrated under this agreement. It may only be modified by a written amendment, signed and dated by authorized representatives of both parties. The terms and provisions of this agreement shall prevail over any conflicting, additional, or other terms appearing on any purchase order submitted by customer at any time. Neither this agreement nor any rights hereunder may be assigned or otherwise transferred by either party, except to any corporation controlled by or under common control with the assigned party, or in connection with the acquisition of, or the sale of substantially all of the assets of the business to which this agreement pertains.

A Total Solution, Inc.

Carson Reavis

Printed or Typed Name

Carson Reavis

Signature

Commercial Sales

Title

06/14/2022

Date

Subscriber Acceptance

Company

Printed or Typed Name of Representative

Signature

Title

Date

Customers initials _____ Page 3 of 5

STATE FIRE SPRINKLER LICENSE #92353800012002

STATE FIRE ALARM LICENSE #EF0000441

3531 Keystone Road, Tarpon Springs, Florida 34688-7815
Local (727) 942-1993 Central Florida 1-888-ATS-FIRE Fax (727) 943-5919





A TOTAL SOLUTION, Inc.

SECURITY & FIRE PROTECTION

Total Systems Integration
Installation, Service, Design & Inspections

BOSCH

Certified
Security Dealer

www.atotsolution.com

APPENDIX A

Required Inspections	Cost not Including Tax	Initials	Month Due
☐ Annual Fire Alarm Inspection (1)	_____	_____	_____
☐ Semi-Annual Fire Alarm Inspection (1)	_____	_____	_____
☐ Quarterly Fire Alarm Inspection (2)	_____	_____	_____
☐ Biennial Smoke Detector Test (1)	_____	_____	_____
☐ Annual Fire Sprinkler Inspection (1)	_____	_____	_____
☐ Semi-Annual Fire Sprinkler Inspection (1)	_____	_____	_____
☐ Quarterly Fire Sprinkler Inspection (1)	_____	_____	_____
☐ Quarterly Fire Sprinkler Inspection (2)	_____	_____	_____
☐ Annual Fire Pump Inspection	_____	_____	_____
☒ Annual Backflow Inspection (3/4")	\$85.00	_____	_____
☒ Annual Backflow Inspection (1")	\$85.00	_____	_____
☒ Annual Backflow Inspection (1 1/2")	\$85.00	_____	_____
☐ Annual Fusible Link in Hood ()	_____	_____	_____
☐ Annual Hood Inspection (1)	_____	_____	_____
☐ Annual Fire Extinguisher Inspection ()	_____	_____	_____
☐ E-Light Inspection (7)	_____	_____	_____
☒ Trip Cost (1)	\$100.00	_____	_____
☐ 24 Hour Fire Alarm Monitoring (Annual)	_____	Billed Quarterly @	
☐ 24 Hour Security Monitoring (Annual)	_____	Billed Quarterly @	
Total Annual Cost	\$355.00		

Variable Inspections

- ☐ Biennial Smoke Detector Test Due _____
- ☐ 5-Year Fire Sprinkler Inspection Due _____

Location Name: Avalon Groves CDD

Contact Name: _____

Date: 06/14/2022

Contact Signature: _____

Customer initials _____ Page 4 of 5

STATE FIRE SPRINKLER LICENSE #92353800012002

STATE FIRE ALARM LICENSE #EF0000441

3531 Keystone Road, Tarpon Springs, Florida 34688-7815

Local (727) 942-1993 Central Florida 1-888-ATS-FIRE Fax (727) 943-5919





A TOTAL SOLUTION, Inc. SECURITY & FIRE PROTECTION

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APPENDIX B

REGULAR HOURS:

Any normal working day between 8:00 a.m. and 4:30 p.m.
Trip charges may apply.

OVERTIME HOURS:

Any normal working day where work proceeding during regular hours goes beyond 4:30 PM. Any work, which may be Scheduled for execution after 5:00 PM on any workday.

EMERGENCY HOURS:

Any work required by customer personnel after normal working hours which requires immediate attention and Necessitates a special trip to the site. A minimum of four (4) hours will be charged when responding to "emergency" Service. Emergency service charges are computed "portal-to-portal" in lieu of the travel zone schedule.

HOLIDAY EMERGENCY:

Any work beginning the day before an ATS recognized holiday at 4:30 PM to the day after that holiday at 8:00 AM. A minimum of four (4) hours will be charged when responding to "holiday emergency" service, for the days below:

NEW YEAR'S DAY
GOOD FRIDAY
EASTER
MEMORIAL DAY
INDEPENDENCE DAY
LABOR DAY
THANKSGIVING DAY
FRIDAY AFTER THANKSGIVING
CHRISTMAS EVE
CHRISTMAS DAY
NEW YEARS EVE

Customers initials _____ Page 5 of 5

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EXHIBIT 8



Serenoa Property Owners Association Bullitin Board at the Village 1 Mail Boxes on CDD property.



The Serenoa Property Owners Association, Inc., will construct a Bulletin Board at the Common Mailboxes located on CDD Property located on Goldcrest Loop at Serenoa Village 1 Phase 1B-1 TR-T3.

This Bulletin Board:

1. The Bulletin Board will be purchased and owned by the Serenoa Property Owners Association, Inc.
 - a. If applicable or warranted, an easement from the CDD will be obtained for the land occupied by the Bulletin Board.
2. The Bulletin Board will be Installed by the Serenoa Property Owners Association, Inc., to all local Florida and Lake County standards and Building Codes.
3. The Bulletin Board (only) will be Maintained by the Serenoa Property Owners Association, for as long as it is in use. The CDD will be responsible to maintain the landscape.
4. The information contained within this locked and secured Bulletin Board will be:
 - a. Controlled by The Serenoa Property Owners, Inc. Board of Directors and its Management Company.
 - b. Displaying only official information needed by residence for upcoming meetings and events.
 - i. All unofficial notices will be removed immediately.
 - c. Have all items that are on display removed once the meetings or events are concluded in a timely fashion.
5. The final physical location of this Bulletin Board will be determined by the CDD and the Serenoa Property Owners Association, Inc. Board of Directors.
6. When the Bulletin Board is deemed obsolete by the Serenoa Property Owners, Inc. Board of Directors, it will be removed and any repairs needed to the CDD property will be completed at the expense of the Serenoa Property Owners, Inc. Board of Directors.



Shirley M. Conley

From: Frank DeLosa <serenoabodftd@gmail.com>
Sent: Thursday, March 24, 2022 3:12 PM
To: Larry Krause; Shirley M. Conley
Cc: Cheri Johnson; Serenoa HOA
Subject: Bulletin Board Village 1
Attachments: POA Bullitin Board at Village 1 Mailboxes on CDD property.Draft3.docx

Hi,

This is what we are proposing for the bulletin board. The attached is the governing rules for it and below is an example of the size that we are looking for. We, as a board, have not met to discuss and decide on the final choice.

This style Bulletin Board:



Standing 36 x 48 Outdoor Cork Message Center Product Details

- **Outdoor Message Center**
- **Standing Outdoor Message Center 48" Wide x 36" High**
- Information Display Board Cabinet for all kinds of Postings
- Display important messages, maps, and protect them from the elements
- **Exterior Outdoor Cork Board Message Center 36x48 Size**
- Two Posts 120" in Height bolts to side of cabinet
- Great for university campuses, parks, and golf courses



- Locking Message Display Board
- Door mounted on a full length piano hinge **TOP - Hinged**
- **Interior Cork Surface**
- **Faux Wood Looks like Real Wood**
- **Weather Resistant**
- Eco-Friendly, Maintenance Free
- Constructed from high density Recycled Plastic (Polyethylene)
- Will Not Rot, Splinter or Crack
- Finished back panel adds structural integrity
- Removable interior surface
- CAM Locks included with 2 keys
- **LED Illuminated display cases are Optional**
- Posts should be secured at least 3 feet into the ground for proper support
- **Post Dimensions (Set of 2): 4" x 4" x 120"**

**Vinyl covering over cork (see colors below)

[WHAT ARE OUTDOOR POSTS? \(\)](#)

36 x 48 Cork Board Message Board Cabinet Dimensions

- 3/4" wide main frame
- 1 1/2" wide door frame
- 5 1/2" exterior depth
- 3 3/4" interior depth
- 8 1/2" rain cover depth

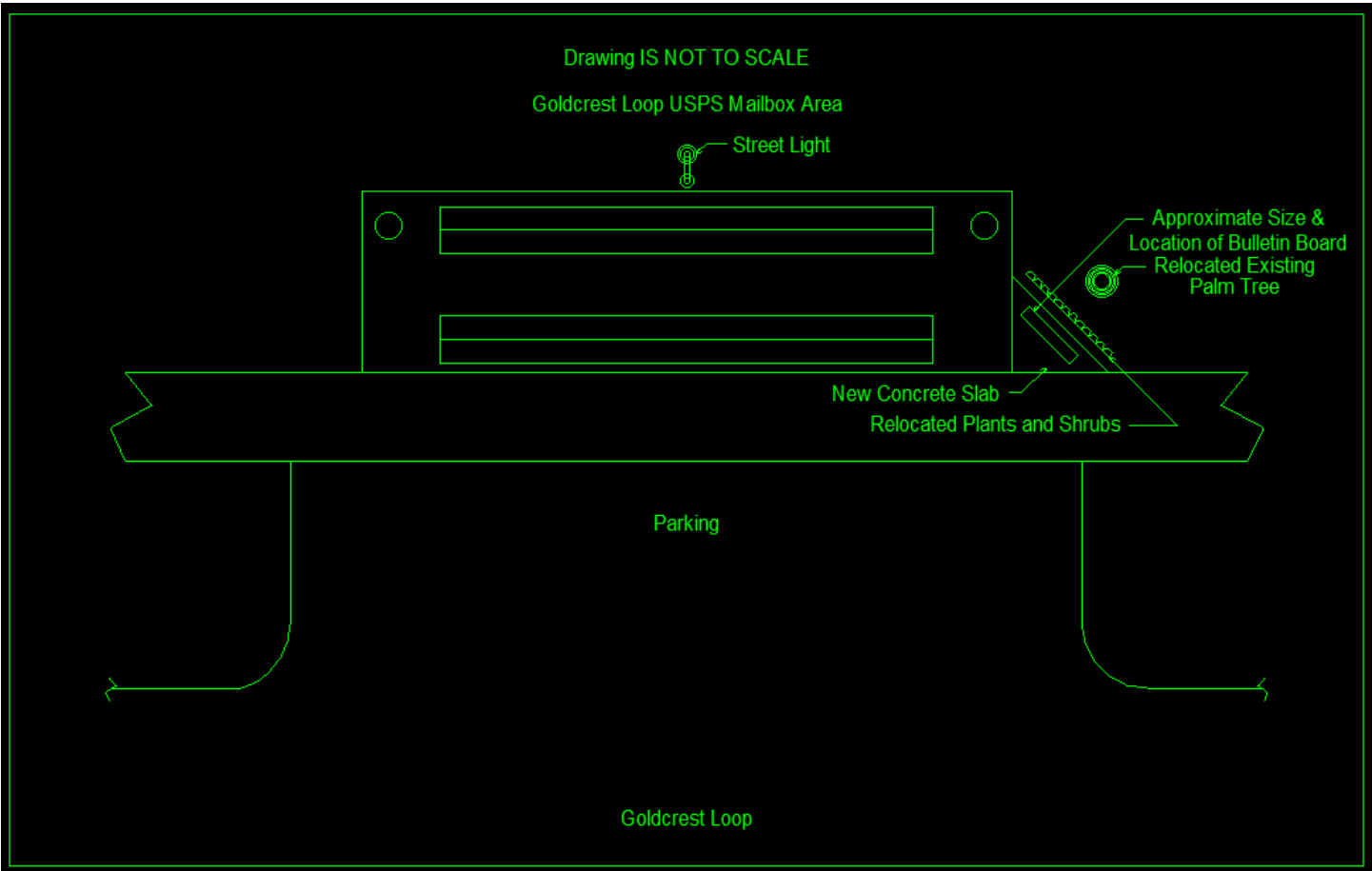
36x48 Cork Board Recycled Plastic Construction Benefits

- Maintenance Free Recycled Plastic
- Will not crack or decay, split, rot or chip
- Impervious to water, chemicals, and insects
- Finished back panel looks great and adds structural integrity

Or similar but NOT larger than this item.

Please feel free to contact me if you need any additional clarification.

Regards,
Frank DeLosa
Director, Serenoa POA



Large Outdoor Message Centers by Frog Furnishings



As Low As \$928.95

MSRP ~~\$1,667.00~~ Save 45%

Large Outdoor Message Center (1 Side - No Post)

\$928.95

[View](#)

Stock #61079

Model #PB MC3XXX

Large Outdoor Message Center (1 Side - 2 Posts)

\$1,263.95

[View](#)

Stock #61080

Model #PB MC3PXXX

Large Outdoor Message Center (2 Sides - 2 Posts)

\$1,375.95

[View](#)

Stock #61082

Model #PB MC3DPXXX

Large Outdoor Message Center (2 Sides - No Post)

\$1,077.95

[View](#)

Stock #61081

Model #PB MC3DXXX

