2424
DPFG Management & Consulting, LLC

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Agenda Package

Regular Meeting

Date & Time:
Monday
August 27, 2018
11:30 a.m.

Location:
Cagan Crossing
Community Library
16729 Cagan Oaks
Clermont, Florida

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

DPFG Management & Consulting, LLC
[X] 1060 Maitland Center Commons, Suite 340
Maitland, Florida 32751
321-263-0134

[ ] 15310 Amberly Drive, Suite 175
Tampa, Florida 33647
813-374-9105

August 17, 2018

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, **August 27**, 2018 at 11:30 a.m. at the Cagan Crossing Community Library, 16729 Cagan Oaks, Clermont, Florida.

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,

Patricia Comings-Thibault
Patricia Comings-Thibault
District Manager

cc: Attorney
Engineer
District Records

District: AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: **Monday, August 27, 2018**
Time: 11:30 a.m.
Location: Cagan Crossing Community Library
16729 Cagan Oaks
Clermont, FL

Dial-in Number: 712-775-7031
Guest Access Code: 109-516-380

Agenda

I. Roll Call

II. Audience Comments

III. Administrative Matters

A. Approval of Minutes of May 24, 2018 Meeting — Exhibit 1

B. Acceptance of the Unaudited July, 2018 Financials — Exhibit 2

C. Consideration of Resolution **2018-06**, Designating Dates, Times & Location for Meetings — Exhibit 3

D. Consideration of Resolution **2018-07** Amending Resolution **2018-05** Resetting the Date of the Public Hearing for FY 2018-2019 Budget — Exhibit 4

IV. Business Items

A. Fiscal Year 2018-2019 Budget Public Hearing

- Open the Public Hearing
- Presentation of the FY 2018-2019 Budget — Exhibit 5
- Public Comments
- Close the Public Hearing

B. Consideration of Resolution **2018-08** Adopting the Fiscal Year 2018-2019 Budget & Funding Agreement — Exhibit 6

C. Fiscal Year 2018-2019 Assessment Public Hearing

- Open the Public Hearing
- Public Comments & Testimony
- Close the Public Hearing

D. Consideration of Resolution **2018-09** Providing for the Collection & Enforcement of Special Assessments for Fiscal Year 2018-2019 — Exhibit 7

IV. Business Items (continued)

E. Consideration of Randy Suggs Change Order #1 – $40,760.50. Total Contract Price Incorporating Change Order - $237,126.80 — Exhibit 8

V. Consent Agenda

A. Ratification of Proposal for Hog Removal — Exhibit 9
- Humane Animal Removal Team $500 Set Up $85/per Hog

B. Ratification of Heidt Design Executed Proposal — Exhibit 10
- CDD Landscape Maintenance Map Not to Exceed $5,000
- Draft Maintenance Map

C. Ratification of Yellowstone Executed Proposal – Month to Month — Exhibit 11
- Mowing of Bahia Along Serona Boulevard - $3,000 Monthly

D. Ratification of Termination of US Lawns — Exhibit 12

E. Ratification of BioTech Collector Road Monitoring & Maintenance Contract & Presentation of Monitoring Report — Exhibit 13

F. Ratification of BioTech Serenoa Phase 1A Monitoring & Maintenance Contract & Presentation of Monitoring Report — Exhibit 14

VI. Staff Reports

A. Manager

B. Attorney

C. Engineer

VII. Supervisors Requests

VIII. Adjournment

EXHIBIT 1

INUTES OF MEETING
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, May 24, 2018 at 11:30 a.m. at the Cagan Crossing Community Library, 16729 Cagan Oaks, Clermont, Florida 33558.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Greg Meath	Board Supervisor, Chairman
Brad Walker	Board Supervisor, Vice Chairman
Candice Smith	Board Supervisor, Assistant Secretary
Troy Simpson	Board Supervisor, Assistant Secretary

Also present were:

Patricia Coming-Thibault	District Manager
Jere Earlywine	District Counsel
Victor Barbosa	District Engineer (via phone)
Jon Seifel	Kolter

The following is a summary of the discussions and actions taken at the May 24, 2018 Avalon Groves CDD Board of Supervisors meeting.

SECOND ORDER OF BUSINESS – Audience Comments

Moving on to the Second Order of Business, Ms. Comings-Thibault opened the floor for questions and comments from the audience on agenda items. There being none, next item followed.

THIRD ORDER OF BUSINESS – Administrative Matters

Moving on to the Third Order of Business, Ms. Comings-Thibault opened the floor to discuss administrative matters, Exhibit 1 & 2:

A. **Exhibit 1:** Approval of the Minutes from the **April 26, 2018** Meeting

> On a MOTION by Mr. Meath, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board approved the April 26, 2018 meeting minutes for the Avalon Groves Community Development District.

B. **Exhibit 2:** Acceptance of the Unaudited **April 2018** Financials

> On a MOTION by Mr. Meath, SECONDED by Mr. Simpson, WITH ALL IN FAVOR, the Board accepted the April 2018 unaudited financials for the Avalon Groves Community Development District.

FOURTH ORDER OF BUSINESS – Business Items

Moving on to the Fourth Order of Business, Ms. Comings-Thibault opened the floor to discuss business matters, Exhibit 3-8:

A. **Exhibit 3:** Ratification of Jon Hall Change Order # 3 - ($25,864.80) – Total Contract Price Incorporating Change Order - $2,792,419.85

On a MOTION by Ms. Smith, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board ratified the Jon Hall Change Order # 3 - ($25,864.80) – Total Contract Price Incorporating Change Order - $2,792,419.85 for the Avalon Groves Community Development District.

B. **Exhibit 4:** Ratification of Jon Hall Contract – Turn Lanes - $56,733.60

On a MOTION by Mr. Simpson, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board ratified the Jon Hall Contract – Turn Lanes - $56,733.60 for the Avalon Groves Community Development District.

C. **Exhibit 5:** Presentation of Lake County Supervisor of Elections Registered Voter Count – **36**. *(Working with Supervisor of Elections)*

D. **Exhibit 6:** Consideration of Resolution 2018-05, Approving the FY 2018/2019 Proposed Budget and Setting a Public Hearing

On a MOTION by Mr. Meath, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adopted Resolution **2018-05**, Approving the FY 2018/2019 Proposed Budget and Setting a Public Hearing to be held on August 23, 2018 for the Avalon Groves Community Development District.

E. **Exhibit 7:** Discussion & Consideration of Randy Suggs Agreement for Landscape Maintenance Services

The discussion is tabled until the next meeting.

F. **Exhibit 8:** Discussion & Consideration of Graybar Financial Services Proposal for Streetlights. *(Awaiting Solar Light Proposal)*

G. Ratification of Jon Hall Change Order # 6 **–** deduct ($5,360.20) **–** $3,198,005.82

On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board ratified the Jon Hall Change Order # 6 – deduct ($5,360.20) – $3,198,005.82 for the Avalon Groves Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

Moving on to the Fifth Order of Business, Ms. Comings-Thibault opened the floor to discuss the reports from the district manager, the attorney, and the engineer. There being none, next item followed.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Moving on to the Sixth Order of Business, Ms. Comings-Thibault opened the floor for supervisor requests. There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Adjournment

Moving on to the Seventh Order of Business, Ms. Comings-Thibault asked for final questions, comments, or corrections. There being none, Ms. Smith called for a motion to adjourn the meeting. **MOTION PASSES 3-0.**

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

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

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

_____	_____
Signature	**Signature**
_____	_____
Printed Name	**Printed Name**
Title: □ Secretary □ Assistant Secretary	**Title: □ Chairman □ Vice Chairman**

EXHIBIT 2

Avalon Groves
Community Development District

Summary Financial Statements
(Unaudited)

Period Ending
July 31, 2018

Avalon Groves Community Development District
Balance Sheet
Unaudited
July 31, 2018

	GENERAL FUND	2017 (AA1)	2017A-1 (AA2)	2017A-2 (AA2)	CIP (AA1)	CIP A-1 (AA2)	CIP A-2 (AA2)	TOTAL
ASSETS:								
CASH	$ 45,496	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,496
INVESTMENTS:								
REVENUE FUND	-	83,012	81,532	9,522	-	-	-	174,066
CAP INTEREST	-	1,087	3,407	8,637	-	-	-	13,131
DS RESERVE	-	171,232	520,535	265,386	-	-	-	957,153
COST OF ISSUANCE	-	4,994	11,711	2,107	-	-	-	18,812
PREPAYMENT ACCOUNT	-	-	-	796,652	-	-	-	796,652
ACQ. & CONST. 2017 (AA1)	-	-	-	-	456,177	-	-	456,177
ACQ. & CONST. 2017A-1 (AA2)	-	-	-	-	-	59	-	59
ACQ. & CONST. 2017A-2 (AA2)	-	-	-	-	-	-	700,691	700,691
PREPAID ITEMS	6,751	-	-	-	-	-	-	6,751
ACCOUNTS RECEIVABLE	-	-	-	-	-	236,821	-	-
DEPOSITS	453	-	-	-	-	-	-	453
TOTAL ASSETS	**$ 52,700**	**$ 260,325**	**$ 617,185**	**$ 1,082,304**	**$ 456,177**	**$ 236,880**	**$ 700,691**	**$ 3,169,441**
LIABILITIES:								
ACCOUNTS PAYABLE	$ -	$ -	$ -	$ -	$ 95,943	$ 447,724	$ 104,169	$ 647,836
RETAINAGE PAYABLE	-	-	-	-	-	-	91,745	91,745
FUND BALANCE:								
NONSPENDABLE:								
PREPAID AND DEPOSITS	453	-	-	-	-	-	-	453
ASSIGNED:								
OPERATING RESERVES	-	-	-	-	-	-	-	-
RESERVES - ROADWAYS	-	-	-	-	-	-	-	-
UNASSIGNED:	52,247	260,325	617,185	1,082,304	360,234	(210,844)	504,777	2,429,407
TOTAL LIABILITIES & FUND BALANCE	**$ 52,700**	**$ 260,325**	**$ 617,185**	**$ 1,082,304**	**$ 456,177**	**$ 236,880**	**$ 700,691**	**$ 3,169,441**

Avalon Groves Community Development District

Statement of Revenue, Expenditures And Change In Fund Balance

For The Period Ending July 31, 2018

	FY2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
SPECIAL ASSESSMENTS (LANDOWNER OFF-ROLL)	$ 300,474	250,395	$ 128,877	$ (121,518)
DEVELOPER FUNDING	-	-	39,046	39,046
TOTAL REVENUES	**300,474**	**250,395**	**167,923**	**(82,472)**
EXPENDITURES				
GENERAL ADMINISTRATIVE				
DISTRICT MANAGEMENT SERVICES	8,000	6,667	-	6,667
DISTRICT ACCOUNTING SERVICES	24,000	20,000	14,000	6,000
BANK FEES	150	125	-	125
AUDITING	3,500	2,917	2,500	417
REGULATORY & PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	750	625	1,909	(1,284)
ENGINEERING SERVICES	10,000	8,333	1,719	6,614
LEGAL SERVICES	16,000	13,333	35,310	(21,977)
TECHNOLOGY & WEBSITE ADMIN.	960	800	900	(100)
AD-VALOREM TAXES	-	-	3,099	(3,099)
MISCELLANEOUS (appraisal, etc.)	500	417	359	58
TOTAL GENERAL ADMINISTRATIVE	**64,035**	**53,392**	**59,971**	**(6,579)**
INSURANCE				
INSURANCE	5,851	5,851	5,300	551
TOTAL INSURANCE	**5,851**	**5,851**	**5,300**	**551**
DEBT SERVICE ADMIN.				
DISCLOSURE REPORT	5,000	5,000	5,000	-
ARBITRAGE REBATE	700	-	-	-
TRUSTEE FEES	3,800	3,800	10,500	(6,700)
TOTAL DEBT ADMINISTRATION	**9,500**	**8,800**	**15,500**	**(6,700)**
UTILITIES				
UTILITIES-ELECTRICITY	2,500	2,083	-	2,083
STREETLIGHTS	62,454	52,045	-	52,045
UTILITY CONTINGENCY	5,000	4,167	-	4,167
TOTAL UTILITIES	**69,954**	**58,295**	**-**	**58,295**
PHYSICAL ENVIRONMENT				
LAKE & POND MAINTENANCE	20,400	17,000	4,815	12,185
LANDSCAPE MAINTENANCE	95,734	79,778	15,960	63,818
LANDSCAPE - MISC.	5,000	4,167	-	4,167
WETLAND MITIGATION & MAINTENANCE	14,000	11,667	5,600	6,067
FIELD MANAGEMENT	6,000	5,000	-	5,000
FIELD CONTINGENCY	5,000	4,167	-	4,167
HARDSCAPE REPAIRS & MAINT.	5,000	4,167	-	4,167
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	**151,134**	**125,945**	**26,375**	**99,570**
TOTAL EXPENDITURES	**300,474**	**252,283**	**107,146**	**145,137**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**-**	**(1,888)**	**60,777**	**62,665**
FUND BALANCE - BEGINNING	-	-	-	-
FUND BALANCE - ENDING	**$ -**	**$ (1,888)**	**$ 60,777**	**$ 62,665**

Avalon Groves Community Development District
SERIES 2017A-1 (AA1)
For The Period Starting October 1, 2017 Ending July 31, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	$ 185,153	111,092	$ 82,583	$ (28,509)
INTEREST	-	-	2,675	2,675
LESS: DISCOUNT ASSESSMENTS (4%)	(7,715)	-	-	-
TOTAL REVENUE	**177,438**	**111,092**	**85,258**	**(25,834)**
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	7,715	-	-	-
INTEREST EXPENSE			-	
MAY 1, 2018	67,856	67,856	67,856	-
NOVEMBER 1, 2018	67,856	-	-	-
PRINCIPAL RETIREMENT				
MAY 1, 2018	-	-	-	-
TOTAL EXPENDITURES	**143,427**	**67,856**	**67,856**	**-**
EXCESS REVENUE OVER (UNDER) EXPEND.	34,011	43,236	17,402	(25,834)
TRANSFER IN				
TRANSFER OUT			(1,407)	
FUND BALANCE - BEGINNING		-	244,331	244,331
FUND BALANCE - ENDING	**$ 34,011.00**	**$ 43,236**	**$ 260,326**	**$ 218,497**

Avalon Groves Community Development District
SERIES 2017A-1 (AA2)
For The Period Starting October 1, 2017 Ending July 31, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	$ 562,845	337,707	$ 252,176	$ (85,531)
INTEREST	-	-	7,101	7,101
LESS: DISCOUNT ASSESSMENTS (4%)	(23,452)	-	-	-
TOTAL REVENUE	**539,393**	**337,707**	**259,277**	**(78,430)**
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	23,452	-	-	-
INTEREST EXPENSE			-	
MAY 1, 2018	212,684	212,684	212,684	-
NOVEMBER 1, 2018	212,684	-	-	-
PRINCIPAL RETIREMENT				
MAY 1, 2018	-	-	-	-
TOTAL EXPENDITURES	**448,820**	**212,684**	**212,684**	**-**
EXCESS REVENUE OVER (UNDER) EXPEND.	90,573	125,023	46,593	(78,430)
TRANSFER IN				
TRANSFER OUT			(4,278)	
FUND BALANCE - BEGINNING		-	745,770	745,770
FUND BALANCE - ENDING	**$ 90,573.00**	**$ 125,023**	**$ 788,085**	**$ 667,340**

Avalon Groves Community Development District
SERIES 2017A-2 (AA2)
For The Period Starting October 1, 2017 Ending July 31, 2018

	FY2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON/OFF ROLL	$ 286,957	286,957	$ 1,686,696	$ 1,399,739
INTEREST	-	-	5,500	5,500
LESS: DISCOUNT ASSESSMENTS (4%)	(11,957)	-	-	-
TOTAL REVENUE	**275,000**	**286,957**	**1,692,196**	**1,405,239**
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	11,957	-	-	-
INTEREST EXPENSE			-	
MAY 1, 2018	132,000	-	127,875	(127,875)
NOVEMBER 1, 2018	132,000	-	-	-
PRINCIPAL PREPAYMENT			690,000	
MAY 1, 2018	-	-	-	-
TOTAL EXPENDITURES	**275,957**	**-**	**817,875**	**(127,875)**
EXCESS REVENUE OVER (UNDER) EXPEND.	(957)	286,957	874,321	1,533,114
TRANSFER IN				
TRANSFER OUT			(2,181)	
FUND BALANCE - BEGINNING		-	400,149	400,149
FUND BALANCE - ENDING	**$ (957.00)**	**$ 286,957**	**$ 1,272,289**	**$ 1,933,263**

Avalon Groves Community Development District
Construction In Progress (AA1)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Ending July 31, 2018

	ACTUAL YEAR-TO-DATE
REVENUES	
BOND PROCEEDS	$ -
INTEREST	10,604
TOTAL REVENUES	**10,604**
EXPENDITURES	
CONSTRUCTION IN PROGRESS	893,193
TRUSTEE FEES	-
TOTAL EXPENSE	**893,193**
TOTAL EXPENDITURES	**893,193**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(882,589)**
TRANSFER IN	1,407
TRANSFER OUT	-
FUND BALANCE - BEGINNING	1,241,417
FUND BALANCE - ENDING	**$ 360,235**

Avalon Groves Community Development District
Construction In Progress A-1 (AA2)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Ending Juiy 31, 2018

	ACTUAL YEAR-TO-DATE
REVENUES	
BOND PROCEEDS	$ -
INTEREST	3,972
TOTAL REVENUES	**3,972**
EXPENDITURES	
CONSTRUCTION IN PROGRESS	1,206,602
TRUSTEE FEES	-
TOTAL EXPENSE	**1,206,602**
TOTAL EXPENDITURES	**1,206,602**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(1,202,630)**
TRANSFER IN	4,278
TRANSFER OUT	-
FUND BALANCE - BEGINNING	987,508
FUND BALANCE - ENDING	**$ (210,844)**

Avalon Groves Community Development District
Construction In Progress A-2 (AA2)
Statement of Revenue, Expenditures And Changes In Fund Balance
For The Period Ending July 31, 2018

	ACTUAL YEAR-TO-DATE
REVENUES	
INSURANCE CLAIM	$ 719,000
INTEREST	9,884
TOTAL REVENUES	**728,884**
EXPENDITURES	
CONSTRUCTION IN PROGRESS	1,594,709
TRUSTEE FEES	-
TOTAL EXPENSE	**1,594,709**
TOTAL EXPENDITURES	**1,594,709**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(865,825)**
TRANSFER IN	2,181
TRANSFER OUT	-
FUND BALANCE - BEGINNING	1,368,421
FUND BALANCE - ENDING	**$ 504,777**

5.84

Avalon Groves Community Development District
Bank Reconciliation
July 31, 2018

		BU
Balance Per Bank Statement	$	47,570.66
Less: Outstanding AP Checks		(2,074.58)
Adjusted Bank Balance	**$**	**45,496.08**
Beginning Bank Balance Per Books	$	35,928.83
Deposits & Interest		27,519.99
Cash Disbursements		(17,952.74)
Balance Per Books	**$**	**45,496.08**

Avalon Groves CDD
Check Register
Operating Account
FY 2018

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
9/30/2017		**EOY**	**Balance**	**0.00**	**159.29**	**0.00**
10/06/2017		Developer Funding	GF 2017-26	7,919.77		7,919.77
10/06/2017	1050	Egis Insurance Risk Advisors	Ins. FY 2018		5,300.00	2,619.77
10/06/2017	1051	Heidt Design	Engineering Svcs		205.00	2,414.77
10/06/2017	1052	Orlando Sentinel	Legal Ads		2,177.04	237.73
10/06/2017	1053	Venturesin.com, Inc.	Web Site Hosting - September		80.00	157.73
10/13/2017		Developer Funding	GF 2017-25	22,988.66		23,146.39
10/13/2017	1054	Daily Commercial	Legal Ad		129.68	23,016.71
10/13/2017	1055	DPFG MANAGEMENT AND CONSULTING, LLC	BOS Mtg - 8/24/17		4,000.00	19,016.71
10/13/2017	1056	Heidt Design	Design Svcs - July		670.00	18,346.71
10/13/2017	1057	Hopping Green & Sams	Legal Services		13,188.98	5,157.73
10/13/2017	1058	Regions Bank.	Fees - Series 2017		5,000.00	157.73
10/18/2017	1059	Daily Commercial	VOID		0.00	157.73
10/18/2017	1060	Daily Commercial	Legal Ad		26.18	131.55
10/31/2017		**EOM**	**Balance**	**30,908.43**	**30,776.88**	**131.55**
11/01/2017			O & M (K Title)	4,342.10		4,473.65
11/03/2017	1061	Daily Commercial	Legal Ad		183.91	4,289.74
11/03/2017	1062	Venturesin.com, Inc.	Web Site Hosting - October		80.00	4,209.74
11/03/2017	1063	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2018		175.00	4,034.74
11/14/2017	1064	Daily Commercial	Legal Ad		144.64	3,890.10
11/29/2017	1065	BOB McKEE, LAKE COUNTY TAX COLLECTOR	Ad Valorem Taxes		2,738.30	1,151.80
11/30/2017	1066	BOB McKEE, LAKE COUNTY TAX COLLECTOR	Property Tax		361.17	790.63
11/30/2017		**EOM**	**Balance**	**4,342.10**	**3,683.02**	**790.63**
12/08/2017	1067	LAKE & WETLAND MANAGEMENT	Lake Maint - December		535.00	255.63
12/08/2017	1068	Orlando Sentinel	Legal Ad		283.17	-27.54
12/09/2017		Ashton Orlando	O & M (K Title)	3,101.50		3,073.96
12/14/2017		NVR Settlement	O & M (K Title)	1,240.60		4,314.56
12/27/2017	1069	Sumter Electric Cooperative	Voided		0.00	4,314.56
12/27/2017	1070	Sumter Electric Cooperative	Voided		0.00	4,314.56
12/27/2017	1071	Sumter Electric Cooperative	Deposit - 17494 Sawgrass Bay Bl		193.00	4,121.56
12/27/2017	1072	Sumter Electric Cooperative	Deposit - 16920 Sawgrass Bay Bl		193.00	3,928.56
12/27/2017		Developer Funding	GF 2018-01	20,731.55		24,660.11
12/28/2017	1073	DPFG MANAGEMENT AND CONSULTING, LLC	Oct-Dec Fees / Dissimenation		13,000.00	11,660.11
12/28/2017	1074	Heidt Design	Engineering Svcs		968.75	10,691.36
12/28/2017	1075	Hopping Green & Sams	Legal Services		6,582.81	4,108.55
12/28/2017	1076	Venturesin.com, Inc.	Website Host - Nov		179.99	3,928.56
12/31/2017		**EOM**	**Balance**	**25,073.65**	**21,935.72**	**3,928.56**
01/11/2018		Developer Funding	O & M (K Title)	1,240.60		5,169.16
01/15/2018	1077	Daily Commercial	Legal Ad		150.25	5,018.91
01/18/2018	1078	Heidt Design	Engineering Svcs		205.00	4,813.91
01/18/2018	1079	Venturesin.com, Inc.	Web Site Hosting - January		80.00	4,733.91
01/29/2018	1080	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - January		2,000.00	2,733.91
01/31/2018		Developer Funding	O & M (K Title)	2,481.20		5,215.11
1/31/2018		**EOM**	**Balance**	**3,721.80**	**2,435.25**	**5,215.11**
02/07/2018	1081	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - February		2,000.00	3,215.11
02/07/2018	1082	Heidt Design	Engineering Svcs - November		340.00	2,875.11
02/07/2018	1083	Orlando Sentinel	Legal Ad		101.25	2,773.86
02/07/2018	1084	Venturesin.com, Inc.	Web Site Hosting - February		80.00	2,693.86
02/07/2018	1085	LAKE & WETLAND MANAGEMENT	Lake Maint - February		535.00	2,158.86
02/13/2018	1086	Daily Commercial	VOIDED		0.00	2,158.86
02/20/2018	1087	Heidt Design	Engineering Services		205.00	1,953.86
02/21/2018	1088	Voided Check	VOIDED		0.00	1,953.86
02/21/2018		Developer Funding	GF 2018-02	18,515.93		20,469.79
02/21/2018	1089	Hopping Green & Sams	Legal Services		16,515.93	3,953.86
02/27/2018		DR Horton	O & M (Old Republic National Titl	70,962.64		74,916.50
2/28/2018		**EOM**	**Balance**	**89,478.57**	**19,777.18**	**74,916.50**
03/01/2018		K Title Company	O & M (K Title Co)	8,063.90		82,980.40
03/02/2018	1090	Hopping Green & Sams	Legal Services		7,952.68	75,027.72
03/02/2018	1091	U.S. LAWNS	Landscape Maint. Jan-Mar		5,985.00	69,042.72
03/02/2018	1092	Venturesin.com, Inc.	Web Site Hosting - March		80.00	68,962.72
03/02/2018	1093		Voided check		0.00	68,962.72
03/12/2018	1094	Hopping Green & Sams	Legal Servies		2,750.50	66,212.22
03/12/2018	1095	Candice Smith	Voided check		0.00	66,212.22
03/14/2018	1096	DPFG MANAGEMENT AND CONSULTING, LLC	CDD - Mtg		6,000.00	60,212.22
03/15/2018	1097	Sumter Electric Cooperative	Deposit/Membership Fee		72.00	60,140.22
03/18/2018		K Title Company	O & M (K Title)	1,240.60		61,380.82
3/31/2018		**EOM**	**Balance**	**9,304.50**	**22,840.18**	**61,380.82**
04/01/2018	1098	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - April		2,000.00	59,380.82
04/06/2018	1099	LAKE & WETLAND MANAGEMENT	Lake Maint - April		535.00	58,845.82
04/06/2018	1100	Regions Bank.	Trustee Fees		7,000.00	51,845.82
04/06/2018	1101	U.S. LAWNS	Landscape Maint - April		1,995.00	49,850.82
04/18/2018	1102	Hopping Green & Sams	Legal Services		835.39	49,015.43
04/24/2018	1103	BIO-TECH CONSULTING, INC.			2,800.00	46,215.43
04/24/2018	1104	Venturesin.com, Inc.	Web Site Hosting - April		80.00	46,135.43
04/26/2018		K Title Company	O & M (K Title)	2,481.20		48,616.63
04/26/2018		K Title Company	Lot Closing (K Title)	4,700.28		53,316.91

Avalon Groves CDD
Check Register
Operating Account
FY 2018

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
04/26/2018		K Title Company	Lot Closing (K Title)	84,904.96		138,221.87
4/30/2018		**EOM**	**Balance**	**92,086.44**	**15,245.39**	**138,221.87**
05/01/2018	1105	DPFG MANAGEMENT AND CONSULTING, LLC	Voided chk		0.00	138,221.87
05/09/2018	1106	Hopping Green & Sams			799.90	137,421.97
05/09/2018	1107	LAKE & WETLAND MANAGEMENT	Lake Maint - March		535.00	136,886.97
05/09/2018	1108	U.S. LAWNS	Landscape Maint - May		1,995.00	134,891.97
05/09/2018	1109	Venturesin.com, Inc.	Web Site Hosting - May		80.00	134,811.97
05/31/2018	1110	Regions Bank.	Voided check		0.00	134,811.97
05/31/2018	1111	Regions Bank.	Lot Closing (K Title)		1,254.75	133,557.22
05/31/2018	1112	Regions Bank.	Lot Closing (K Title)		83,650.21	49,907.01
05/31/2018	1113	Regions Bank.	Lot Closing (K Title)		4,700.28	45,206.73
5/31/2018		**EOM**	**Balance**	**0.00**	**93,015.14**	**45,206.73**
06/05/2018	1114	Hopping Green & Sams	Legal Services		3,269.70	41,937.03
06/05/2018	1115	LAKE & WETLAND MANAGEMENT	Lake Maint - June		535.00	41,402.03
06/05/2018	1116	U.S. LAWNS	Landscape Maint - June		1,995.00	39,407.03
06/13/2018	1117	Dibartolomeo, McBee, Hartley & Barnes, PA	Audit FY 2017		2,500.00	36,907.03
06/15/2018		NVR	O & M (NVR Settlement Svcs)	2,481.20		39,388.23
06/15/2018	1118	LAKE COUNTY PROPERTY APPRAISER	Non Ad Valorem Collections		50.00	39,338.23
06/22/2018	1119	LAKE & WETLAND MANAGEMENT	Lake Maint - January		535.00	38,803.23
06/22/2018	1120	Venturesin.com, Inc.	Web Site Hosting - June		80.00	38,723.23
06/25/2018	1121	LAKE & WETLAND MANAGEMENT	Lake Maint - May		535.00	38,188.23
06/25/2018		VK Avalon	O & M (K Title)	1,240.60		39,428.83
06/27/2018	1122	Regions Bank.	Trustee Fee Series 2017A-2		3,500.00	35,928.83
6/30/2018		**EOM**	**Balance**	**3,721.80**	**12,999.70**	**35,928.83**
07/02/2018	1123	Hopping Green & Sams	Legal Services		1,557.17	34,371.66
07/02/2018	1124	LAKE & WETLAND MANAGEMENT	Lake Maint - July		535.00	33,836.66
07/02/2018	1125	U.S. LAWNS	Landscape Maint - July		1,995.00	31,841.66
07/05/2018	1126	Venturesin.com, Inc.	Web Site Hosting - July		80.00	31,761.66
07/10/2018	1127	BIO-TECH CONSULTING, INC.	Consulting Fees		2,800.00	28,961.66
07/18/2018		VK Avalon	DS & O&M	14,493.69		43,455.35
07/18/2018		VK Avalon	O & M (K Title)	7,443.60		50,898.95
07/18/2018		VK Avalon	O & M (K Title)	4,342.10		55,241.05
07/19/2018	1128	Regions Bank.	Lot Closing -		8,910.99	46,330.06
07/23/2018		VK Avalon	O & M (K Title)	1,240.60		47,570.66
07/26/2018	1129	Daily Commercial	Legal Ads		1,770.32	45,800.34
07/26/2018	1130	Tampa Print Services, Inc.	Mass Mailing		304.26	45,496.08
7/31/2018		**EOM**	**Balance**	**27,519.99**	**17,952.74**	**45,496.08**

EXHIBIT 3

RESOLUTION 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board"), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF AVALON GROVESCOMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2018/2019 attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2018/2019 annual public meeting schedule to Lake County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2018.

ATTEST:

AVALON GROVESCOMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/ Assistant Secretary
Print Name:_____

_____
Chair/ Vice Chair
Print Name: _____

NOTICE OF MEETINGS
FISCAL YEAR 2019
AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2019 regular meetings of the Board of Supervisors of the Avalon Groves Community Development District are scheduled to be held on the fourth Thursday of every month at 11:30 a.m. at the Cagan Crossing Community Library located at 16729 Cagan Oaks, Clermont, Florida 34714. The meeting dates are as follows (exceptions noted below):

October 25, 2018
November 6, 2018 (LO Meeting)
November 22, 2018 (Reg Meeting)
December 27, 2018
January 24, 2019
February 28, 2019
March 28, 2019
April 25, 2019
May 23, 2019
June 27, 2019
July 25, 2019
August 22, 2019
September 26, 2019

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Development Planning and Financing Group [DPFG], 250 International Parkway, Suite 280, Lake Mary FL 32756 at (321) 263-0132, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact DPFG at (813) 418-7473 X-102. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

DPFG, District Management

EXHIBIT 4

RESOLUTION 2018-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2018-05 TO RE-SET THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Avalon Groves Community Development District ("District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes,* for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on May 24, 2018, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2018-05, approving the proposed budget for Fiscal Year 2018-2019 and setting a public hearing on the proposed budget for August 23, 2018 at 11:30 a.m. at the Cagan Crossing Community Library, 16729 Cagan Oaks, Clermont, Florida; and

WHEREAS, due to a conflict at the Cagan Crossing Community Library, the District Manager rescheduled the date of the public hearing to August 27, 2018 at 11:30 a.m. at the Cagan Crossing Community Library, 16729 Cagan Oaks, Clermont, Florida, and the District Manager has caused the notice of the public hearing, with the new date to be published in a newspaper of general circulation in Lake County, Florida consistent with the requirements of Chapters 190 and 197, *Florida Statutes*; and

WHEREAS, the Board of Supervisors desires to ratify the District Manager's action in re-setting the public hearing.

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

SECTION 1. PUBLIC HEARING LOCATION RESET. The District Manager's actions in re-setting the public hearing are hereby ratified. Resolution 2018-05 is hereby amended to reflect that the location of the public hearing as declared in Resolution 2018-05 is reset to:

August 27, 2018 at 11:30 a.m. at the Cagan Crossing Community Library, 16729 Cagan Oaks, Clermont, Florida.

The District Manager shall send a copy of this Resolution to Lake County upon adoption.

SECTION 2. RESOLUTION 2018-05 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2018-05 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 27th day of August, 2018.

ATTEST:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By:_____

Its:_____

EXHIBIT 5

STATEMENT 1
AVALON GROVES
GENERAL FUND
FY 2019 PROPOSED BUDGET

	FY 2016 ACTUAL	FY 2017 ACTUAL	2018 ADOPTED	2018 3/31/2018	2019 PROPOSED	VARIANCE 2018-2019
REVENUE:						
SPECIAL ASSESEMENTS (LANDOWNER OFF-ROLL)	$ -	$ -	$ 300,474	$ 92,673	$ 320,435	$ 19,961
DEVELOPER FUNDING	19,617	149,087		43,036	-	$ -
TEMPORATY DEPOSIT ACCOUNT				2,481		
TOTAL REVENUE:	**19,617**	**149,087**	**300,474**	**138,190**	320,435	**19,961**
EXPENDITURES:						
GENERAL ADMINISTRATIVE:						
DISTRICT MANAGEMENT SERVICES	8,000	44,000	8,000	20,000	32,000	24,000
DISTRICT ACCOUNTING SERVICES	-	-	24,000	-	-	(24,000)
BANK FEES	-	28	150	-	150	-
AUDITING	-	-	3,500	-	2,500	(1,000)
REGULATORY AND PERMIT FEES	100	175	175	175	175	-
LEGAL ADVERTISEMENTS	496	6,037	750	889	4,000	3,250
ENGINEERING SERVICES	-	4,975	10,000	1,719	12,000	2,000
LEGAL SERVICES	10,844	79,902	16,000	28,978	25,000	9,000
TECHNOLOGY & WEBSITE ADMIN.	177	960	960	580	960	-
MISCELLANEOUS (appraisal, mailing, etc.)	-	5,600	500	3,104	500	-
TOTAL GENERAL ADMIN.	**19,617**	**141,677**	**64,035**	**55,446**	**77,285**	**13,250**
INSURANCE:						
INSURANCE	-	2,410	5,851	5,300	5,830	(21)
TOTAL INSURANCE	**-**	**2,410**	**5,851**	**5,300**	**5,830**	**(21)**
DEBT SERVICE ADMIN. :						
DISCLOSURE REPORT	-	5,000	5,000	5,000	5,000	-
ARBITRAGE REBATE	-	-	700	-	1,500	800
TRUSTEE FEES	-	-	3,800	7,000	7,500	3,700
TOTAL DEBT SERVICE ADMIN.	**-**	**5,000**	**9,500**	**12,000**	**14,000**	**4,500**
UTILITIES:						
UTILITIES-ELECTRICITY	-	-	2,500	-	2,500	-
STREETLIGHTS	-	-	62,454	-	68,400	5,946
UTILITY CONTINGENCY	-	-	5,000	-	5,000	-
TOTAL UTILITIES:	**-**	**-**	**2,500**	**-**	**75,900**	**5,946**
PHYSICAL ENVIRONMENT:						
LAKE & POND MAINTENANCE	-	-	20,400	1,605	6,420	(13,980)
LANDSCAPE MAINTENANCE(Ponds, Ph 1A & Serenoa Blvd.)	-	-	95,734	7,980	106,000	10,266
LANDSCAPE - MISC.	-	-	5,000	-	5,000	-
WETLAND MITIGATION & MONITORING	-	-	14,000	2,800	14,000	-
FIELD MANAGEMENT	-	-	6,000	-	6,000	-
FIELD CONTINGENCY	-	-	5,000	-	5,000	-
HARDSCAPE REPAIRS & MAINT.	-	-	5,000	-	5,000	-
BUILDOUT CONTINGENCY	-	-	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT	**-**	**-**	**151,134**	**12,385**	**147,420**	**(3,714)**
TOTAL EXPENDITURES:	**19,617**	**149,087**	**233,020**	**85,131**	**320,435**	**19,961**
EXCESS OVER (UNDER) REVENUES:	-	-	67,454	53,059	-	-

STATEMENT 2
AVALON GROVES
FY 2019 PROPOSED BUDGET
GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment and Calculation

Phase	Planned Lots	ERU / Lots	Total ERU
AA 1	580	1.00	580
AA 2	479	1.00	479
Total	**1059**		**1059**

1a. ERU Allocation Driver based on Development Status of Lots

	Platted	Un-Platted	Total Lots
Assessment Area One	196	384	**580**
Assessment Area Two	221	258	**479**
Total Lots	**417**	**642**	**1059**
Assigned ERU	1.00	1.00	
Total Assigned ERU	**417**	**642**	**1059**
% Allocation per share of ERU	39.38%	60.62%	

2. O&M Assessment Requirement ("AR") - IF all assessments are ON Roll

Expenditures	Platted Lots	Un-Platted Lots	Grand Total /(1)	Share of Total	Benefit to Un-Platted /(2)
GENERAL ADMINISTRATIVE	30,432	46,853	77,285	24.12%	Yes
INSURANCE	2,296	3,534	5,830	1.82%	Yes
DEBT ADMINISTRATION	14,000	-	14,000	4.37%	No
UTILITIES	75,900	-	75,900	23.69%	No
PHYSICAL ENVIRONMENT	147,420	-	147,420	46.01%	No
Subtotal (Net) /[a]	**270,048**	**50,387**	**320,435**	100.0%	
Early Payment Discount	11,741	2,191	13,932		
County Charges	11,741	2,191	13,932		
Total (Gross)	**293,530**	**54,768**	**348,299**	[b]	
Share of Total Expenditures	84.28%	15.72%	100.00%		
Total ERU	417.0	642.0	1,059.0	[c]	
Total AR / ERU - GROSS	$ 703.91	$ 85.31	$ 328.90	[b] / [c]	
Total AR / ERU - NET	$ 647.60	$ 78.49	$ 302.59	[a] / [c]	

2a. Allocation of O&M Assessment: FY 2019

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	417	1.00	$ 648	$ 704	$ 293,530
Un-Platted	642	1.00	$ 78	$ 85	$ 54,769
Total	**1059**				**$ 348,299**

3. Allocation of O&M Assessment: FY 2018

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	416	1.00	$ 620	$ 674	$ 280,480
Un-Platted	643	1.00	$ 66	$ 72	$ 46,129
Total	**1059**				**$ 326,609**

4. Change from Prior Fiscal Year

Status	Change in Gross Assmt / Lot	% Change Gross Assmt / Lot
Platted	$ 30	4.78%
Un-Platted	$ 14	20.56%
Total		

STATEMENT 3
AVALON GROVES CDD
FY 2019 PROPOSED CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL CONTRACT $	COMMENTS (SCOPE OF SERVICE)
DISTRICT MANAGEMENT SERVICES	DPFG	$32,000	Estimated at $4,000 per meeting, estimated at 8 meetings
DISTRICT ACCOUNTING SERVICES	DPFG	$0	
BANK FEES	Bank United	$150	
AUDITING SERVICES	DMHB	$2,500	Audit fees per engagement letter are as follows, $2,500 for FY 2017, $2,600 for FY 2018 and $2,750 for FY 2019
REGULATORY AND PERMIT FEES	State of Florida	$175	
LEGAL ADVERTISEMENTS	Daily Commercial	$4,000	Increase in budget in anticipation of a bond issuance
ENGINEERING SERVICES	Heidt Design	$12,000	
LEGAL SERVICES	Hopping Green & Sams	$25,000	Amounts increased in anticipation of bond issuance
TECHNOLOGY & WEBSITE ADMINISTRATION	Atlas Professional Services	$960	
MISCELLANEOUS		$500	
INSURANCE	EGIS	$5,830	Professional Liability is $2,651. General liability estimated at $3,200. Will need to add property schedule as completed.
DISCLOSURE REPORT	DPFG	$5,000	
ARBITRAGE REBATE		$1,500	Increase in budget in anticipation of a bond issuance
TRUSTEE FEES		$7,500	Increase in budget in anticipation of a bond issuance
UTILITIES		$2,500	Estimated for lift stations, etc.
STREETLIGHTS		$68,400	Streetlights for FY 2018 includes 70 poles. Estimated at $5,700 monthly for purchase and install for 36 months
UTILITY CONTINGENCY		$5,000	Estimated
LAKE & POND MAINTENANCE	Lake & Werland Management	$6,420	Lake management service including algae, border grass, and invasive plant control
LANDSCAPE MAINTENANCE		$106,000	Based on estimate recevied from Rabdy Suggs
LANDSCAPE MISC.		$5,000	Miscellaneous
WETLAND MITIGATION & MONITORING	BioTech	$14,000	Collector Road - $6,000. One time baseline setup-$3,600. Phase 1A-$2,800 and One time baseline setup-$1,600
FIELD MANAGEMENT		$6,000	
FIELD CONTINGENCY		$5,000	
HARDSCAPE REPAIRS & MAINTENANCE		$5,000	
BUILDOUT CONTINGENCY		$0	
Total		**$320,435**	

AVALON GROVES CDD
FY 2019 PROPOSED BUDGET
SERIES 2017 ASSESSMENT AREA ONE

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	$ 185,153
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(7,715)
TOTAL REVENUE	**177,439**
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	7,715
INTEREST EXPENSE	
05/01/19	67,856
11/01/19	66,981
PRINCIPAL RETIREMENT	
05/01/19	35,000
TOTAL EXPENDITURES	**177,552**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(110)**
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	**$ (110)**

Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (AA One)

Lot Width	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
50	580	1.00	580.00	100.00%	170,338	294
Total	**580**		**580.00**	**100.00%**	**170,338**	

MADS Assmt. per ERU - net	294
MADS Assmt. per ERU - gross	319
Total revenue - gross	185,153

AVALON GROVES CDD
$2,415,000 SPECIAL ASSESSMENT BONDS SERIES 2017 AREA ONE
Debt Service Requirement

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

AVALON GROVES CDD
$2,415,000 SPECIAL ASSESSMENT BONDS SERIES 2017 AREA ONE
Debt Service Requirement

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
5/1/2040	105,000	5.750%	33,925.00	138,925.00		1,075,000
11/1/2040		5.750%	30,906.25	30,906.25	169,831.25	1,075,000
5/1/2041	110,000	5.750%	30,906.25	140,906.25		965,000
11/1/2041		5.750%	27,743.75	27,743.75	168,650.00	965,000
5/1/2042	115,000	5.750%	27,743.75	142,743.75		850,000
11/1/2042		5.750%	24,437.50	24,437.50	167,181.25	850,000
5/1/2043	120,000	5.750%	24,437.50	144,437.50		730,000
11/1/2043		5.750%	20,987.50	20,987.50	165,425.00	730,000
5/1/2044	130,000	5.750%	20,987.50	150,987.50		600,000
11/1/2044		5.750%	17,250.00	17,250.00	168,237.50	600,000
5/1/2045	135,000	5.750%	17,250.00	152,250.00		465,000
11/1/2045		5.750%	13,368.75	13,368.75	165,618.75	465,000
5/1/2046	145,000	5.750%	13,368.75	158,368.75		320,000
11/1/2046		5.750%	9,200.00	9,200.00	167,568.75	320,000
5/1/2047	155,000	5.750%	9,200.00	164,200.00		165,000
11/1/2047		5.750%	4,743.75	4,743.75	168,943.75	165,000
5/1/2048	165,000	5.750%	4,743.75	169,743.75		-
Total	**$2,415,000.00**		**2,833,174.48**	**5,248,174.48**	**5,078,430.73**	

Max annual ds: $170,337.50

Footnote:

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

AVALON GROVES CDD
FY 2019 PROPOSED BUDGET
SERIES 2017A-1 ASSESSMENT AREA TWO

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	$ 559,241
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(23,302)
TOTAL REVENUE	**535,939**
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	23,302
INTEREST EXPENSE	
05/01/19	212,684
11/01/19	210,131
PRINCIPAL RETIREMENT	
05/01/19	95,000
TOTAL EXPENDITURES	**541,117**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(5,180)**
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	**$ (5,180)**

Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (2017A-1)

Lot Width	Units	ERU	Annual Assmt	Annual Assmt/Unit
40'	83	0.90	81,276	979
50'	294	1.00	316,682	1,077
60'	102	1.20	119,857	1,175
Total	**479**		**517,816**	

AVALON GROVES CDD
$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO
Debt Service Requirement

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
4/6/2017						7,215,000
11/1/2017		5.375%	242,224	242,224	242,224	7,215,000
5/1/2018		5.375%	212,684	212,684		7,215,000
11/1/2018		5.375%	212,684	212,684	425,369	7,215,000
5/1/2019	95,000	5.375%	212,684	307,684		7,120,000
11/1/2019		5.375%	210,131	210,131	517,816	7,120,000
5/1/2020	100,000	5.375%	210,131	310,131		7,020,000
11/1/2020		5.375%	207,444	207,444	517,575	7,020,000
5/1/2021	105,000	5.375%	207,444	312,444		6,915,000
11/1/2021		5.375%	204,622	204,622	517,066	6,915,000
5/1/2022	110,000	5.375%	204,622	314,622		6,805,000
11/1/2022		5.375%	201,666	201,666	516,288	6,805,000
5/1/2023	115,000	5.375%	201,666	316,666		6,690,000
11/1/2023		5.375%	198,575	198,575	515,241	6,690,000
5/1/2024	120,000	5.375%	198,575	318,575		6,570,000
11/1/2024		5.375%	195,350	195,350	513,925	6,570,000
5/1/2025	130,000	5.375%	195,350	325,350		6,440,000
11/1/2025		5.375%	191,856	191,856	517,206	6,440,000
5/1/2026	135,000	5.375%	191,856	326,856		6,305,000
11/1/2026		5.375%	188,228	188,228	515,084	6,305,000
5/1/2027	145,000	5.375%	188,228	333,228		6,160,000
11/1/2027		5.375%	184,331	184,331	517,559	6,160,000
5/1/2028	150,000	5.375%	184,331	334,331		6,010,000
11/1/2028		5.375%	180,300	180,300	514,631	6,010,000
5/1/2029	160,000	6.000%	180,300	340,300		5,850,000
11/1/2029		6.000%	175,500	175,500	515,800	5,850,000
5/1/2030	170,000	6.000%	175,500	345,500		5,680,000
11/1/2030		6.000%	170,400	170,400	515,900	5,680,000
5/1/2031	180,000	6.000%	170,400	350,400		5,500,000
11/1/2031		6.000%	165,000	165,000	515,400	5,500,000
5/1/2032	190,000	6.000%	165,000	355,000		5,310,000
11/1/2032		6.000%	159,300	159,300	514,300	5,310,000
5/1/2033	205,000	6.000%	159,300	364,300		5,105,000
11/1/2033		6.000%	153,150	153,150	517,450	5,105,000
5/1/2034	215,000	6.000%	153,150	368,150		4,890,000
11/1/2034		6.000%	146,700	146,700	514,850	4,890,000
5/1/2035	230,000	6.000%	146,700	376,700		4,660,000
11/1/2035		6.000%	139,800	139,800	516,500	4,660,000
5/1/2036	245,000	6.000%	139,800	384,800		4,415,000
11/1/2036		6.000%	132,450	132,450	517,250	4,415,000
5/1/2037	260,000	6.000%	132,450	392,450		4,155,000
11/1/2037		6.000%	124,650	124,650	517,100	4,155,000
5/1/2038	275,000	6.000%	124,650	399,650		3,880,000
11/1/2038		6.000%	116,400	116,400	516,050	3,880,000
5/1/2039	290,000	6.000%	116,400	406,400		3,590,000
11/1/2039		6.000%	107,700	107,700	514,100	3,590,000
5/1/2040	310,000	6.000%	107,700	417,700		3,280,000
11/1/2040		6.000%	98,400	98,400	516,100	3,280,000
5/1/2041	330,000	6.000%	98,400	428,400		2,950,000

AVALON GROVES CDD
$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO
Debt Service Requirement

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
11/1/2041		6.000%	88,500	88,500	516,900	2,950,000
5/1/2042	350,000	6.000%	88,500	438,500		2,600,000
11/1/2042		6.000%	78,000	78,000	516,500	2,600,000
5/1/2043	370,000	6.000%	78,000	448,000		2,230,000
11/1/2043		6.000%	66,900	66,900	514,900	2,230,000
5/1/2044	395,000	6.000%	66,900	461,900		1,835,000
11/1/2044		6.000%	55,050	55,050	516,950	1,835,000
5/1/2045	420,000	6.000%	55,050	475,050		1,415,000
11/1/2045		6.000%	42,450	42,450	517,500	1,415,000
5/1/2046	445,000	6.000%	42,450	487,450		970,000
11/1/2046		6.000%	29,100	29,100	516,550	970,000
5/1/2047	470,000	6.000%	29,100	499,100		500,000
11/1/2047		6.000%	15,000	15,000	514,100	500,000
5/1/2048	500,000	6.000%	15,000	515,000		-
Total	**$7,215,000.00**		**8,934,183**	**16,149,183**	**15,634,183**	

Max annual ds: $517,815.63

Footnote:

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

AVALON GROVES CDD
FY 2019 PROPOSED BUDGET
SERIES 2017A-2 ASSESSMENT AREA TWO

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	$ 241,958
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(10,082)
TOTAL REVENUE	**231,876**
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	10,082
INTEREST EXPENSE	
05/01/19	111,300
11/01/19	111,300
PRINCIPAL RETIREMENT	
05/01/19	-
TOTAL EXPENDITURES	**232,682**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(810)**
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	**$ (810)**

Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (2017A-2)

Lot Width	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
40	53	0.90	47.70	20.86%	46,428	876
50	103	1.00	103.00	45.04%	100,253	973
60	65	1.20	78.00	34.11%	75,920	1,168
Total	**221**		**228.70**	**100.00%**	**222,600**	

MADS Assmt. per ERU - net	973
MADS Assmt. per ERU - gross	1,058
Total revenue - gross	241,958

AVALON GROVES CDD
$4,400,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-2 AREA TWO
Debt Service Requirement

Period Ending	Principal /(a)(b)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
4/6/2017						4,400,000
11/1/2017	275,000	6.000%	150,333	425,333	425,333	4,125,000
5/1/2018	415,000	6.000%	123,750	538,750		3,710,000
11/1/2018		6.000%	111,300	111,300	650,050	3,710,000
5/1/2019		6.000%	111,300	111,300		3,710,000
11/1/2019		6.000%	111,300	111,300	222,600	3,710,000
5/1/2020		6.000%	111,300	111,300		3,710,000
11/1/2020		6.000%	111,300	111,300	222,600	3,710,000
5/1/2021		6.000%	111,300	111,300		3,710,000
11/1/2021		6.000%	111,300	111,300	222,600	3,710,000
5/1/2022		6.000%	111,300	111,300		3,710,000
11/1/2022		6.000%	111,300	111,300	222,600	3,710,000
5/1/2023		6.000%	111,300	111,300		3,710,000
11/1/2023		6.000%	111,300	111,300	222,600	3,710,000
5/1/2024		6.000%	111,300	111,300		3,710,000
11/1/2024		6.000%	111,300	111,300	222,600	3,710,000
5/1/2025		6.000%	111,300	111,300		3,710,000
11/1/2025		6.000%	111,300	111,300	222,600	3,710,000
5/1/2026		6.000%	111,300	111,300		3,710,000
11/1/2026		6.000%	111,300	111,300	222,600	3,710,000
5/1/2027		6.000%	111,300	111,300		3,710,000
11/1/2027		6.000%	111,300	111,300	222,600	3,710,000
5/1/2028		6.000%	111,300	111,300		3,710,000
11/1/2028		6.000%	111,300	111,300	222,600	3,710,000
5/1/2029	3,710,000	6.000%	111,300	3,821,300	3,821,300	-
Total	**$4,400,000**		**2,722,683**	**7,122,683**	**7,122,683**	

Max annual ds: $222,600

Footnote:

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

(b) Extraordinary Manditory Redemption of $275,000 made on 2/1/2018

EXHIBIT 6

RESOLUTION 2018-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors ("**Board**") of the Avalon Groves Community Development District (**"District"**) proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("**Fiscal Year 2018/2019**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Avalon Groves Community Development District for the Fiscal Year Ending September 30, 2019."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of $_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
DEBT SERVICE (SERIES 2017)	$_____
DEBT SERVICE (SERIES 2017A-1)	$_____
DEBT SERVICE (SERIES 2017A-2)	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2018.

ATTEST:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By: _____

Its: _____

STATEMENT 1
AVALON GROVES
GENERAL FUND
FY 2019 PROPOSED BUDGET

	FY 2016 ACTUAL	FY 2017 ACTUAL	2018 ADOPTED	2018 3/31/2018	2019 PROPOSED	VARIANCE 2018-2019
REVENUE:						
SPECIAL ASSESEMENTS (LANDOWNER OFF-ROLL)	$ -	$ -	$ 300,474	$ 92,673	$ 320,435	$ 19,961
DEVELOPER FUNDING	19,617	149,087		43,036	-	$ -
TEMPORATY DEPOSIT ACCOUNT				2,481		
TOTAL REVENUE:	**19,617**	**149,087**	**300,474**	**138,190**	320,435	**19,961**
EXPENDITURES:						
GENERAL ADMINISTRATIVE:						
DISTRICT MANAGEMENT SERVICES	8,000	44,000	8,000	20,000	32,000	24,000
DISTRICT ACCOUNTING SERVICES	-	-	24,000	-	-	(24,000)
BANK FEES	-	28	150	-	150	-
AUDITING	-	-	3,500	-	2,500	(1,000)
REGULATORY AND PERMIT FEES	100	175	175	175	175	-
LEGAL ADVERTISEMENTS	496	6,037	750	889	4,000	3,250
ENGINEERING SERVICES	-	4,975	10,000	1,719	12,000	2,000
LEGAL SERVICES	10,844	79,902	16,000	28,978	25,000	9,000
TECHNOLOGY & WEBSITE ADMIN.	177	960	960	580	960	-
MISCELLANEOUS (appraisal, mailing, etc.)	-	5,600	500	3,104	500	-
TOTAL GENERAL ADMIN.	**19,617**	**141,677**	**64,035**	**55,446**	**77,285**	**13,250**
INSURANCE:						
INSURANCE	-	2,410	5,851	5,300	5,830	(21)
TOTAL INSURANCE	**-**	**2,410**	**5,851**	**5,300**	**5,830**	**(21)**
DEBT SERVICE ADMIN. :						
DISCLOSURE REPORT	-	5,000	5,000	5,000	5,000	-
ARBITRAGE REBATE	-	-	700	-	1,500	800
TRUSTEE FEES	-	-	3,800	7,000	7,500	3,700
TOTAL DEBT SERVICE ADMIN.	**-**	**5,000**	**9,500**	**12,000**	**14,000**	**4,500**
UTILITIES:						
UTILITIES-ELECTRICITY	-	-	2,500	-	2,500	-
STREETLIGHTS	-	-	62,454	-	68,400	5,946
UTILITY CONTINGENCY	-	-	5,000	-	5,000	-
TOTAL UTILITIES:	**-**	**-**	**2,500**	**-**	**75,900**	**5,946**
PHYSICAL ENVIRONMENT:						
LAKE & POND MAINTENANCE	-	-	20,400	1,605	6,420	(13,980)
LANDSCAPE MAINTENANCE(Ponds, Ph 1A & Serenoa Blvd.)	-	-	95,734	7,980	106,000	10,266
LANDSCAPE - MISC.	-	-	5,000	-	5,000	-
WETLAND MITIGATION & MONITORING	-	-	14,000	2,800	14,000	-
FIELD MANAGEMENT	-	-	6,000	-	6,000	-
FIELD CONTINGENCY	-	-	5,000	-	5,000	-
HARDSCAPE REPAIRS & MAINT.	-	-	5,000	-	5,000	-
BUILDOUT CONTINGENCY	-	-	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT	**-**	**-**	**151,134**	**12,385**	**147,420**	**(3,714)**
TOTAL EXPENDITURES:	**19,617**	**149,087**	**233,020**	**85,131**	**320,435**	**19,961**
EXCESS OVER (UNDER) REVENUES:	-	-	67,454	53,059	-	-

STATEMENT 2
AVALON GROVES
FY 2019 PROPOSED BUDGET
GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment and Calculation

Phase	Planned Lots	ERU / Lots	Total ERU
AA 1	580	1.00	580
AA 2	479	1.00	479
Total	**1059**		**1059**

1a. ERU Allocation Driver based on Development Status of Lots

	Platted	Un-Platted	Total Lots
Assessment Area One	196	384	**580**
Assessment Area Two	221	258	**479**
Total Lots	**417**	**642**	**1059**
Assigned ERU	1.00	1.00	
Total Assigned ERU	**417**	**642**	**1059**
% Allocation per share of ERU	39.38%	60.62%	

2. O&M Assessment Requirement ("AR") - IF all assessments are ON Roll

Expenditures	Platted Lots	Un-Platted Lots	Grand Total /(1)	Share of Total	Benefit to Un-Platted /(2)
GENERAL ADMINISTRATIVE	30,432	46,853	77,285	24.12%	Yes
INSURANCE	2,296	3,534	5,830	1.82%	Yes
DEBT ADMINISTRATION	14,000	-	14,000	4.37%	No
UTILITIES	75,900	-	75,900	23.69%	No
PHYSICAL ENVIRONMENT	147,420	-	147,420	46.01%	No
Subtotal (Net) /[a]	**270,048**	**50,387**	**320,435**	100.0%	
Early Payment Discount	11,741	2,191	13,932		
County Charges	11,741	2,191	13,932		
Total (Gross)	**293,530**	**54,768**	**348,299**	[b]	
Share of Total Expenditures	84.28%	15.72%	100.00%		
Total ERU	417.0	642.0	1,059.0	[c]	
Total AR / ERU - GROSS	$ 703.91	$ 85.31	$ 328.90	[b] / [c]	
Total AR / ERU - NET	$ 647.60	$ 78.49	$ 302.59	[a] / [c]	

2a. Allocation of O&M Assessment: FY 2019

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	417	1.00	$ 648	$ 704	$ 293,530
Un-Platted	642	1.00	$ 78	$ 85	$ 54,769
Total	**1059**				**$ 348,299**

3. Allocation of O&M Assessment: FY 2018

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	416	1.00	$ 620	$ 674	$ 280,480
Un-Platted	643	1.00	$ 66	$ 72	$ 46,129
Total	**1059**				**$ 326,609**

4. Change from Prior Fiscal Year

Status	Change in Gross Assmt / Lot	% Change Gross Assmt / Lot
Platted	$ 30	4.78%
Un-Platted	$ 14	20.56%
Total		

STATEMENT 3
AVALON GROVES CDD
FY 2019 PROPOSED CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL CONTRACT $	COMMENTS (SCOPE OF SERVICE)
DISTRICT MANAGEMENT SERVICES	DPFG	$32,000	Estimated at $4,000 per meeting, estimated at 8 meetings
DISTRICT ACCOUNTING SERVICES	DPFG	$0	
BANK FEES	Bank United	$150	
AUDITING SERVICES	DMHB	$2,500	Audit fees per engagement letter are as follows, $2,500 for FY 2017, $2,600 for FY 2018 and $2,750 for FY 2019
REGULATORY AND PERMIT FEES	State of Florida	$175	
LEGAL ADVERTISEMENTS	Daily Commercial	$4,000	Increase in budget in anticipation of a bond issuance
ENGINEERING SERVICES	Heidt Design	$12,000	
LEGAL SERVICES	Hopping Green & Sams	$25,000	Amounts increased in anticipation of bond issuance
TECHNOLOGY & WEBSITE ADMINISTRATION	Atlas Professional Services	$960	
MISCELLANEOUS		$500	
INSURANCE	EGIS	$5,830	Professional Liability is $2,651. General liability estimated at $3,200. Will need to add property schedule as completed.
DISCLOSURE REPORT	DPFG	$5,000	
ARBITRAGE REBATE		$1,500	Increase in budget in anticipation of a bond issuance
TRUSTEE FEES		$7,500	Increase in budget in anticipation of a bond issuance
UTILITIES		$2,500	Estimated for lift stations, etc.
STREETLIGHTS		$68,400	Streetlights for FY 2018 includes 70 poles. Estimated at $5,700 monthly for purchase and install for 36 months
UTILITY CONTINGENCY		$5,000	Estimated
LAKE & POND MAINTENANCE	Lake & Werland Management	$6,420	Lake management service including algae, border grass, and invasive plant control
LANDSCAPE MAINTENANCE		$106,000	Based on estimate recevied from Rabdy Suggs
LANDSCAPE MISC.		$5,000	Miscellaneous
WETLAND MITIGATION & MONITORING	BioTech	$14,000	Collector Road - $6,000. One time baseline setup-$3,600. Phase 1A-$2,800 and One time baseline setup-$1,600
FIELD MANAGEMENT		$6,000	
FIELD CONTINGENCY		$5,000	
HARDSCAPE REPAIRS & MAINTENANCE		$5,000	
BUILDOUT CONTINGENCY		$0	
Total		**$320,435**	

AVALON GROVES CDD
FY 2019 PROPOSED BUDGET
SERIES 2017 ASSESSMENT AREA ONE

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	$ 185,153
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(7,715)
TOTAL REVENUE	**177,439**
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	7,715
INTEREST EXPENSE	
05/01/19	67,856
11/01/19	66,981
PRINCIPAL RETIREMENT	
05/01/19	35,000
TOTAL EXPENDITURES	**177,552**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(110)**
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	**$ (110)**

Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (AA One)

Lot Width	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
50	580	1.00	580.00	100.00%	170,338	294
Total	**580**		**580.00**	**100.00%**	**170,338**	

MADS Assmt. per ERU - net	294
MADS Assmt. per ERU - gross	319
Total revenue - gross	185,153

AVALON GROVES CDD
$2,415,000 SPECIAL ASSESSMENT BONDS SERIES 2017 AREA ONE
Debt Service Requirement

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

AVALON GROVES CDD
$2,415,000 SPECIAL ASSESSMENT BONDS SERIES 2017 AREA ONE
Debt Service Requirement

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
5/1/2040	105,000	5.750%	33,925.00	138,925.00		1,075,000
11/1/2040		5.750%	30,906.25	30,906.25	169,831.25	1,075,000
5/1/2041	110,000	5.750%	30,906.25	140,906.25		965,000
11/1/2041		5.750%	27,743.75	27,743.75	168,650.00	965,000
5/1/2042	115,000	5.750%	27,743.75	142,743.75		850,000
11/1/2042		5.750%	24,437.50	24,437.50	167,181.25	850,000
5/1/2043	120,000	5.750%	24,437.50	144,437.50		730,000
11/1/2043		5.750%	20,987.50	20,987.50	165,425.00	730,000
5/1/2044	130,000	5.750%	20,987.50	150,987.50		600,000
11/1/2044		5.750%	17,250.00	17,250.00	168,237.50	600,000
5/1/2045	135,000	5.750%	17,250.00	152,250.00		465,000
11/1/2045		5.750%	13,368.75	13,368.75	165,618.75	465,000
5/1/2046	145,000	5.750%	13,368.75	158,368.75		320,000
11/1/2046		5.750%	9,200.00	9,200.00	167,568.75	320,000
5/1/2047	155,000	5.750%	9,200.00	164,200.00		165,000
11/1/2047		5.750%	4,743.75	4,743.75	168,943.75	165,000
5/1/2048	165,000	5.750%	4,743.75	169,743.75		-
Total	**$2,415,000.00**		**2,833,174.48**	**5,248,174.48**	**5,078,430.73**	

Max annual ds: $170,337.50

Footnote:

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

AVALON GROVES CDD
FY 2019 PROPOSED BUDGET
SERIES 2017A-1 ASSESSMENT AREA TWO

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	$ 559,241
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(23,302)
TOTAL REVENUE	**535,939**
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	23,302
INTEREST EXPENSE	
05/01/19	212,684
11/01/19	210,131
PRINCIPAL RETIREMENT	
05/01/19	95,000
TOTAL EXPENDITURES	**541,117**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(5,180)**
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	**$ (5,180)**

Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (2017A-1)

Lot Width	Units	ERU	Annual Assmt	Annual Assmt/Unit
40'	83	0.90	81,276	979
50'	294	1.00	316,682	1,077
60'	102	1.20	119,857	1,175
Total	**479**		**517,816**	

AVALON GROVES CDD
$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO
Debt Service Requirement

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
4/6/2017						7,215,000
11/1/2017		5.375%	242,224	242,224	242,224	7,215,000
5/1/2018		5.375%	212,684	212,684		7,215,000
11/1/2018		5.375%	212,684	212,684	425,369	7,215,000
5/1/2019	95,000	5.375%	212,684	307,684		7,120,000
11/1/2019		5.375%	210,131	210,131	517,816	7,120,000
5/1/2020	100,000	5.375%	210,131	310,131		7,020,000
11/1/2020		5.375%	207,444	207,444	517,575	7,020,000
5/1/2021	105,000	5.375%	207,444	312,444		6,915,000
11/1/2021		5.375%	204,622	204,622	517,066	6,915,000
5/1/2022	110,000	5.375%	204,622	314,622		6,805,000
11/1/2022		5.375%	201,666	201,666	516,288	6,805,000
5/1/2023	115,000	5.375%	201,666	316,666		6,690,000
11/1/2023		5.375%	198,575	198,575	515,241	6,690,000
5/1/2024	120,000	5.375%	198,575	318,575		6,570,000
11/1/2024		5.375%	195,350	195,350	513,925	6,570,000
5/1/2025	130,000	5.375%	195,350	325,350		6,440,000
11/1/2025		5.375%	191,856	191,856	517,206	6,440,000
5/1/2026	135,000	5.375%	191,856	326,856		6,305,000
11/1/2026		5.375%	188,228	188,228	515,084	6,305,000
5/1/2027	145,000	5.375%	188,228	333,228		6,160,000
11/1/2027		5.375%	184,331	184,331	517,559	6,160,000
5/1/2028	150,000	5.375%	184,331	334,331		6,010,000
11/1/2028		5.375%	180,300	180,300	514,631	6,010,000
5/1/2029	160,000	6.000%	180,300	340,300		5,850,000
11/1/2029		6.000%	175,500	175,500	515,800	5,850,000
5/1/2030	170,000	6.000%	175,500	345,500		5,680,000
11/1/2030		6.000%	170,400	170,400	515,900	5,680,000
5/1/2031	180,000	6.000%	170,400	350,400		5,500,000
11/1/2031		6.000%	165,000	165,000	515,400	5,500,000
5/1/2032	190,000	6.000%	165,000	355,000		5,310,000
11/1/2032		6.000%	159,300	159,300	514,300	5,310,000
5/1/2033	205,000	6.000%	159,300	364,300		5,105,000
11/1/2033		6.000%	153,150	153,150	517,450	5,105,000
5/1/2034	215,000	6.000%	153,150	368,150		4,890,000
11/1/2034		6.000%	146,700	146,700	514,850	4,890,000
5/1/2035	230,000	6.000%	146,700	376,700		4,660,000
11/1/2035		6.000%	139,800	139,800	516,500	4,660,000
5/1/2036	245,000	6.000%	139,800	384,800		4,415,000
11/1/2036		6.000%	132,450	132,450	517,250	4,415,000
5/1/2037	260,000	6.000%	132,450	392,450		4,155,000
11/1/2037		6.000%	124,650	124,650	517,100	4,155,000
5/1/2038	275,000	6.000%	124,650	399,650		3,880,000
11/1/2038		6.000%	116,400	116,400	516,050	3,880,000
5/1/2039	290,000	6.000%	116,400	406,400		3,590,000
11/1/2039		6.000%	107,700	107,700	514,100	3,590,000
5/1/2040	310,000	6.000%	107,700	417,700		3,280,000
11/1/2040		6.000%	98,400	98,400	516,100	3,280,000
5/1/2041	330,000	6.000%	98,400	428,400		2,950,000

AVALON GROVES CDD
$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO
Debt Service Requirement

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
11/1/2041		6.000%	88,500	88,500	516,900	2,950,000
5/1/2042	350,000	6.000%	88,500	438,500		2,600,000
11/1/2042		6.000%	78,000	78,000	516,500	2,600,000
5/1/2043	370,000	6.000%	78,000	448,000		2,230,000
11/1/2043		6.000%	66,900	66,900	514,900	2,230,000
5/1/2044	395,000	6.000%	66,900	461,900		1,835,000
11/1/2044		6.000%	55,050	55,050	516,950	1,835,000
5/1/2045	420,000	6.000%	55,050	475,050		1,415,000
11/1/2045		6.000%	42,450	42,450	517,500	1,415,000
5/1/2046	445,000	6.000%	42,450	487,450		970,000
11/1/2046		6.000%	29,100	29,100	516,550	970,000
5/1/2047	470,000	6.000%	29,100	499,100		500,000
11/1/2047		6.000%	15,000	15,000	514,100	500,000
5/1/2048	500,000	6.000%	15,000	515,000		-
Total	**$7,215,000.00**		**8,934,183**	**16,149,183**	**15,634,183**	

Max annual ds: $517,815.63

Footnote:

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

AVALON GROVES CDD
FY 2019 PROPOSED BUDGET
SERIES 2017A-2 ASSESSMENT AREA TWO

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	$ 241,958
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(10,082)
TOTAL REVENUE	**231,876**
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	10,082
INTEREST EXPENSE	
05/01/19	111,300
11/01/19	111,300
PRINCIPAL RETIREMENT	
05/01/19	-
TOTAL EXPENDITURES	**232,682**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(810)**
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	**$ (810)**

Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (2017A-2)

Lot Width	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
40	53	0.90	47.70	20.86%	46,428	876
50	103	1.00	103.00	45.04%	100,253	973
60	65	1.20	78.00	34.11%	75,920	1,168
Total	**221**		**228.70**	**100.00%**	**222,600**	

MADS Assmt. per ERU - net	973
MADS Assmt. per ERU - gross	1,058
Total revenue - gross	241,958

AVALON GROVES CDD
$4,400,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-2 AREA TWO
Debt Service Requirement

Period Ending	Principal /(a)(b)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
4/6/2017						4,400,000
11/1/2017	275,000	6.000%	150,333	425,333	425,333	4,125,000
5/1/2018	415,000	6.000%	123,750	538,750		3,710,000
11/1/2018		6.000%	111,300	111,300	650,050	3,710,000
5/1/2019		6.000%	111,300	111,300		3,710,000
11/1/2019		6.000%	111,300	111,300	222,600	3,710,000
5/1/2020		6.000%	111,300	111,300		3,710,000
11/1/2020		6.000%	111,300	111,300	222,600	3,710,000
5/1/2021		6.000%	111,300	111,300		3,710,000
11/1/2021		6.000%	111,300	111,300	222,600	3,710,000
5/1/2022		6.000%	111,300	111,300		3,710,000
11/1/2022		6.000%	111,300	111,300	222,600	3,710,000
5/1/2023		6.000%	111,300	111,300		3,710,000
11/1/2023		6.000%	111,300	111,300	222,600	3,710,000
5/1/2024		6.000%	111,300	111,300		3,710,000
11/1/2024		6.000%	111,300	111,300	222,600	3,710,000
5/1/2025		6.000%	111,300	111,300		3,710,000
11/1/2025		6.000%	111,300	111,300	222,600	3,710,000
5/1/2026		6.000%	111,300	111,300		3,710,000
11/1/2026		6.000%	111,300	111,300	222,600	3,710,000
5/1/2027		6.000%	111,300	111,300		3,710,000
11/1/2027		6.000%	111,300	111,300	222,600	3,710,000
5/1/2028		6.000%	111,300	111,300		3,710,000
11/1/2028		6.000%	111,300	111,300	222,600	3,710,000
5/1/2029	3,710,000	6.000%	111,300	3,821,300	3,821,300	-
Total	**$4,400,000**		**2,722,683**	**7,122,683**	**7,122,683**	

Max annual ds: $222,600

Footnote:

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

(b) Extraordinary Manditory Redemption of $275,000 made on 2/1/2018

FY 2019 DEFICIT FUNDING AGREEMENT

THIS FY 2019 DEFICIT FUNDING AGREEMENT ("**Agreement**") is made and entered into to be effective the 1st day of October, 2018, by and between:

Avalon Groves Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Lake County, Florida ("**District**"), and

VK Avalon Groves, LLC, a Delaware limited liability company, the primary developer of lands within the boundary of the District, and whose address is 701 South Olive Ave., Suite 104, West Palm Beach, Florida 33401 ("**Developer**").

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Lake County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has adopted the District's operations and maintenance budget ("**O&M Budget**") for the fiscal year ending September 30, 2019 ("**FY 2019**") and has levied special assessments ("**O&M Assessments**") to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, and in consideration for the District not levying additional O&M Assessments, the Developer has agreed to pay the O&M Assessments levied on its properties, and additionally to fund any portion ("**O&M Deficit**") of the O&M Budget needed by the District above and beyond the amount of the O&M Assessments actually levied;

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

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **FUNDING OBLIGATION.** The Developer agrees to make available to the District any monies necessary to fund any O&M Deficit for FY 2019, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget. The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

To the extent permitted by law, and subject to completing any necessary lawful process, the District may elect in its sole discretion to levy and impose special assessments as part of the next annual budget cycle and thereby reimburse the Developer for any funds provided by the Developer pursuant to this Agreement. Any such reimbursement shall be made within 30 days after the District's receipt of the special assessment monies. In the event that the District does not elect as part of its next annual budget cycle to reimburse the Developer for any payments made hereunder, then the District shall not have any reimbursement obligation under this Agreement whatsoever.

3. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

7. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. **APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Lake County, Florida.

10. **ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

Its: _____

VK AVALON GROVES, LLC

By:_____

Name: _____

Title: _____

EXHIBIT A: O&M Budget with Assessment Schedule

EXHIBIT 7

RESOLUTION 2018-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Avalon Groves Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lake County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (**"Fiscal Year 2018/2019"**), attached hereto as **Exhibit "A**;" and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B**," and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

A. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property, as well as debt service special assessments imposed for the Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project), shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due according to the following schedule:

- Debt service assessments – 60% (Series 2017 and 2017A-1) and 50% (Series 2017A-2) due no later than April 15, 2019, and 40% (Series 2017 and 2017A-1) and 50% (Series 2017A-2) due no later than October 15, 2019; and
- Operations and maintenance assessments – 25% due on each of October 1, 2018, January 2, 2019, April 1, 2019, and July 1, 2019.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 27th day of AUGUST, 2018.

ATTEST:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

STATEMENT 1
AVALON GROVES
GENERAL FUND
FY 2019 PROPOSED BUDGET

	FY 2016 ACTUAL	FY 2017 ACTUAL	2018 ADOPTED	2018 3/31/2018	2019 PROPOSED	VARIANCE 2018-2019
REVENUE:						
SPECIAL ASSESEMENTS (LANDOWNER OFF-ROLL)	$ -	$ -	$ 300,474	$ 92,673	$ 320,435	$ 19,961
DEVELOPER FUNDING	19,617	149,087		43,036	-	$ -
TEMPORATY DEPOSIT ACCOUNT				2,481		
TOTAL REVENUE:	**19,617**	**149,087**	**300,474**	**138,190**	320,435	**19,961**
EXPENDITURES:						
GENERAL ADMINISTRATIVE:						
DISTRICT MANAGEMENT SERVICES	8,000	44,000	8,000	20,000	32,000	24,000
DISTRICT ACCOUNTING SERVICES	-	-	24,000	-	-	(24,000)
BANK FEES	-	28	150	-	150	-
AUDITING	-	-	3,500	-	2,500	(1,000)
REGULATORY AND PERMIT FEES	100	175	175	175	175	-
LEGAL ADVERTISEMENTS	496	6,037	750	889	4,000	3,250
ENGINEERING SERVICES	-	4,975	10,000	1,719	12,000	2,000
LEGAL SERVICES	10,844	79,902	16,000	28,978	25,000	9,000
TECHNOLOGY & WEBSITE ADMIN.	177	960	960	580	960	-
MISCELLANEOUS (appraisal, mailing, etc.)	-	5,600	500	3,104	500	-
TOTAL GENERAL ADMIN.	**19,617**	**141,677**	**64,035**	**55,446**	**77,285**	**13,250**
INSURANCE:						
INSURANCE	-	2,410	5,851	5,300	5,830	(21)
TOTAL INSURANCE	**-**	**2,410**	**5,851**	**5,300**	**5,830**	**(21)**
DEBT SERVICE ADMIN. :						
DISCLOSURE REPORT	-	5,000	5,000	5,000	5,000	-
ARBITRAGE REBATE	-	-	700	-	1,500	800
TRUSTEE FEES	-	-	3,800	7,000	7,500	3,700
TOTAL DEBT SERVICE ADMIN.	**-**	**5,000**	**9,500**	**12,000**	**14,000**	**4,500**
UTILITIES:						
UTILITIES-ELECTRICITY	-	-	2,500	-	2,500	-
STREETLIGHTS	-	-	62,454	-	68,400	5,946
UTILITY CONTINGENCY	-	-	5,000	-	5,000	-
TOTAL UTILITIES:	**-**	**-**	**2,500**	**-**	**75,900**	**5,946**
PHYSICAL ENVIRONMENT:						
LAKE & POND MAINTENANCE	-	-	20,400	1,605	6,420	(13,980)
LANDSCAPE MAINTENANCE(Ponds, Ph 1A & Serenoa Blvd.)	-	-	95,734	7,980	106,000	10,266
LANDSCAPE - MISC.	-	-	5,000	-	5,000	-
WETLAND MITIGATION & MONITORING	-	-	14,000	2,800	14,000	-
FIELD MANAGEMENT	-	-	6,000	-	6,000	-
FIELD CONTINGENCY	-	-	5,000	-	5,000	-
HARDSCAPE REPAIRS & MAINT.	-	-	5,000	-	5,000	-
BUILDOUT CONTINGENCY	-	-	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT	**-**	**-**	**151,134**	**12,385**	**147,420**	**(3,714)**
TOTAL EXPENDITURES:	**19,617**	**149,087**	**233,020**	**85,131**	**320,435**	**19,961**
EXCESS OVER (UNDER) REVENUES:	-	-	67,454	53,059	-	-

STATEMENT 2
AVALON GROVES
FY 2019 PROPOSED BUDGET
GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment and Calculation

Phase	Planned Lots	ERU / Lots	Total ERU
AA 1	580	1.00	580
AA 2	479	1.00	479
Total	**1059**		**1059**

1a. ERU Allocation Driver based on Development Status of Lots

	Platted	Un-Platted	Total Lots
Assessment Area One	196	384	**580**
Assessment Area Two	221	258	**479**
Total Lots	**417**	**642**	**1059**
Assigned ERU	1.00	1.00	
Total Assigned ERU	**417**	**642**	**1059**
% Allocation per share of ERU	39.38%	60.62%	

2. O&M Assessment Requirement ("AR") - IF all assessments are ON Roll

Expenditures	Platted Lots	Un-Platted Lots	Grand Total /(1)	Share of Total	Benefit to Un-Platted /(2)
GENERAL ADMINISTRATIVE	30,432	46,853	77,285	24.12%	Yes
INSURANCE	2,296	3,534	5,830	1.82%	Yes
DEBT ADMINISTRATION	14,000	-	14,000	4.37%	No
UTILITIES	75,900	-	75,900	23.69%	No
PHYSICAL ENVIRONMENT	147,420	-	147,420	46.01%	No
Subtotal (Net) /[a]	**270,048**	**50,387**	**320,435**	100.0%	
Early Payment Discount	11,741	2,191	13,932		
County Charges	11,741	2,191	13,932		
Total (Gross)	**293,530**	**54,768**	**348,299**	[b]	
Share of Total Expenditures	84.28%	15.72%	100.00%		
Total ERU	417.0	642.0	1,059.0	[c]	
Total AR / ERU - GROSS	$ 703.91	$ 85.31	$ 328.90	[b] / [c]	
Total AR / ERU - NET	$ 647.60	$ 78.49	$ 302.59	[a] / [c]	

2a. Allocation of O&M Assessment: FY 2019

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	417	1.00	$ 648	$ 704	$ 293,530
Un-Platted	642	1.00	$ 78	$ 85	$ 54,769
Total	**1059**				**$ 348,299**

3. Allocation of O&M Assessment: FY 2018

Status	Lots	ERU / Lot	Net Assmt / Lot	Gross Assmt / Lot	Total Gross Assmt
Platted	416	1.00	$ 620	$ 674	$ 280,480
Un-Platted	643	1.00	$ 66	$ 72	$ 46,129
Total	**1059**				**$ 326,609**

4. Change from Prior Fiscal Year

Status	Change in Gross Assmt / Lot	% Change Gross Assmt / Lot
Platted	$ 30	4.78%
Un-Platted	$ 14	20.56%
Total		

STATEMENT 3
AVALON GROVES CDD
FY 2019 PROPOSED CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL CONTRACT $	COMMENTS (SCOPE OF SERVICE)
DISTRICT MANAGEMENT SERVICES	DPFG	$32,000	Estimated at $4,000 per meeting, estimated at 8 meetings
DISTRICT ACCOUNTING SERVICES	DPFG	$0	
BANK FEES	Bank United	$150	
AUDITING SERVICES	DMHB	$2,500	Audit fees per engagement letter are as follows, $2,500 for FY 2017, $2,600 for FY 2018 and $2,750 for FY 2019
REGULATORY AND PERMIT FEES	State of Florida	$175	
LEGAL ADVERTISEMENTS	Daily Commercial	$4,000	Increase in budget in anticipation of a bond issuance
ENGINEERING SERVICES	Heidt Design	$12,000	
LEGAL SERVICES	Hopping Green & Sams	$25,000	Amounts increased in anticipation of bond issuance
TECHNOLOGY & WEBSITE ADMINISTRATION	Atlas Professional Services	$960	
MISCELLANEOUS		$500	
INSURANCE	EGIS	$5,830	Professional Liability is $2,651. General liability estimated at $3,200. Will need to add property schedule as completed.
DISCLOSURE REPORT	DPFG	$5,000	
ARBITRAGE REBATE		$1,500	Increase in budget in anticipation of a bond issuance
TRUSTEE FEES		$7,500	Increase in budget in anticipation of a bond issuance
UTILITIES		$2,500	Estimated for lift stations, etc.
STREETLIGHTS		$68,400	Streetlights for FY 2018 includes 70 poles. Estimated at $5,700 monthly for purchase and install for 36 months
UTILITY CONTINGENCY		$5,000	Estimated
LAKE & POND MAINTENANCE	Lake & Werland Management	$6,420	Lake management service including algae, border grass, and invasive plant control
LANDSCAPE MAINTENANCE		$106,000	Based on estimate recevied from Rabdy Suggs
LANDSCAPE MISC.		$5,000	Miscellaneous
WETLAND MITIGATION & MONITORING	BioTech	$14,000	Collector Road - $6,000. One time baseline setup-$3,600. Phase 1A-$2,800 and One time baseline setup-$1,600
FIELD MANAGEMENT		$6,000	
FIELD CONTINGENCY		$5,000	
HARDSCAPE REPAIRS & MAINTENANCE		$5,000	
BUILDOUT CONTINGENCY		$0	
Total		**$320,435**	

AVALON GROVES CDD
FY 2019 PROPOSED BUDGET
SERIES 2017 ASSESSMENT AREA ONE

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	$ 185,153
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(7,715)
TOTAL REVENUE	**177,439**
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	7,715
INTEREST EXPENSE	
05/01/19	67,856
11/01/19	66,981
PRINCIPAL RETIREMENT	
05/01/19	35,000
TOTAL EXPENDITURES	**177,552**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(110)**
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	**$ (110)**

Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (AA One)

Lot Width	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
50	580	1.00	580.00	100.00%	170,338	294
Total	**580**		**580.00**	**100.00%**	**170,338**	

MADS Assmt. per ERU - net	294
MADS Assmt. per ERU - gross	319
Total revenue - gross	185,153

AVALON GROVES CDD
$2,415,000 SPECIAL ASSESSMENT BONDS SERIES 2017 AREA ONE
Debt Service Requirement

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

AVALON GROVES CDD
$2,415,000 SPECIAL ASSESSMENT BONDS SERIES 2017 AREA ONE
Debt Service Requirement

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
5/1/2040	105,000	5.750%	33,925.00	138,925.00		1,075,000
11/1/2040		5.750%	30,906.25	30,906.25	169,831.25	1,075,000
5/1/2041	110,000	5.750%	30,906.25	140,906.25		965,000
11/1/2041		5.750%	27,743.75	27,743.75	168,650.00	965,000
5/1/2042	115,000	5.750%	27,743.75	142,743.75		850,000
11/1/2042		5.750%	24,437.50	24,437.50	167,181.25	850,000
5/1/2043	120,000	5.750%	24,437.50	144,437.50		730,000
11/1/2043		5.750%	20,987.50	20,987.50	165,425.00	730,000
5/1/2044	130,000	5.750%	20,987.50	150,987.50		600,000
11/1/2044		5.750%	17,250.00	17,250.00	168,237.50	600,000
5/1/2045	135,000	5.750%	17,250.00	152,250.00		465,000
11/1/2045		5.750%	13,368.75	13,368.75	165,618.75	465,000
5/1/2046	145,000	5.750%	13,368.75	158,368.75		320,000
11/1/2046		5.750%	9,200.00	9,200.00	167,568.75	320,000
5/1/2047	155,000	5.750%	9,200.00	164,200.00		165,000
11/1/2047		5.750%	4,743.75	4,743.75	168,943.75	165,000
5/1/2048	165,000	5.750%	4,743.75	169,743.75		-
Total	**$2,415,000.00**		**2,833,174.48**	**5,248,174.48**	**5,078,430.73**	

Max annual ds: $170,337.50

Footnote:

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

AVALON GROVES CDD
FY 2019 PROPOSED BUDGET
SERIES 2017A-1 ASSESSMENT AREA TWO

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	$ 559,241
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(23,302)
TOTAL REVENUE	**535,939**
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	23,302
INTEREST EXPENSE	
05/01/19	212,684
11/01/19	210,131
PRINCIPAL RETIREMENT	
05/01/19	95,000
TOTAL EXPENDITURES	**541,117**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(5,180)**
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	**$ (5,180)**

Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (2017A-1)

Lot Width	Units	ERU	Annual Assmt	Annual Assmt/Unit
40'	83	0.90	81,276	979
50'	294	1.00	316,682	1,077
60'	102	1.20	119,857	1,175
Total	**479**		**517,816**	

AVALON GROVES CDD
$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO
Debt Service Requirement

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
4/6/2017						7,215,000
11/1/2017		5.375%	242,224	242,224	242,224	7,215,000
5/1/2018		5.375%	212,684	212,684		7,215,000
11/1/2018		5.375%	212,684	212,684	425,369	7,215,000
5/1/2019	95,000	5.375%	212,684	307,684		7,120,000
11/1/2019		5.375%	210,131	210,131	517,816	7,120,000
5/1/2020	100,000	5.375%	210,131	310,131		7,020,000
11/1/2020		5.375%	207,444	207,444	517,575	7,020,000
5/1/2021	105,000	5.375%	207,444	312,444		6,915,000
11/1/2021		5.375%	204,622	204,622	517,066	6,915,000
5/1/2022	110,000	5.375%	204,622	314,622		6,805,000
11/1/2022		5.375%	201,666	201,666	516,288	6,805,000
5/1/2023	115,000	5.375%	201,666	316,666		6,690,000
11/1/2023		5.375%	198,575	198,575	515,241	6,690,000
5/1/2024	120,000	5.375%	198,575	318,575		6,570,000
11/1/2024		5.375%	195,350	195,350	513,925	6,570,000
5/1/2025	130,000	5.375%	195,350	325,350		6,440,000
11/1/2025		5.375%	191,856	191,856	517,206	6,440,000
5/1/2026	135,000	5.375%	191,856	326,856		6,305,000
11/1/2026		5.375%	188,228	188,228	515,084	6,305,000
5/1/2027	145,000	5.375%	188,228	333,228		6,160,000
11/1/2027		5.375%	184,331	184,331	517,559	6,160,000
5/1/2028	150,000	5.375%	184,331	334,331		6,010,000
11/1/2028		5.375%	180,300	180,300	514,631	6,010,000
5/1/2029	160,000	6.000%	180,300	340,300		5,850,000
11/1/2029		6.000%	175,500	175,500	515,800	5,850,000
5/1/2030	170,000	6.000%	175,500	345,500		5,680,000
11/1/2030		6.000%	170,400	170,400	515,900	5,680,000
5/1/2031	180,000	6.000%	170,400	350,400		5,500,000
11/1/2031		6.000%	165,000	165,000	515,400	5,500,000
5/1/2032	190,000	6.000%	165,000	355,000		5,310,000
11/1/2032		6.000%	159,300	159,300	514,300	5,310,000
5/1/2033	205,000	6.000%	159,300	364,300		5,105,000
11/1/2033		6.000%	153,150	153,150	517,450	5,105,000
5/1/2034	215,000	6.000%	153,150	368,150		4,890,000
11/1/2034		6.000%	146,700	146,700	514,850	4,890,000
5/1/2035	230,000	6.000%	146,700	376,700		4,660,000
11/1/2035		6.000%	139,800	139,800	516,500	4,660,000
5/1/2036	245,000	6.000%	139,800	384,800		4,415,000
11/1/2036		6.000%	132,450	132,450	517,250	4,415,000
5/1/2037	260,000	6.000%	132,450	392,450		4,155,000
11/1/2037		6.000%	124,650	124,650	517,100	4,155,000
5/1/2038	275,000	6.000%	124,650	399,650		3,880,000
11/1/2038		6.000%	116,400	116,400	516,050	3,880,000
5/1/2039	290,000	6.000%	116,400	406,400		3,590,000
11/1/2039		6.000%	107,700	107,700	514,100	3,590,000
5/1/2040	310,000	6.000%	107,700	417,700		3,280,000
11/1/2040		6.000%	98,400	98,400	516,100	3,280,000
5/1/2041	330,000	6.000%	98,400	428,400		2,950,000

AVALON GROVES CDD
$7,215,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-1 AREA TWO
Debt Service Requirement

Period Ending	Principal /(a)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
11/1/2041		6.000%	88,500	88,500	516,900	2,950,000
5/1/2042	350,000	6.000%	88,500	438,500		2,600,000
11/1/2042		6.000%	78,000	78,000	516,500	2,600,000
5/1/2043	370,000	6.000%	78,000	448,000		2,230,000
11/1/2043		6.000%	66,900	66,900	514,900	2,230,000
5/1/2044	395,000	6.000%	66,900	461,900		1,835,000
11/1/2044		6.000%	55,050	55,050	516,950	1,835,000
5/1/2045	420,000	6.000%	55,050	475,050		1,415,000
11/1/2045		6.000%	42,450	42,450	517,500	1,415,000
5/1/2046	445,000	6.000%	42,450	487,450		970,000
11/1/2046		6.000%	29,100	29,100	516,550	970,000
5/1/2047	470,000	6.000%	29,100	499,100		500,000
11/1/2047		6.000%	15,000	15,000	514,100	500,000
5/1/2048	500,000	6.000%	15,000	515,000		-
Total	**$7,215,000.00**		**8,934,183**	**16,149,183**	**15,634,183**	

Max annual ds: $517,815.63

Footnote:

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

AVALON GROVES CDD
FY 2019 PROPOSED BUDGET
SERIES 2017A-2 ASSESSMENT AREA TWO

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	$ 241,958
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(10,082)
TOTAL REVENUE	**231,876**
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	10,082
INTEREST EXPENSE	
05/01/19	111,300
11/01/19	111,300
PRINCIPAL RETIREMENT	
05/01/19	-
TOTAL EXPENDITURES	**232,682**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**(810)**
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	**$ (810)**

Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (2017A-2)

Lot Width	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
40	53	0.90	47.70	20.86%	46,428	876
50	103	1.00	103.00	45.04%	100,253	973
60	65	1.20	78.00	34.11%	75,920	1,168
Total	**221**		**228.70**	**100.00%**	**222,600**	

MADS Assmt. per ERU - net	973
MADS Assmt. per ERU - gross	1,058
Total revenue - gross	241,958

AVALON GROVES CDD
$4,400,000 SPECIAL ASSESSMENT BONDS SERIES 2017A-2 AREA TWO
Debt Service Requirement

Period Ending	Principal /(a)(b)	Coupon	Interest /(a)	Debt Service	Annual Dbt Srvc	Principal Balance
4/6/2017						4,400,000
11/1/2017	275,000	6.000%	150,333	425,333	425,333	4,125,000
5/1/2018	415,000	6.000%	123,750	538,750		3,710,000
11/1/2018		6.000%	111,300	111,300	650,050	3,710,000
5/1/2019		6.000%	111,300	111,300		3,710,000
11/1/2019		6.000%	111,300	111,300	222,600	3,710,000
5/1/2020		6.000%	111,300	111,300		3,710,000
11/1/2020		6.000%	111,300	111,300	222,600	3,710,000
5/1/2021		6.000%	111,300	111,300		3,710,000
11/1/2021		6.000%	111,300	111,300	222,600	3,710,000
5/1/2022		6.000%	111,300	111,300		3,710,000
11/1/2022		6.000%	111,300	111,300	222,600	3,710,000
5/1/2023		6.000%	111,300	111,300		3,710,000
11/1/2023		6.000%	111,300	111,300	222,600	3,710,000
5/1/2024		6.000%	111,300	111,300		3,710,000
11/1/2024		6.000%	111,300	111,300	222,600	3,710,000
5/1/2025		6.000%	111,300	111,300		3,710,000
11/1/2025		6.000%	111,300	111,300	222,600	3,710,000
5/1/2026		6.000%	111,300	111,300		3,710,000
11/1/2026		6.000%	111,300	111,300	222,600	3,710,000
5/1/2027		6.000%	111,300	111,300		3,710,000
11/1/2027		6.000%	111,300	111,300	222,600	3,710,000
5/1/2028		6.000%	111,300	111,300		3,710,000
11/1/2028		6.000%	111,300	111,300	222,600	3,710,000
5/1/2029	3,710,000	6.000%	111,300	3,821,300	3,821,300	-
Total	**$4,400,000**		**2,722,683**	**7,122,683**	**7,122,683**	

Max annual ds: $222,600

Footnote:

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

(b) Extraordinary Manditory Redemption of $275,000 made on 2/1/2018

Avalon Groves CDD
FY 2019 Assessment Roll

ParcelId	Total
132426000100000200	$ -
132426000200000700	$ -
132426000200000800	$ -
132426000200001300	$ -
132426000200001500	$ -
132426000200001700	$ -
132426000200001800	$ -
132426000300000400	$ -
132426000300001000	$ -
132426000300001100	$ -
132426000300001900	$ -
132426000300002300	$ -
132426000300002400	$ -
132426000300002500	$ -
132426000300002600	$ -
132426000400001200	$ -
132426000400002200	$ -
132426010000023400	$ 1,874.72
132426010000023500	$ 1,874.72
132426010000023600	$ 1,874.72
132426010000023700	$ 1,874.72
132426010000023800	$ 1,874.72
132426010000023900	$ 1,874.72
132426010000024000	$ 1,874.72
132426010000031900	$ 1,874.72
132426010000032000	$ 1,874.72
132426010000032100	$ 1,874.72
132426010000032200	$ 1,874.72
132426010000032300	$ 1,874.72
132426010000032400	$ 1,874.72
132426010000032500	$ 1,874.72
132426010000032600	$ 1,874.72
132426010000032700	$ 1,874.72
132426010000032800	$ 1,874.72
132426010000032900	$ 1,874.72
132426010000033000	$ 1,874.72
132426010000033100	$ 1,874.72
132426010000033200	$ 1,874.72
132426010000033300	$ 1,874.72
132426010000033400	$ 1,874.72
132426010000033500	$ 1,874.72
132426010000033600	$ 1,874.72
132426010000033700	$ 1,874.72

Avalon Groves CDD
FY 2019 Assessment Roll

ParcelId	Total	
132426010000033800	$	1,874.72
132426010000033900	$	1,874.72
132426010000034000	$	1,874.72
132426010000034100	$	1,874.72
132426010000034200	$	1,874.72
132426010000034300	$	1,874.72
132426010000034400	$	1,874.72
132426010000034500	$	1,874.72
132426010000034600	$	1,874.72
132426010000034700	$	1,874.72
132426010000034800	$	1,874.72
132426010000034900	$	1,874.72
132426010000035000	$	1,874.72
132426010000035100	$	1,874.72
132426010000035200	$	1,874.72
132426010000037200	$	1,874.72
132426010000037300	$	1,768.29
132426010000037400	$	1,768.29
132426010000037500	$	1,768.29
132426010000037600	$	1,768.29
132426010000037700	$	1,874.72
132426010000037800	$	1,768.29
132426010000037900	$	1,768.29
132426010000038000	$	1,768.29
132426010000038100	$	1,768.29
132426010000038200	$	1,768.29
132426010000038300	$	1,768.29
132426010000038400	$	1,768.29
132426010000038500	$	1,768.29
132426010000038600	$	1,768.29
132426010000038700	$	1,768.29
132426010000038800	$	1,768.29
132426010000038900	$	1,768.29
132426010000039000	$	1,768.29
132426010000039100	$	1,768.29
132426010000039200	$	1,874.72
1324260100C0500000	$	-
1324260100C0600000	$	-
1324260100D0100000	$	-
1324260100D0200000	$	-
1324260100D0300000	$	-
1324260100F0200000	$	-
1324260100G0100000	$	-

Avalon Groves CDD
FY 2019 Assessment Roll

ParcelId	Total
1324260100N0600000	$ -
1324260100S0100000	$ -
1324260100S0200000	$ -
1324260100S0300000	$ -
1324260100S0400000	$ -
1324260100T0300000	$ -
1324260100T0400000	$ -
132426012500000100	$ 1,981.16
132426012500000200	$ 1,981.16
132426012500000300	$ 1,981.16
132426012500000400	$ 1,981.16
132426012500000500	$ 1,981.16
132426012500000600	$ 1,981.16
132426012500000700	$ 1,981.16
132426012500000800	$ 1,981.16
132426012500000900	$ 1,981.16
132426012500001000	$ 1,981.16
132426012500001100	$ 1,981.16
132426012500001200	$ 1,981.16
132426012500001300	$ 1,981.16
132426012500001400	$ 1,981.16
132426012500001500	$ 1,981.16
132426012500001600	$ 1,981.16
132426012500010100	$ 1,981.16
132426012500010200	$ 1,981.16
132426012500010300	$ 1,981.16
132426012500010400	$ 1,981.16
132426012500010500	$ 1,981.16
132426012500010600	$ 1,981.16
132426012500010700	$ 1,981.16
132426012500010800	$ 1,981.16
132426012500010900	$ 1,981.16
132426012500011000	$ 1,981.16
132426012500011100	$ 1,981.16
132426012500011200	$ 1,981.16
132426012500011300	$ 1,981.16
132426012500011400	$ 1,981.16
132426012500011500	$ 1,981.16
132426012500014300	$ 1,981.16
132426012500014400	$ 1,981.16
1324260125A0100000	$ -
1324260125C0200000	$ -
1324260125C0400000	$ -

Avalon Groves CDD
FY 2019 Assessment Roll

ParcelId	Total
1324260125D0100000	$ -
1324260125D0500000	$ -
1324260125D0600000	$ -
1324260125D0700000	$ -
1324260125E0200000	$ -
1324260125E0400000	$ -
1324260125F0100000	$ -
132426013000001700	$ 1,981.16
132426013000001800	$ 1,981.16
132426013000001900	$ 1,981.16
132426013000002000	$ 1,981.16
132426013000002100	$ 1,981.16
132426013000002200	$ 1,981.16
132426013000002300	$ 1,981.16
132426013000002400	$ 1,981.16
132426013000002500	$ 1,981.16
132426013000002600	$ 1,874.72
132426013000002700	$ 1,874.72
132426013000002800	$ 1,874.72
132426013000002900	$ 1,874.72
132426013000003000	$ 1,874.72
132426013000008600	$ 1,981.16
132426013000008700	$ 1,981.16
132426013000008800	$ 1,981.16
132426013000008900	$ 1,981.16
132426013000009000	$ 1,981.16
132426013000009100	$ 1,981.16
132426013000009200	$ 1,981.16
132426013000009300	$ 1,981.16
132426013000009400	$ 1,981.16
132426013000009500	$ 1,981.16
132426013000009600	$ 1,981.16
132426013000009700	$ 1,981.16
132426013000009800	$ 1,981.16
132426013000009900	$ 1,981.16
132426013000010000	$ 1,981.16
132426013000011600	$ 1,981.16
132426013000011700	$ 1,874.72
132426013000011800	$ 1,874.72
132426013000011900	$ 1,874.72
132426013000012000	$ 1,874.72
132426013000012100	$ 1,874.72
132426013000012200	$ 1,874.72

Avalon Groves CDD
FY 2019 Assessment Roll

ParcelId	Total
132426013000012300	$ 1,874.72
132426013000012400	$ 1,874.72
132426013000012500	$ 1,874.72
132426013000012600	$ 1,874.72
132426013000012700	$ 1,874.72
132426013000012800	$ 1,874.72
132426013000012900	$ 1,874.72
132426013000013000	$ 1,874.72
132426013000013100	$ 1,874.72
132426013000013200	$ 1,874.72
132426013000013300	$ 1,874.72
132426013000013400	$ 1,874.72
132426013000013500	$ 1,874.72
132426013000013600	$ 1,981.16
132426013000013700	$ 1,981.16
132426013000013800	$ 1,981.16
132426013000013900	$ 1,981.16
132426013000014000	$ 1,981.16
132426013000014100	$ 1,981.16
132426013000014200	$ 1,981.16
132426013000015900	$ 1,874.72
132426013000016000	$ 1,874.72
132426013000016100	$ 1,874.72
132426013000016200	$ 1,874.72
132426013000016300	$ 1,874.72
132426013000016400	$ 1,874.72
132426013000016500	$ 1,874.72
132426013000016600	$ 1,874.72
132426013000016700	$ 1,874.72
132426013000016800	$ 1,874.72
132426013000016900	$ 1,874.72
132426013000017000	$ 1,874.72
132426013000017100	$ 1,874.72
132426013000017200	$ 1,874.72
1324260130A0100000	$ -
1324260130C0200000	$ -
1324260130S0100000	$ -
142426000400000500	$ -
142426000400002200	$ -
142426000400002300	$ -
142426000400002400	$ -
232426000100004900	$ -
242426000100001300	$ -

Avalon Groves CDD
FY 2019 Assessment Roll

ParcelId	Total
242426000100001400	$ -
242426000100001600	$ -
242426000100001700	$ -
242426000200001200	$ -
242426000200001500	$ -
242426000200001800	$ -
Total	**$ 314,331.95**

EXHIBIT 8

AVALON GROVES CHANGE ORDER ANALYSIS - 08/21/2018

SERENOA VILLAGES 1&2 - Phase 1A

Contract	Amount	Board Approved/Notes
Original Contract	$ 2,725,756.65	
Change Order 1 - Add Turn Lanes to Villages	$ 73,828.00	Agrees to 12.30.2017 Pay App
Change Order 2 - Speed Bumps	$ 18,700.00	Approved 12/18/2017
Change Order 3 - Temporary Turnarounds	$ (25,864.80)	Approved 05/24/2018
	$ 66,663.20	
Total Contract TO Date	$ 2,792,419.85	
Original Contract - Randy Suggs	$ 196,366.30	
Change Order 1 - Serenoa Village 1& 2	$ 40,760.50	
Total Contract TO Date	$ 237,126.80	

SAWGRASS BAY PHASE - 1&2

Original Contract - Jon Hall	$ 2,300,228.53	
Change Order 1 - Paving Eastbound Lanes-Active Adult	$ 214,768.80	8/24/2017
Change Order 2 - Reconstruction	$ 681,773.00	10/26/2017
Change Order 3 - Deduct from scope of work	$ (5,469.00)	12/18/2017
Change Order 4 - Construciton of Cofferdam	$ 20,915.20	
Change Order 5 - Deduct from Scope of Work	$ (8,850.51)	
	$ 903,137.49	
Total Contract To Date	$ 3,203,366.02	
Original Contract - Randy Suggs	$ 392,098.38	
Change Order 1 - Sawgrass Bay Boulevard	$ 76,063.20	
Total Contract to Date	$ 468,161.58	

PROPOSAL

Randy Suggs, Inc.
P.O. Box 1141
Apopka FL 32704
407-886-8835
www.randysuggsinc.com

Date	Estimate #
5/21/2018	EST10041

Customer:Project
Serenoa Villages 1 & 2

Bill To
Avalon Groves Community Development District 1060 Maitland Center Commons Ste 340 Maitland FL 32751

Project
Serenoa Villages 1 & 2

Item	Symbol	Quantity	Description	Rate	Amount
			Serenoa Villages 1&2 Change Order #1		
LS: Tree Work or Removal		1	Remove and relocate small pine trees around pond banks and entrances. Landscape architect to direct new placement of trees.	6,400.00	6,400.00
LS: Tree Installation		40	Red Maples: 2.25” CAL 10-12’ Ht.	475.00	19,000.00
LS: Tree Installation		12	Small Cypress	275.00	3,300.00
LS: Tree Installation		3	Oaks	850.00	2,550.00
LS: Tree Installation		3	Large Cypress	435.00	1,305.00
LS: Irrigation Installation		1	Installation of Irrigation System: Additional requirements due to additional material	8,205.50	8,205.50
			Total		$40,760.50

Signature:_____ Date:_____

EXHIBIT 9

CONTRACT NO. C-080918-1

HUMANE ANIMAL REMOVAL TEAM

Safe and Humane Animal Removal with Unsurpassed Professionalism!

321-947-7134

Technician	
Name:	Robin Parker
Date:	August 9, 2018
Trapping Period:	
Type of Payment:	
Start Date:	

*I/we, the owner(s) and/or representatives(s) of said location below, hereby contract and authorize any **Humane Animal Removal Team** representative as a contractor to furnish all said materials, knowledge and labor; to ensure any animal listed below.*

TRAPPING ONLY

OWNER/AGENT		Nuisance	Traps	Description
Name:	Patricia Comings-Thibault	**Armadillos**		**Trapping:**
Company:	Avalon Groves CDD	**Mice/Rats**		Hog Trapping
Re:	Serenoa - Hog Trapping	**Bats**		**Terms:**
		Cats		2 Traps @ $250/Trap
Billing Address:	c/o DPFG 250 International Parkway Suite 280 Lake Mary, FL 32746	**Opossums**		$85/Hog
		Raccoons		Emergency Calls - $200.00/Call
		Wild Pigs	x	*30 Days Written Notice Required for Termination of Services*
Telephone:	321-263-0132 Ext. 4205	**Squirrels**		*Services on a Month-to-Month Basis*
E-Mail:	patricia.comings-thibault@dpfg.com	**Bobcat**		
		Other:		
		Length of Time:		
		Snake Removal (Type):		

Humane Animal Removal Team cannot guarantee capture of listed animals but will entertain all possible means for safe capture and removal of such listed animals. ***Humane Animal Removal Team*** is not responsible for any inconvenience and/or damages that may be caused by the animals that may die inside the walls or other inaccessible locations or the removal of such. Any deviations or changes for the contract will have to be agreed upon with both parties before anything is executed. It is mandatory that any disputes will be settled in binding arbitration only. All agreements are contingent upon accidents, weather or delays beyond our control. Payments are to be PAID IN FULL at the commencement of the job. All returned checks will be subject to a service charge of fifty (50) dollars or ten (10) percent which ever is greater. Large animal trapping is charged on monthly basis unless specified on contract. If trap is to be located out of sight the owner/agent must provide a reasonable time to check and/or maintain to ensure the safety of animals and technicians. ***Humane Animal Removal Team*** employees may carry personal firearms on your private property to protect themselves or others from any bodily harm from said above wild animals that may be trapped or otherwise dangerous. ONLY ***Humane Animal Removal Team*** EMPLOYEES MAY REMOVE ANIMALS FROM TRAPS!!! If harm is done due to negligence on behalf of owner/agent or their subsidiaries of said property from an animal that is trapped that will waiver all responsibilities of any ***Humane Animal Removal Team*** employee and/or owner(s) from any liability of such.

Technician: Robin Parker	Agent/Owner:
Date: August 9, 2018	Date:

If the terms of this contract are satisfactory, please sign and return to: rparker798@yahoo.com.

TOTAL: $500 Set Up
$85/Hog

We Appreciate Your Business!

HUMAN-1 OP ID: LM

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/16/2018

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

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

PRODUCER 407-802-3311 Insurance Affiliates Agency 640 Dartmouth Street Orlando, FL 32804 James R. Abrams	CONTACT NAME: James R. Abrams PHONE (A/C, No, Ext): 407-802-3311 FAX (A/C, No): 407-641-8087 E-MAIL ADDRESS: rabrams@iaafl.com
INSURED Humane Animal Removal Team 1644 Talon Court Kissimmee, FL 34746	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Evanston Insurance Company INSURER B: Progressive — 10193 INSURER C: INSURER D: INSURER E: INSURER F:

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE OCCUR			3EM8348	01/27/2018	01/27/2019	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO			027362752	10/20/2017	10/20/2018	BODILY INJURY (Per person)	$ 10,000
	OWNED AUTOS ONLY X SCHEDULED AUTOS						BODILY INJURY (Per accident)	$ 20,000
	HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$ 10,000
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is named as additional insured with respect to general liability.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
James R. Abrams

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

BRUCE VICKERS, TAX COLLECTOR

OSCEOLA COUNTY, STATE OF FLORIDA

LOCAL BUSINESS TAX RECEIPT

2018

09/26/2017
Oper N/A
Till Internet
Paid 30.00
Rcpt.#018503

121960
TRANSFER
ORIGINAL TAX AMOUNT

PENALTY
COLLECTION COST
TOTAL

OUS SERVICE

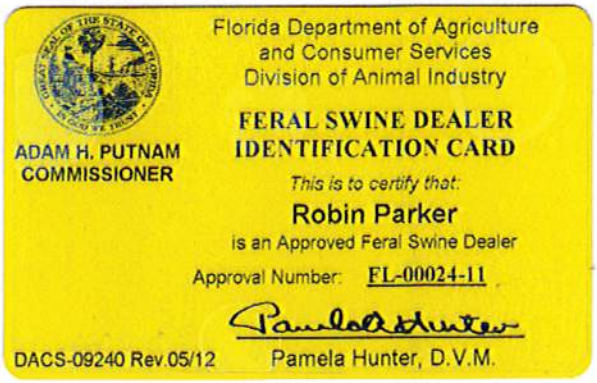
moval Team, Inc.

746

Location:
CITY OF KISSIMMEE

n of Animals - Installation of Mesh & Mesh Capping,
t Repair

BRUCE VICKERS C
P.O. BOX 422105, KISSIM



Florida Department of Agriculture
and Consumer Services
Division of Animal Industry

ADAM H. PUTNAM
COMMISSIONER

FERAL SWINE DEALER
IDENTIFICATION CARD

This is to certify that:

Robin Parker

is an Approved Feral Swine Dealer

Approval Number: FL-00024-11

Pamela Hunter, D.V.M.

DACS-09240 Rev.05/12

EXHIBIT 10

HEIDT DESIGN
P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

PROPOSAL/AUTHORIZATION FOR WORK

To: Avalon Groves CDD
1060 Maitland Center Commons Blvd.,
Suite 340
Maitland, FL 32751

Date: July 13, 2018
Project Name: CDD Landscape Maintenance Map
Job Number: CDD AG 1004

ATTN: Mr. James Harvey

We hereby propose to do the following work:

A. Maintenance Exhibit.

1. Heidt Design shall create a graphic maintenance exhibit for Landscape Maintenance Map as requested by Avalon Groves CDD.

2. The graphic will show common spaces, pond areas, trails and conservation areas where applicable.

All work herein is subject to the conditions described in Attachment "A" attached herewith and made a part of this "Authorization for Work".

Fees for the above will be billed as follows: Hourly not to Exceed: $5,000.00

ACCEPTANCE:

Avalon Groves CDD

By: _____
James P. Harvey, Chairman

Date: 7-18-18

Please return one signed copy to Orialy Alpizar.

HEIDT DESIGN, LLC

By: _____
Victor Barbosa P.E., District Engineer

CC: Scott Andreasen, E-File
\\hd-eng\Contracts\1.HEIDT DESIGN\Work Orders\CDD AG\1004.docx

Attachment "A"
HEIDT DESIGN, LLC
GENERAL CONDITIONS

Your acceptance of this proposal shall constitute an Agreement between the Client and Heidt Design, LLC. The Agreement is comprised of these General Conditions and the accompanying written proposal or authorization for services.

Section 1. Heidt Design, LLC's Responsibilities

1.01 Heidt Design, LLC agrees to provide the professional services described in the Scope of Services portion of the proposal.

1.02 The scope of services does not include site investigations or other engineering evaluations to determine the presence or extent of hazardous wastes or soil and groundwater contamination. Heidt Design, LLC accepts no responsibility or liability in this regard.

1.03 Opinions of probable construction costs provided by Heidt Design, LLC represent our best judgment but do not constitute a guarantee since we have no control over contractor pricing.

Section 2. Client's Responsibilities

2.01 The signature on this contract authorizes the work herein described and does so on behalf of the owner in question and warrants that he has the authority to sign this agreement on behalf of the Owner.

2.02 Unless otherwise stated, Heidt Design, LLC will have access to the site for activities necessary for the performance of the services. Heidt Design, LLC will take precautions to minimize damages due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

2.03 Client acknowledges that the work described herein will constitute a lien against the property.

2.04 In the event improvements are dedicated to public use or otherwise alienated by the Owner, then Heidt Design, LLC shall be entitled to a lien on all property abutting said improvements.

Section 3. Deliverables

3.01 Unless otherwise agreed to in this contract, all sketches, tracings, drawings, computations, details, design calculations, permits, and other documents and plans prepared by Heidt Design, LLC, pursuant to this contract are instruments of service and are the property of Heidt Design, LLC. Client may not use or modify such documents on other projects or extensions of this project without the prior written approval of Heidt Design, LLC. Notwithstanding any provision in this contract to the contrary, in the event of a default by Client (including, without limitation, any failure to pay amounts due within 30 days of invoice date), Heidt Design, LLC, shall be entitled to exclusive ownership and possession of any and all documents prepared pursuant to this contract.

Section 4. Compensation

4.01 All fees stated in this contract shall be payable in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at our prevailing hourly rates, subject to any agreed upon limits.

4.02 Work will be billed at the end of each month under the terms of this contract, and Heidt Design, LLC shall expect payment by the twenty-fifth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due Heidt Design, LLC for services within 30 days of the invoice date, the amount(s) due shall include an additional interest charge based upon the rate of 1 ½ percent applied to the unpaid balance per month after the thirtieth day.

4.03 In addition to the fees in this contract, we charge all out-of-pocket expenses such as printing, photocopying, long distance telephone calls, postage, etc. These expenses will be charged to you at our cost. Consultant fees and permit fees, (if necessary), etc. will be charged at our cost plus 15%. Client shall pay the following items in advance: (a) all review/permit fees required by governmental agencies, and (b) any fees or other charges to be imposed upon Heidt Design, LLC, by its insurance carriers in excess of those necessary to obtain a standard certificate of insurance (including, without limitation, for earmarking of policy coverage to the project or for a waiver of subrogation). In the event Heidt Design, LLC pays such fees, Client shall reimburse them in addition to the contract prices stated herein.

4.04 Any work requested which is not included in the stated fees shall be performed only after the execution of an "Authorization for Work" form. Fees for the additional work shall be at the rates prevailing at the time of the additional service.

4.05 Notwithstanding any other terms or conditions herein to the contrary, it is expressly understood and agreed that Heidt Design, LLC, at its sole discretion, shall have the right to cease work on the project and withhold all information and documents concerning the project in the event until any amounts then due have been outstanding for more than 30 days from the date of the invoice. It is further agreed that Client shall hold Heidt Design, LLC harmless for any and all damages resulting from ceasing work and/or withholding information or documents concerning the project.

4.06 All rates and fees are subject to renegotiation after a one-month period from the date of this Contract if it has not been accepted.

Section 5. Termination

5.01 The Client or Heidt Design, LLC may terminate this agreement should the other fail to perform its obligations hereunder.

5.02 In the event this contract is terminated prior to completion, Heidt Design, LLC shall be entitled to payment for services performed as of the date of termination, plus out-of-pocket expenses.

Section 6. Indemnification

6.01 Client shall indemnify, defend and hold harmless Heidt Design, LLC, from and against any claims, liability, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) Heidt Design, LLC, may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this contract, except to the extent such claims arise from the gross negligence or intentional misconduct of Heidt Design, LLC.

6.02 The Client shall, to the fullest extent permitted by law, indemnify and hold harmless Heidt Design, LLC, its officers, directors, employees, agents and sub-consultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above-named of the services under this agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of the Firm.

Section 7. Limitation of Liability

7.01 In recognition of the relative risks, rewards and benefits of the project to both the Client and Heidt Design, LLC, the risks have all been allocated such that the Client agrees that, to the fullest extent permitted by law, Heidt Design, LLC's total liability to the Client for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this agreement from any cause or causes, shall not exceed Heidt Design, LLC's fees under this agreement or $50,000, whichever is less. Such causes include, but are not limited to, Heidt Design, LLC's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Section 8. Dispute Resolution

8.01 Any claims or disputes made during design, construction or post-construction between the Client and Heidt Design, LLC shall be submitted to non-binding mediation. Client and Heidt Design, LLC agree to include a similar mediation agreement with all contractors, subcontractors, sub-consultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

8.02 The prevailing party in any litigation between the parties relating to or arising out of this contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

Initial _____

Attachment B

HEIDT DESIGN, LLC

FEE SCHEDULE

(Effective March 15, 2018)

DESCRIPTION	HOURLY RATE
Administrative Assistant	$85.00
Designer I	$95.00
Designer II	$105.00
Designer III	$115.00
GIS Analyst	$130.00
Construction Inspector II	$140.00
Ecologist II	$150.00
Community Planner I	$115.00
Community Planner II	$145.00
Land Planner II	$145.00
Landscape Architect II	$135.00
Landscape Architect III	$150.00
Engineer I	$130.00
Engineer II	$145.00
Engineer III	$155.00
Project Manager I	$145.00
Project Manager II	$170.00
Principal	$220.00
District Engineer	$225.00

Initial _____



Serenoa

Avalon Groves CDD Landscape Maintenance Exhibit

Avalon Groves CDD

Lake County

DATE	DESCRIPTION	BY
DATE:	DATE: JOB #: JOB #:	

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand tree analysis is required and may affect final unit totals and layout.

SCALE: 1" = 100'
0 50 100 200
N

HEIDT DESIGN
5904-A Hampton Oaks Parkway
Tampa, FL 33610
Phone:(813) 253-5311
www.HeidtDesign.com

R:\AVALON GROVES\CDD\EXHIBITS\EXH-CDD-LANDSCAPE MAINT.DWG-ARCH-E ---- KYLE PASSENEAU

© COPYRIGHT — HEIDT DESIGN, LLC. ALL RIGHTS RESERVED. NO DOCUMENTATION (INCLUDING BUT NOT LIMITED TO DRAWINGS OR EXHIBITS) MAY BE COPIED, REPRODUCED, OR DISTRIBUTED UNLESS SPECIFIC WRITTEN PERMISSION HAS BEEN OBTAINED FROM HEIDT DESIGN, LLC. IN ADVANCE. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENTATION IN COMPLIANCE WITH F.S. CHAPTER 119.

EXHIBIT 11

Enhancement Proposal

Job Name:	Serona Blvd - Mow Bahia Ponds, Blvd, and Behind Select H	Proposal #	
Property Name:	Avalon Groves CDD	Date:	July 31, 2018
Client:	Kolter Development		
Address:			
City/State/Zip:			
Phone:			

Yellowstone Landscape will complete the work described below:

Description

Mowing of the Bahia alond Serona Boulevard. Includes ponds, buffers around ponds, and buffers behind select homes.
The price is for two times a month.

Project Pricing Summary

Materials & Labor		3,000.00
Equipment		-
Site & Additional Services		-
Total Price	**$**	**3,000.00**

ACCEPTANCE OF TERMS

Signature below authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted.
Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:

Prepared by: *Rob Stultz*

Date:

Date: July 31, 2018

Internal Use Only			
Project Number:		District:	Orlando South
PO Reference:		Date Work Completed:	

EXHIBIT 12

Patricia Comings-Thibault

From: Candice Smith <csmith@kolter.com>
Sent: Friday, August 03, 2018 9:23 AM
To: Luis Silva
Cc: Patricia Comings-Thibault
Subject: RE: Serenoa mow

Luis:

We accept your notice below and request all service to cease August 1, 2018.

Candice Smith
Land Development Manager
Kolter Land Partners LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637

Office: 813-615-1244 ext 208
Mobile: 813-334-2019

This email may contain information that is proprietary, legally privileged and/or confidential. If the reader of this email is not the intended recipient(s) or the employee or agent responsible for delivering the message to the intended recipient(s), you are hereby notified: (i) that any dissemination, distribution or copying of this email is strictly prohibited and may be unlawful; and (ii) to contact the sender immediately by reply email and delete this email and any attachments without retaining any copies.

From: Luis Silva <uslawnsorlando@gmail.com>
Sent: Wednesday, July 25, 2018 12:39 PM
To: Candice Smith <csmith@kolter.com>
Subject: Re: Serenoa mow

This email originated externally. If you suspect it is malicious, do NOT open any attachments or click on any links and forward this message to Kolter helpdesk.

That's fine we will be advancing our 30 day notice with last service date being on 08/25/18. We have advised of the problems with this project but they have fallen on death ears. I have personally been out to the site and spoken on numerous occasions and identified the areas that we take care, so any area that has not been mowed has not ever been discussed except for now when all of a sudden its a problem. We communicate when we are going out so many of these items can be discussed while on site or previous to service. We are mowing the ponds which don't have irrigation in them so not very sure how we can make any breaks.

Luis Silva
Owner
US Army Veteran

U.S. Lawns of Orlando
P: (407) 412-8266 | C: (407) 412-8266
1127 Coastal Cir Ocoee, FL
USLAWNSORLANDO@GMAIL.COM
www.uslawns.com

★★★ **Your Turf. Our Lawn.**

EXHIBIT 13

Bio-Tech Consulting Inc.
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

January 31, 2018

Patricia Comings-Thibault, MACC
Senior Manager
DPFG
250 International Parkway, Suite 280
Lake Mary, FL 32746

Proj: Avalon Groves Collector Road M&M – Orange County, Florida
Re: Proposal for Environmental Services
Monitoring & Maintenance
BTC Proposal No. 17-224

Dear Ms. Comings-Thibault:

Bio-Tech Consulting, Inc. is pleased to provide this proposal for Avalon Groves Collector Road Monitoring & Maintenance. If you would like BTC to proceed with the scope outlined herein, please sign the signature block, complete the billing information section and initial where provided, then return to my attention.

Should you have any questions or require any additional information, please do not hesitate to contact this office at (407) 894-5969 or toll free at (877) 894-5969. Thank you.

Regards,

Daniel Gough
Project Manager

Attachments

Orlando Office
2002 East Robinson St.
Orlando, FL 32803

Vero Beach Office
4445 N. A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
2036 Forbes St.
Jacksonville, FL 32204

Tampa Office
6011 Benjamin Rd.
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Rd.
Orlando, FL 32817

Native Plant Nursery
DCC Farms
8580 Bunkhouse Rd.
Orlando, FL 32832

407.894.5969
877.894.5969
407.894.5970 fax

PROPOSAL FOR ENVIRONMENTAL SERVICES
AVALON GROVES COLLECTOR ROAD– MONITORING & MAINTENANCE
BTC Proposal No. 17-224

1. **QUARTERLY MAINTENANCE – COLLECTOR ROAD (75-06)**
   Mitigation Maintenance will consist of herbicide treatment and/or hand-removal of nuisance and invasive exotic vegetation throughout the mitigation areas described in the permit. Maintenance will be conducted on a quarterly basis.
   TASK COST: $2,000.00 per event

2. **BASELINE MONITORING – COLLECTOR ROAD (50-01)**
   This task includes initial set-up of monitoring data collection points as required by the SJRWMD permit and the preparation and submittal of a Baseline Monitoring Report.
   TASK COST: $3,600.00 (one time cost)

3. **BI-ANNUAL MONITORING – COLLECTOR ROAD (50-02)**
   Conduct bi-annual monitoring events (i.e., twice per year) as required by the permits. This includes the required inspection, data compilation, photography, etc.
   TASK COST: $2,000.00 per event

4. **ANNUAL MONITORING REPORT – COLLECTOR ROAD (50-03)**
   Prepare and submit annual reports pursuant to the requirements of the permits. This report will include all data and documentation necessary to meet the permit conditions.
   TASK COST: $2,000.00 per report

Bio-Tech Consulting, Inc.
Time & Materials Schedule

Expert Witness	$250.00/Hour
President, John Miklos	$185.00/Hour
Vice President/Directors	$135.00/Hour
Project Manager	$125.00/Hour
Wildlife Specialist	$110.00/Hour
Field Biologist	$95.00/Hour
Field Technician	$85.00/Hour
GIS	$85.00/Hour
Administrative	$45.00/Hour
Materials Cost	Cost + 12%

INITIAL: _____*(BTC)* _____*(Client)*

Bio-Tech Consulting Inc.
Environmental and Permitting Services

Bio-Tech Consulting's company policy requires that the Proposal for Services must be executed and returned via fax, email or post prior to initiation of any work associated with this scope and/or project. The client will only be billed for the tasks and/or hours completed. Fees and all other charges will be billed monthly or as the work progresses and the net amount shall be due at the time of invoicing. Any Time and Materials work is based on the above rates and any actual costs incurred. Any work requested outside of this Proposal for Services described above would require either an additional contract or authorization for Time and Materials. Please note that the hourly rates are subject to the current year's pricing. Any balance remaining unpaid after 30 days of initial invoicing will be subject to an interest charge of 12% APR (not to exceed the maximum rate allowable by law). The client agrees that any balance remaining unpaid after 90 days from the date of the initial invoicing shall be deemed in default. The client further agrees that in the event payment is not made and the amount is referred to a Collection Agency and/or an attorney, to pay all cost of collection, including but not limited to, all collection agency fees, attorney's fees, paralegal fees, court costs, and investigative fees. It is also agreed that if legal action is necessary to collect on the account, the State of Florida, Orange County, will retain jurisdiction and venue over the matter. Client confirms project limits as outlined/illustrated in this agreement, accepts the general conditions attached herein and agrees that Bio-Tech Consulting, Inc., and its staff and assigns, have full access to the identified property, for the purposes of completing the tasks identified in the above Proposal for Services.

MUTUALLY UNDERSTOOD AND AGREED:

_____ 01-31-2018

John Miklos, President **Date**
Bio-Tech Consulting, Inc.

_____ _____

Authorized Signatory **Date**

Billing Information: Name: _____

Title: _____

Company: _____

Address: _____

_____

_____

Phone: _____

Cell: _____

Fax: _____

E-mail: _____

☐ **Please check here if you prefer to receive a paper invoice**

Bio-Tech Consulting Inc.
Environmental and Permitting Services

INITIAL: _____*(BTC)* _____*(Client)*

Monitoring Plan and Success Criteria
Project: Avalon Groves Collector Road

Mitigation

The mitigation proposed for the Avalon Groves Collector Road is comprised of 144.30 acres of on-site wetland preservation. The mitigation proposed for the 8.93 acres of wetland impact within the Avalon Groves Collector Road site consists of preservation of a portion of the on-site wetlands (see attached Wetland Preservation Exhibit). The wetland vegetative community contains various tree species along with numerous understory and herbaceous species. The vegetation within these forested systems include red maple *(Acer rubrum)*, pond pine *(Pinus serotina)*, sweetbay *(Magnolia Virginia)*, laurel oak *(Quercus laurifolia)*, loblolly bay *(Gordonia lasianthus)*, water oak *(Quercus nigra)*, cabbage palm *(Sabal palmetto)*, swamp tupelo *(Nyssa sylvatica)*, royal fern *Osmunda regalis)*, poison ivy *(Toxicodendron radicans)*, wild azalea *(Rhododendron viscosum),* coinwort *(Centella asiatica)*, pennywort *(Hydrocotle umbellata)*, maidencane *(Panicum hemitomon)*, spike rush *(Eleocharis baldwinii)*, soft rush *(Juncus effusus)*, *Juncus* spp., sedges *(Carex* sp. and *Cyperus* sp.), *Digitaria* sp., broomsedge *(Andropogon virginicus)*, beakrush *(Rhynchospora* sp.*),* primrose willow *(Ludwigia octavalvis),* cattail *(Typha* sp.*),* pickerelweed *(Pontedaria cordata)*, duck potato *(Saggitaria lancifolia)* and umbrella grass *(Fuirena squarrosa)*, and wild elderberry *(Sambucus canadensis)*. The wetland system will be preserved via a conservation easement dedicated to the District. The following wetland preservation criteria will be utilized for on-site mitigation:

Success Criteria

As part of the activities that are designed to achieve the functional gains indicated in the UMAM Analysis, the success criteria for the wetland preservation will consist of the following:

Wetland Preservation
Greater than 85 percent coverage by desirable species after 5 years,
Less than 5 percent areal coverage by nuisance and/or exotic species.

The wetland preservation area will be monitored on a bi-annual basis so that nuisance and exotic species, per the 2011 FLEPPC list, do not exceed 5% areal coverage in the wetland. Maintenance will be implemented on a quarterly basis with the goal of the event being the elimination the exotic component (i.e., 0% after event). Additionally, these areas will be placed under a conservation easement dedicated to the District.

The monitoring will consist of general qualitative observations in the wetland preservation areas. A summary of the data collected will be included in an annual report submitted to the District each year in April. The recorded data obtained from the vegetative monitoring will be provided to the District in report form and will be submitted on an annual basis. Reports will include the following:

A. The dates and time of the monitoring event.
B. The person responsible for performing the measurements.
C. The analytical techniques or methods utilized.
D. The results of such analyses including:
    1. Status of invader species
    2. Coverage by wetland and FACW vegetation.
    3. A description of any problems encountered during evaluation and proposed solutions.
    4. Photographs of the area.

In addition to the vegetative portion of the monitoring to be conducted, wildlife information will also be gathered and described in the report.

Success Criteria

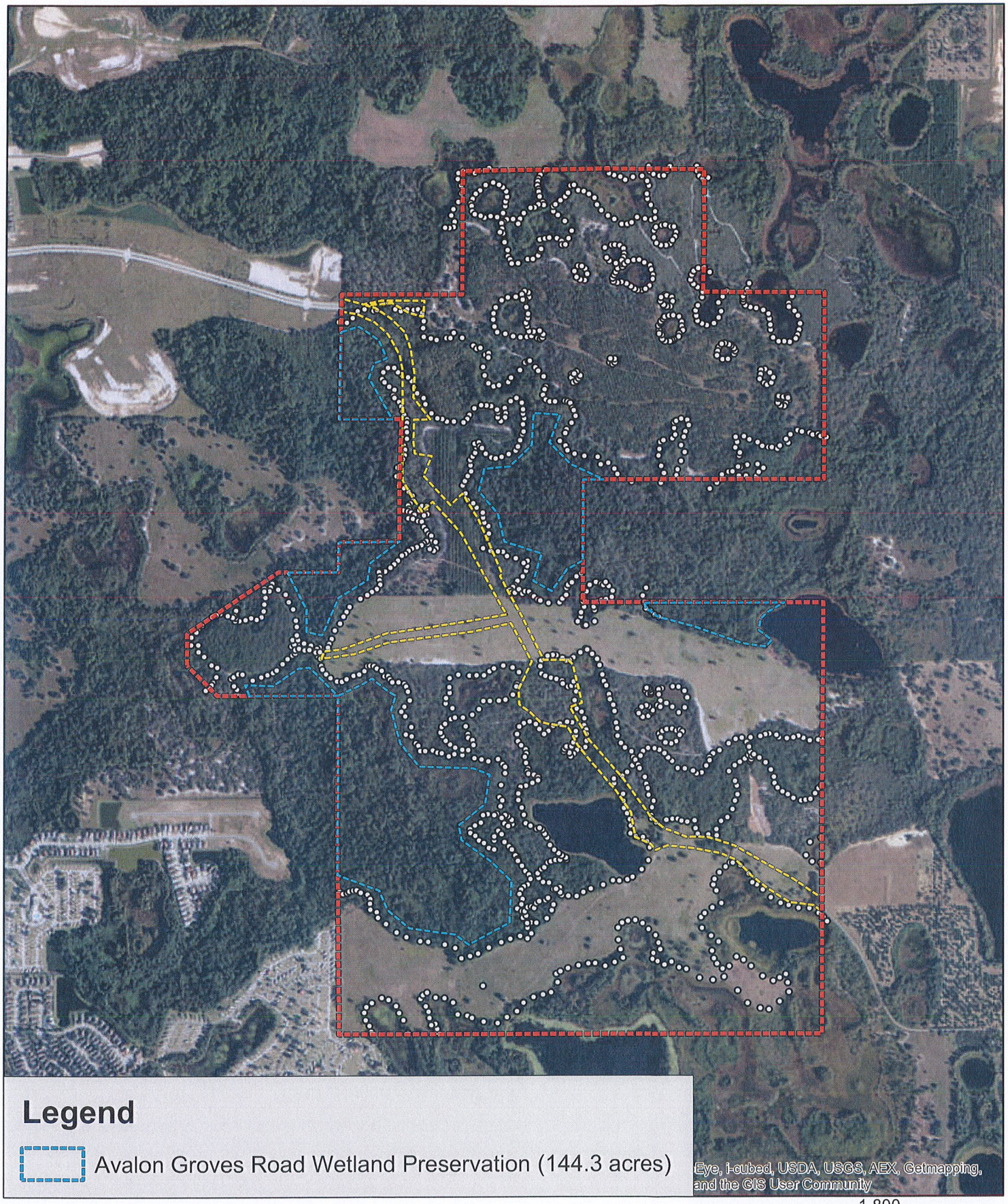
The success criteria for the on-site wetland preservation areas will consist of greater than 85 percent coverage by desirable species after 5 years, and less than 5 percent areal coverage by nuisance and/or exotic species in the wetland.

Monitoring Schedule

The schedule for the mitigation activities associated with the plan is as follows:

March 31, 2016	Time Zero Monitoring Event
April 30, 2016	Time Zero Monitoring Report Due
September 30, 2016	Bi-annual Monitoring Event
March 31, 2017	Bi-annual Monitoring Event
April 30, 2017	First Annual Monitoring Report Due
September 30, 2017	Bi-annual Monitoring Event
March 31, 2018	Bi-annual Monitoring Event
April 30, 2018	Second Annual Monitoring Report Due
September 30, 2018	Bi-annual Monitoring Event
March 31, 2019	Bi-annual Monitoring Event
April 30, 2019	Third Annual Monitoring Report Due
September 30, 2019	Bi-annual Monitoring Event
March 31, 2020	Bi-annual Monitoring Event

April 30, 2020	Fourth Annual Monitoring Report Due
September 30, 2020	Bi-annual Monitoring Event
March 31, 2021	Bi-annual Monitoring Event
April 30, 2021	Fifth Annual Monitoring Report Due



Bio-Tech Consulting Inc.
Environmental and Permitting Services
2002 E. Robinson St. Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Avalon Groves Collector Road
Lake County, Florida
Wetland Preservation Exhibit

N
W E
S

1,800 Feet

Project #:623-07
Produced By:DBG
Date: 9/16/2015

Bio-Tech Consulting, Inc.
General Contract Conditions

SECTION 1: RESPONSIBILITIES

1.1 Bio-Tech Consulting, Inc. heretofore referred to as the "Consultant" has the responsibility for providing the services described under the "Scope of Services" section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner.

1.2 The "Client", or a duly authorized representative, is responsible for providing the Consultant with a clear understanding of the project nature and scope. The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

SECTION 2: STANDARD OF CARE

2.1 Services performed by the Consultant under this Agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.

2.2 The Client recognizes that conditions may vary from those observed at locations where observations and analysis has occurred, and that site conditions may change with time. Data, Interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of service. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for the Consultant to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

4.1 Any samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 The Consultant will dispose of or return to Client all remaining samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client's expense upon Client's prior written request.

SECTION 5: BILLING AND PAYMENT

5.1 Consultant will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classification.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one percent (1%) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If the Consultant incurs any expenses to collect overdue billing on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

SECTION 6: OWNERSHIP OF DOCUMENTS

6.1 All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Consultant, as instruments of service, shall remain the property of the Consultant.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 The Consultant will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

7.1 Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials will include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. Consultant and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosure made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

SECTION 8: RISK ALLOCATION

8.1 Unless a Client specific certificate of liability insurance is requested at time of proposal acceptance, Client agrees that Consultant's liability for any damage on account of any error, omission or other professional negligence will be limited to a maximum of $10,000.

SECTION 9: INSURANCE

9.1 The Consultant represents and warrants that it and its agents, staff and Consultants employed by it, is and are protected by or exempt from worker's compensation insurance and that Consultant has such coverage under public liability and property damage insurance policies which the Consultant deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Consultant agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by Consultant, its agents, staff, and consultants employed by it. The Consultant shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save consultant harmless for loss, damage or liability arising from acts by client, client's agent, staff, and other consultants employed by Client.

SECTION 10: DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in controversy between Consultant and Client arising out of or in any way related to this Agreement will be submitted to 'alternative dispute resolution' (ADR) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law.

10.2 If a dispute at law arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then:

(a) the claim will be brought and tried in judicial jurisdiction of the court of the county where Consultant's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and

(b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees, and other claim related expenses.

SECTION 11: TERMINATION

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed pursuant to this agreement through the date of termination.

11.2 In the event of termination or suspension for more than (3) three months, prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as are necessary to complete his files and also complete a report on the services performed to the date of notice of termination or suspension. The Consultant shall be entitled to payment for services for said completion, including all direct costs associated in completing such analyses, records and reports.

SECTION 12: ASSIGNS

12.1 Neither the Client nor the Consultant may delegate, assign, sublet or transfer his duties or interest in this Agreement without the written consent of the other party.

SECTION 13: GOVERNING LAW AND SURVIVAL

13.1 The laws of the State of Florida will govern the validity of these terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

Bio-Tech Consulting Inc.
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

May 4, 2018

Tim Wetzel
St. Johns River Water Management District
601 South Lake Destiny Road, Suite 200
Maitland, FL 32751

Proj: Avalon Groves Roadway – Lake County, FL
SJRWMD Permit #135777-3
(BTC File #588-13)
Re: Baseline Monitoring Report (May 2018)

Dear Mr. Wetzel:

Bio-Tech Consulting, Inc. (BTC) is corresponding to provide the St. Johns River Water Management District (SJRWMD) with the baseline monitoring report for the on-site wetland preservation for the approximately 52.04-acre Avalon Groves Roadway site located east of SR 27 on Sawgrass bay boulevard, within Section 13, 14, 23, 24, Township 24 South, Range 26 East, Lake County, Florida (Figures 1 & 2). This baseline monitoring report will include the following information:

- Monitoring and maintenance methodology;
- monitoring results of the wetland creation/restoration areas;
- incidental wildlife observation; and,
- photographs of the mitigation areas.

INTRODUCTION

The approved mitigation plan for the Avalon Groves Roadway site involves the 7.49 acres of wetland impacts, and a wetland preservation area (144.3 acres) placed under a conservation easement dedicated to the SJRWMD. The following monitoring report details the permit requirements for successful monitoring criteria and qualitative analysis of the wetland and upland areas.

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

MONITORING

Qualitative Monitoring

The monitoring will consist of general qualitative observations in the wetland preservation areas. A summary of the data collected will be included in an annual report submitted to the District each year in April. The recorded data obtained from the vegetative monitoring will be provided to the District in report form and will be submitted on an annual basis. Reports will include the following:

A. The dates and time of the monitoring event.
B. The person responsible for performing the measurements.
C. The analytical techniques or methods utilized.
D. The results of such analyses including:
    1. Status of invader species
    2. Coverage by wetland and FACW vegetation.
    3. A description of any problems encountered during evaluation and proposed solutions.
    4. Photographs of the area.

In addition to the vegetative portion of the monitoring to be conducted, wildlife information will also be gathered and described in the report. Information and exhibits as to the location of the sampling stations will be included within the Baseline Monitoring Report.

MANAGEMENT AND MAINTENANCE

Specific management practices will be employed within the wetland enhancement/wetland creation area that will consist of hand clearing activities and the utilization of herbicidal applications to eliminate invasive and exotic species, as needed. These management practices will be implemented in an effort to control and eradicate any invasive, exotic, or opportunistic species within the mitigation areas. All vegetation associated with the maintenance activities will be removed from the mitigation areas to eliminate the invasive/exotic species seed source. These management practices will be employed within the mitigation areas, as needed and in perpetuity.

All portions of the project's mitigation areas will be managed for the benefit of wildlife and vegetative composition. Obviously, the most important component of the management is treatment for control of invasive and exotic vegetation, in perpetuity. It is anticipated that the mitigation areas will require little long-term management once the natural systems succeed ecologically and become self-perpetuating. Maintenance will include removal of any invasive or exotic plant species (including, but not limited to cattails, primrose willow, cogon grass, golden

bamboo, etc...). No more than a 5% total coverage of such exotic or nuisance species shall occur between maintenance events.

It should be noted that during the 3-year monitoring period, maintenance is proposed to occur on a twice-monthly (2x/mth) basis for the first year (24 events) and monthly for the remaining two years (24 events). After that, maintenance will be on an as needed basis in perpetuity to maintain less than 5% total coverage of exotic or nuisance species.

REPORTING

An annual letter report will be filed with the SJRWMD within 60 days of the end of each year's monitoring event. The letter report will detail the status of the wetland enhancement/wetland creation area and its quantitative observations, the maintenance/management events that have occurred, any incidental wildlife sightings, and photographs of the wetland/upland preservation and wetland creation areas.

Success Criteria

The intent of this project is to provide the SJRWMD with quantitative results of the wetland enhancement/wetland creation area. Perpetual maintenance will be performed on a regular basis as detailed previously in order to ensure the integrity and viability of both the preservation and creation areas. As part of the activities that are designed to achieve the functional gains indicated in the UMAM Analysis, the success criteria for the wetland enhancement/wetland creation area will consist of the following:

Wetland Creation Area (WC-1)

- Greater than 85 percent coverage by desirable species after 3 years; and,
- Less than 5 percent areal coverage by invasive and/or exotic species.

The wetland preservation area will be monitored on a bi-annual basis so that nuisance and exotic species, per the 2011 FLEPPC list, do not exceed 5% areal coverage in the wetland. Maintenance will be implemented on a quarterly basis with the goal of the event being the elimination the exotic component (i.e., 0% after event). Additionally, these areas will be placed under a conservation easement dedicated to the District.

RESULTS

Baseline Monitoring Results –Avalon Groves Roadway

Blake Labreche of BTC performed the baseline monitoring event for the mitigation areas on May 31, 2018. Photographs of the mitigation areas are attached (see Appendix A).

Vegetative species identified within the wetland vegetative community contains various tree species along with numerous understory and herbaceous species. The vegetation within these forested systems include red maple *(Acer rubrum)*, pond pine *(Pinus serotina)*, sweetbay *(Magnolia Virginia)*, laurel oak *(Quercus laurifolia)*, loblolly bay *(Gordonia lasianthus)*, water oak *(Quercus nigra)*, cabbage palm *(Sabal palmetto)*, swamp tupelo *(Nyssa sylvatica)*, royal fern *Osmunda regalis)*, poison ivy *(Toxicodendron radicans)*, wild azalea *(Rhododendron viscosum)*, coinwort *(Centella asiatica)*, pennywort *(Hydrocotle umbellata)*, maidencane *(Panicum hemitomon)*, spike rush *(Eleocharis baldwinii)*, soft rush *(Juncus effusus)*, *Juncus* spp., sedges (*Carex* sp. and *Cyperus* spp.), *Digitaria* spp., broomsedge *(Andropogon virginicus)*, beakrush *(Rhynchospora* spp.*)*, primrose willow *(Ludwigia octavalvis)*, cattail *(Typha* spp.*)*, pickerelweed *(Pontedaria cordata)*, duck potato *(Saggitaria lancifolia)* and umbrella grass *(Fuirena squarrosa)*, and wild elderberry *(Sambucus Canadensis.* Coverage of desirable native species was approximately 85% during the baseline monitoring event.

Category I and II exotic species identified includes Peruvian primrosewillow *(Ludwigia peruviana)*, caesarweed *(Urena lobata)* and tropical soda apple *(Solanum viarum)*. Coverage of the exotics was approximately 3% with Peruvian primrosewillow, caesarweed, and tropical soda apple occurring scattered through-out the wetland and upland preservation areas. Nuisance plant species consist of only bahiagrass *(Paspalum notatum)* located within the upland at approximately 2% areal coverage.

WILDLIFE UTILIZATION

The Avalon Groves Roadway site was evaluated to determine the wildlife species currently utilizing the area. The following is a list of those species present during the monitoring event and includes any direct and indirect (i.e. tracks, burrows, vocalizations, etc.) observations made.

Reptiles and Amphibians

black racer *(Coluber constrictor)*
brown anole *(Norops sagrei)*
common cooter *(Pseudemys floridana)*
southern leopard frog *(Rana utricularia)*

Birds

Black-bellied whistling duck *(Dendrocygna autumnalis)*

Cattle Egret *(Bubulus ibis)*
Common Grackle *(Quiscalus quiscula)*
Double-crested Cormorant *(Phalacrocorax auritus)*
Florida Sandhill Crane *(Antigone canadensis pratensis)*
Great Blue Heron *(Ardea herodias)*
Little Blue Heron *(Egretta caerulea)*
Mallard *(Anas platyrhynchos)*
Northern Mockingbird *(Mimus polyglottos)*
Red-shouldered Hawk *(Buteo lineatus)*
Roseate Spoonbill *(Ajaia ajaja)*
Tricolored Heron *(Egretta tricolor)*
Turkey Vulture *(Cathartes aura)*
White Ibis *(Eudocimus albus)*

Mammals
eastern gray squirrel *(Sciurus carolinensis)*
nine-banded armadillo *(Dasypus novemcinctus)*
coyote *(Canis latrans)*
raccoon *(Procyon lotor)*
Virginia opossum *(Didelphis virginiana)*
white-tailed deer (*Odocoileus virginianus*)

SUMMARY

The Avalon Groves Roadway wetland preservation areas were monitored on May 31, 2018, for the baseline monitoring event. Coverage of desirable native species was approximately 97% within the wetland preservation area and 97% within the upland preservation area during the baseline monitoring event. Category I and II exotic species identified includes Peruvian primrosewillow *(Ludwigia peruviana)* and caesarweed *(Urena lobata)*. Coverage of the exotics was approximately 2% with Peruvian primrosewillow, caesarweed, and tropical soda apple occurring scattered through-out the wetland and upland preservation areas. Nuisance plant species consist of only bahiagrass *(Paspalum notatum)* located within the upland at approximately 1% areal coverage. Maintenance events have not yet started but will be performed on a monthly basis for the first year and then quarterly for years two thru five. Water levels within the wetland and upland preservation areas ranged from moist to 12 inches. These water levels and conditions were consistent with historic norms and seasonal variations for this

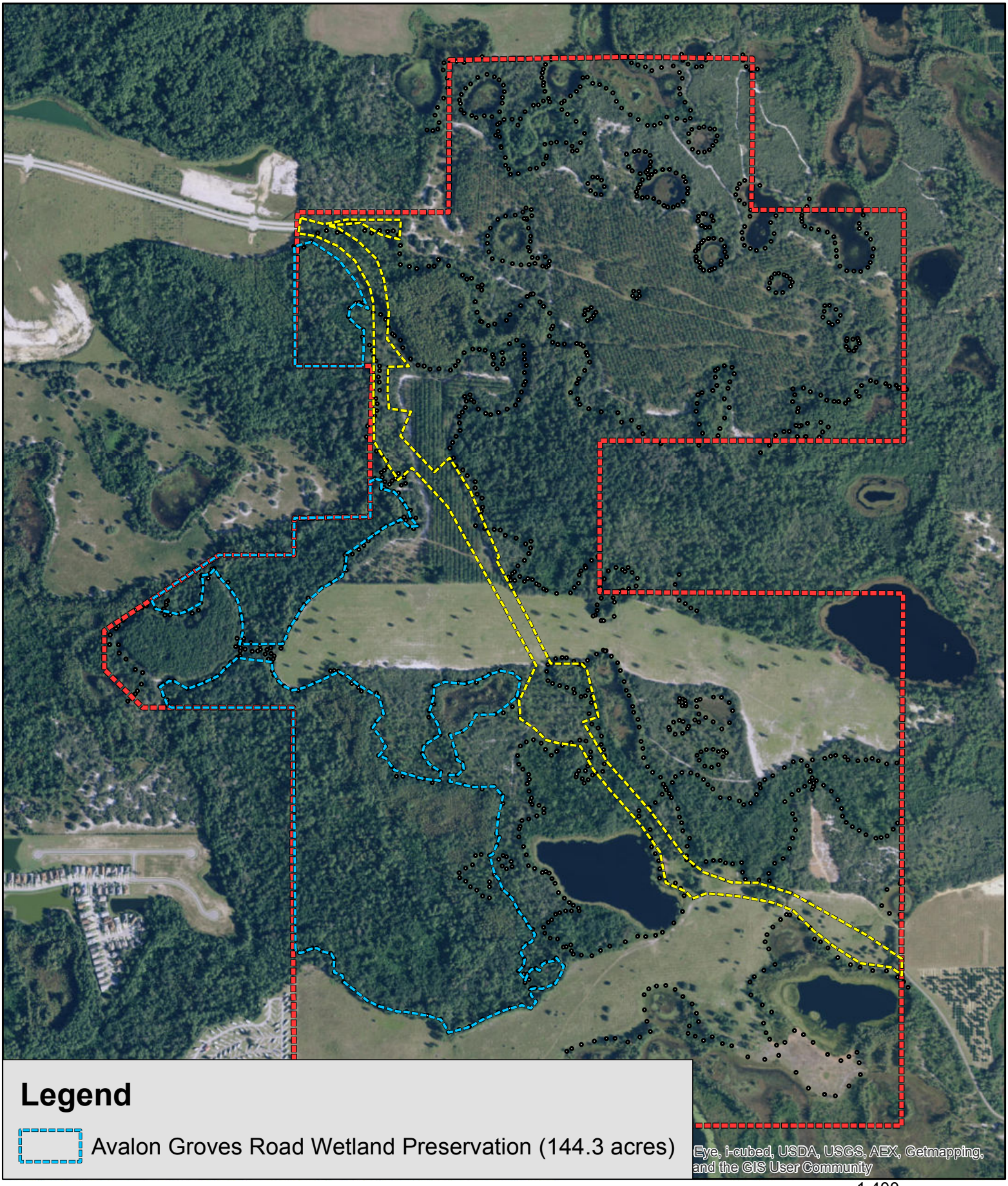
time of year; and recent and longer term weather patterns for this area of Central Florida. Monitoring events will be performed bi-annually in January and July for five (5) years with reports to follow or until SJRWMD sign off on the monitoring for the project.

Sincerely,

Blake Labreche
Field Biologist

Danny Gough
Project Manager

Attachments



Bio-Tech Consulting Inc.
Environmental and Permitting Services
2002 E. Robinson St. Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Avalon Groves Collector Road
Lake County, Florida
Wetland Preservation Exhibit

N
W E
S

1,400
Feet

Project #:623-07
Produced By:DBG
Date: 12/11/2015



Serenoa Roadway – Wetland Preservation Photo station 1 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 1 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 1 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 1 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 2 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 2 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 2 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 2 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 3 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 3 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 3 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 3 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 4 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 4 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 4 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 4 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 5 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 5 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 5 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 5 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 6 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 6 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 6 – May 2018



Serenoa Roadway – Wetland Preservation Photo station 6 – May 2018

EXHIBIT 14

Bio-Tech Consulting Inc.
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

January 31, 2018

Patricia Comings-Thibault, MACC
Senior Manager
DPFG
250 International Parkway, Suite 280
Lake Mary, FL 32746

Proj: Serenoa Phase 1A M&M – Orange County, Florida
Re: Proposal for Environmental Services
Monitoring & Maintenance
BTC Proposal No. 17-234

Dear Ms. Comings-Thibault:

Bio-Tech Consulting, Inc. is pleased to provide this proposal for Serenoa Phase 1A Monitoring & Maintenance. If you would like BTC to proceed with the scope outlined herein, please sign the signature block, complete the billing information section and initial where provided, then return to my attention.

Should you have any questions or require any additional information, please do not hesitate to contact this office at (407) 894-5969 or toll free at (877) 894-5969. Thank you.

Regards,

Daniel Gough
Project Manager

Attachments

Orlando Office
2002 East Robinson St.
Orlando, FL 32803

Vero Beach Office
4445 N. A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
2036 Forbes St.
Jacksonville, FL 32204

Tampa Office
6011 Benjamin Rd.
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Rd.
Orlando, FL 32817

Native Plant Nursery
DCC Farms
8580 Bunkhouse Rd.
Orlando, FL 32832

407.894.5969
877.894.5969
407.894.5970 fax

PROPOSAL FOR ENVIRONMENTAL SERVICES
SERENOA PHASE 1A – MONITORING & MAINTENANCE
BTC Proposal No. 17-234

1. **QUARTERLY MAINTENANCE – PHASE 1A (75-06)**
   Mitigation Maintenance will consist of herbicide treatment and/or hand-removal of nuisance and invasive exotic vegetation throughout the mitigation areas described in the permit. Maintenance will be conducted on a quarterly basis.
   TASK COST: $800.00 per event

2. **BASELINE MONITORING (50-01) – PHASE 1A (50-01)**
   This task includes initial set-up of monitoring data collection points as required by the SJRWMD permit and the preparation and submittal of a Baseline Monitoring Report.
   TASK COST: $1,600.00 (one time cost)

3. **BI-ANNUAL MONITORING – PHASE 1A (50-02)**
   Conduct bi-annual monitoring events (i.e., twice per year) as required by the permits. This includes the required inspection, data compilation, photography, etc.
   TASK COST: $1,000.00 per event

4. **ANNUAL MONITORING REPORT – PHASE 1A (50-03)**
   Prepare and submit annual reports pursuant to the requirements of the permits. This report will include all data and documentation necessary to meet the permit conditions.
   TASK COST: $1,000.00 per report

Bio-Tech Consulting, Inc.
Time & Materials Schedule

Expert Witness	$250.00/Hour
President, John Miklos	$185.00/Hour
Vice President/Directors	$135.00/Hour
Project Manager	$125.00/Hour
Wildlife Specialist	$110.00/Hour
Field Biologist	$95.00/Hour
Field Technician	$85.00/Hour
GIS	$85.00/Hour
Administrative	$45.00/Hour
Materials Cost	Cost + 12%

Bio-Tech Consulting Inc.
Environmental and Permitting Services

INITIAL: _____(BTC) _____(Client)

Bio-Tech Consulting's company policy requires that the Proposal for Services must be executed and returned via fax, email or post prior to initiation of any work associated with this scope and/or project. The client will only be billed for the tasks and/or hours completed. Fees and all other charges will be billed monthly or as the work progresses and the net amount shall be due at the time of invoicing. Any Time and Materials work is based on the above rates and any actual costs incurred. Any work requested outside of this Proposal for Services described above would require either an additional contract or authorization for Time and Materials. Please note that the hourly rates are subject to the current year's pricing. Any balance remaining unpaid after 30 days of initial invoicing will be subject to an interest charge of 12% APR (not to exceed the maximum rate allowable by law). The client agrees that any balance remaining unpaid after 90 days from the date of the initial invoicing shall be deemed in default. The client further agrees that in the event payment is not made and the amount is referred to a Collection Agency and/or an attorney, to pay all cost of collection, including but not limited to, all collection agency fees, attorney's fees, paralegal fees, court costs, and investigative fees. It is also agreed that if legal action is necessary to collect on the account, the State of Florida, Orange County, will retain jurisdiction and venue over the matter. Client confirms project limits as outlined/illustrated in this agreement, accepts the general conditions attached herein and agrees that Bio-Tech Consulting, Inc., and its staff and assigns, have full access to the identified property, for the purposes of completing the tasks identified in the above Proposal for Services.

MUTUALLY UNDERSTOOD AND AGREED:

_____ 01-31-2018

John Miklos, President
Bio-Tech Consulting, Inc.

Date

_____ _____

Authorized Signatory

Date

Billing Information: Name: _____

Title: _____

Company: _____

Address: _____

_____

_____

Phone: _____

Cell: _____

Fax: _____

E-mail: _____

☐ **Please check here if you prefer to receive a paper invoice**

Bio-Tech Consulting Inc.
Environmental and Permitting Services

INITIAL: _____*(BTC)* _____*(Client)*

Monitoring Plan and Success Criteria
Project: Serenoa Phase 1A

Mitigation

The mitigation proposed for the Serenoa Phase 1A is comprised of 40.0 acres of on-site wetland preservation. The mitigation proposed for the 2.58 acres of wetland impact within the project site consists of preservation of the on-site wetlands (see attached Wetland Preservation Exhibit). The wetland vegetative community contains various tree species along with numerous understory and herbaceous species. The vegetation within these forested systems include red maple *(Acer rubrum)*, pond pine *(Pinus serotina)*, sweetbay *(Magnolia Virginia)*, laurel oak *(Quercus laurifolia)*, loblolly bay *(Gordonia lasianthus)*, water oak *(Quercus nigra)*, cabbage palm *(Sabal palmetto)*, swamp tupelo *(Nyssa sylvatica)*, royal fern *Osmunda regalis)*, poison ivy *(Toxicodendron radicans)*, wild azalea *(Rhododendron viscosum),* coinwort *(Centella asiatica)*, pennywort *(Hydrocotle umbellata)*, maidencane *(Panicum hemitomon)*, spike rush *(Eleocharis baldwinii)*, soft rush *(Juncus effusus)*, *Juncus* spp., sedges *(Carex* sp. and *Cyperus* spp.), *Digitaria* spp., broomsedge *(Andropogon virginicus)*, beakrush *(Rhynchospora* spp.*),* primrose willow *(Ludwigia octavalvis),* cattail *(Typha* spp.*),* pickerelweed *(Pontedaria cordata)*, duck potato *(Saggitaria lancifolia)* and umbrella grass *(Fuirena squarrosa)*, and wild elderberry *(Sambucus canadensis)*. The wetland system will be preserved via a conservation easement dedicated to the District. The following wetland preservation criteria will be utilized for on-site mitigation:

Success Criteria

As part of the activities that are designed to achieve the functional gains indicated in the UMAM Analysis, the success criteria for the wetland preservation will consist of the following:

Wetland Preservation
Greater than 85 percent coverage by desirable species after 5 years,
Less than 5 percent areal coverage by nuisance and/or exotic species.

The wetland preservation area will be monitored on a bi-annual basis so that nuisance and exotic species, per the 2011 FLEPPC list, do not exceed 5% areal coverage in the wetland. Maintenance will be implemented on a quarterly basis with the goal of the event being the elimination the exotic component (i.e., 0% after event). Additionally, these areas will be placed under a conservation easement dedicated to the District.

The monitoring will consist of general qualitative observations in the wetland preservation areas. A summary of the data collected will be included in an annual report submitted to the District each year in April. The recorded data obtained from the vegetative monitoring will be provided to the District in report form and will be submitted on an annual basis. Reports will include the following:

A. The dates and time of the monitoring event.
B. The person responsible for performing the measurements.
C. The analytical techniques or methods utilized.
D. The results of such analyses including:
    1. Status of invader species
    2. Coverage by wetland and FACW vegetation.
    3. A description of any problems encountered during evaluation and proposed solutions.
    4. Photographs of the area.

In addition to the vegetative portion of the monitoring to be conducted, wildlife information will also be gathered and described in the report.

Success Criteria

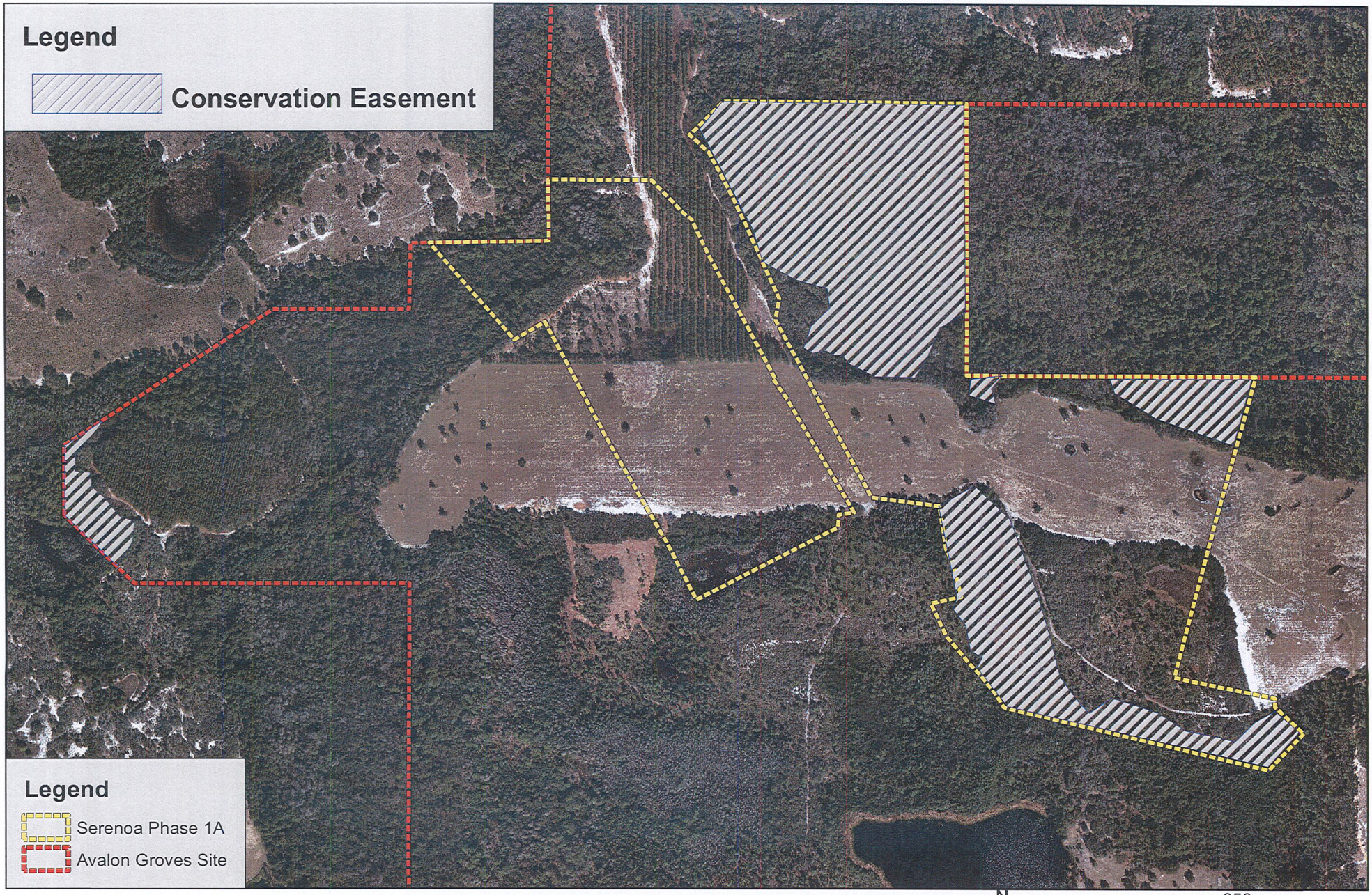
The success criteria for the on-site wetland preservation areas will consist of greater than 85 percent coverage by desirable species after 5 years, and less than 5 percent areal coverage by nuisance and/or exotic species in the wetland.

Monitoring Schedule

The schedule for the mitigation activities associated with the plan is as follows:

March 31, 2017	Time Zero Monitoring Event
April 30, 2017	Time Zero Monitoring Report Due
September 30, 2017	Bi-annual Monitoring Event
March 31, 2018	Bi-annual Monitoring Event
April 30, 2018	First Annual Monitoring Report Due
September 30, 2018	Bi-annual Monitoring Event
March 31, 2019	Bi-annual Monitoring Event
April 30, 2019	Second Annual Monitoring Report Due
September 30, 2019	Bi-annual Monitoring Event
March 31, 2020	Bi-annual Monitoring Event
April 30, 2020	Third Annual Monitoring Report Due
September 30, 2020	Bi-annual Monitoring Event
March 31, 2021	Bi-annual Monitoring Event

April 30, 2021	Fourth Annual Monitoring Report Due
September 30, 2021	Bi-annual Monitoring Event
March 31, 2022	Bi-annual Monitoring Event
April 30, 2022	Fifth Annual Monitoring Report Due



Bio-Tech Consulting Inc.
Environmental and Permitting Services
2002 E. Robinson St. Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Serenoa Phase 1A
Lake County, Florida
Conservation Location Map

N
W E
S

850
Feet

Project #: 588-03
Produced By: MEC
Date: 2/14/2017

Bio-Tech Consulting, Inc.
General Contract Conditions

SECTION 1: RESPONSIBILITIES

1.1 Bio-Tech Consulting, Inc. heretofore referred to as the "Consultant" has the responsibility for providing the services described under the "Scope of Services" section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner.

1.2 The "Client", or a duly authorized representative, is responsible for providing the Consultant with a clear understanding of the project nature and scope. The Client shall supply the Consultant with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow the Consultant to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

SECTION 2: STANDARD OF CARE

2.1 Services performed by the Consultant under this Agreement are expected by the Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Consultant's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.

2.2 The Client recognizes that conditions may vary from those observed at locations where observations and analysis has occurred, and that site conditions may change with time. Data, Interpretations, and recommendations by the Consultant will be based solely on information available to the Consultant at the time of service. The Consultant is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for the Consultant to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Consultant free access to the site. The Consultant will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

4.1 Any samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 The Consultant will dispose of or return to Client all remaining samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client's expense upon Client's prior written request.

SECTION 5: BILLING AND PAYMENT

5.1 Consultant will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classification.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one percent (1%) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If the Consultant incurs any expenses to collect overdue billing on invoices, the sums paid by the Consultant for reasonable attorney's fees, court costs, Consultant's time, Consultant's expenses, and interest will be due and owing by the Client.

SECTION 6: OWNERSHIP OF DOCUMENTS

6.1 All reports, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Consultant, as instruments of service, shall remain the property of the Consultant.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 The Consultant will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

7.1 Client warrants that a reasonable effort has been made to inform Consultant of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials will include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Consultant and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. Consultant and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for Consultant to take immediate measures to protect health and safety. Client agrees to compensate Consultant for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 Consultant agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold Consultant harmless for any and all consequences of disclosure made by Consultant which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against Consultant, and to the maximum extent permitted by law, agrees to defend, indemnify, and save Consultant harmless from any claim, liability, and/or defense costs for injury or loss arising from Consultant's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by the Consultant which are found to be contaminated.

SECTION 8: RISK ALLOCATION

8.1 Unless a Client specific certificate of liability insurance is requested at time of proposal acceptance, Client agrees that Consultant's liability for any damage on account of any error, omission or other professional negligence will be limited to a maximum of $10,000.

SECTION 9: INSURANCE

9.1 The Consultant represents and warrants that it and its agents, staff and Consultants employed by it, is and are protected by or exempt from worker's compensation insurance and that Consultant has such coverage under public liability and property damage insurance policies which the Consultant deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Consultant agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by Consultant, its agents, staff, and consultants employed by it. The Consultant shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save consultant harmless for loss, damage or liability arising from acts by client, client's agent, staff, and other consultants employed by Client.

SECTION 10: DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in controversy between Consultant and Client arising out of or in any way related to this Agreement will be submitted to 'alternative dispute resolution' (ADR) such as mediation and/or arbitration, before and as a condition precedent to other remedies provided by law.

10.2 If a dispute at law arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then:

(a) the claim will be brought and tried in judicial jurisdiction of the court of the county where Consultant's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and

(b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees, and other claim related expenses.

SECTION 11: TERMINATION

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, Consultant shall be paid for services performed pursuant to this agreement through the date of termination.

11.2 In the event of termination or suspension for more than (3) three months, prior to completion of all reports contemplated by this Agreement, Consultant may complete such analyses and records as are necessary to complete his files and also complete a report on the services performed to the date of notice of termination or suspension. The Consultant shall be entitled to payment for services for said completion, including all direct costs associated in completing such analyses, records and reports.

SECTION 12: ASSIGNS

12.1 Neither the Client nor the Consultant may delegate, assign, sublet or transfer his duties or interest in this Agreement without the written consent of the other party.

SECTION 13: GOVERNING LAW AND SURVIVAL

13.1 The laws of the State of Florida will govern the validity of these terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

Bio-Tech Consulting Inc.
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

May 4, 2018

Tim Wetzel
St. Johns River Water Management District
601 South Lake Destiny Road, Suite 200
Maitland, FL 32751

Proj: Serenoa (AKA Avalon Groves) Villages 1&2 - Phase 1A – Lake County, FL
SJRWMD Permit #135777-5
(BTC File #588-12)
Re: Baseline Monitoring Report (May 2018)

Dear Mr. Wetzel:

Bio-Tech Consulting, Inc. (BTC) is corresponding to provide the St. Johns River Water Management District (SJRWMD) with the baseline monitoring report for the on-site wetland creation and enhancement for the approximately 141.9-acre Serenoa (AKA Avalon Groves) Villages 1&2 - Phase 1A site, located east of SR 27 on Sawgrass bay boulevard, within Section 13, 14, 23, 24, Township 24 South, Range 26 East, Lake County, Florida (Figures 1 & 2). This baseline monitoring report will include the following information:

- Monitoring and maintenance methodology;
- monitoring results of the wetland creation/restoration areas;
- incidental wildlife observation; and,
- photographs of the mitigation areas.

INTRODUCTION

The approved mitigation plan for the Serenoa Phase 1 site involves offsetting the proposed wetland impacts (3.41 acres) with the wetland preservation area (45.9 acres) placed under a conservation easement dedicated to the SJRWMD. The following monitoring report details the permit requirements for successful monitoring criteria and qualitative analysis of the wetland and upland areas.

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

MONITORING

Qualitative Monitoring

The monitoring will consist of general qualitative observations in the wetland preservation areas. A summary of the data collected will be included in an annual report submitted to the District each year in April. The recorded data obtained from the vegetative monitoring will be provided to the District in report form and will be submitted on an annual basis. Reports will include the following:

A. The dates and time of the monitoring event.
B. The person responsible for performing the measurements.
C. The analytical techniques or methods utilized.
D. The results of such analyses including:
    1. Status of invader species
    2. Coverage by wetland and FACW vegetation.
    3. A description of any problems encountered during evaluation and proposed solutions.
    4. Photographs of the area.

In addition to the vegetative portion of the monitoring to be conducted, wildlife information will also be gathered and described in the report. Information and exhibits as to the location of the sampling stations will be included within the Baseline Monitoring Report.

MANAGEMENT AND MAINTENANCE

Specific management practices will be employed within the wetland enhancement/wetland creation area that will consist of hand clearing activities and the utilization of herbicidal applications to eliminate invasive and exotic species, as needed. These management practices will be implemented in an effort to control and eradicate any invasive, exotic, or opportunistic species within the mitigation areas. All vegetation associated with the maintenance activities will be removed from the mitigation areas to eliminate the invasive/exotic species seed source. These management practices will be employed within the mitigation areas, as needed and in perpetuity.

All portions of the project's mitigation areas will be managed for the benefit of wildlife and vegetative composition. Obviously, the most important component of the management is treatment for control of invasive and exotic vegetation, in perpetuity. It is anticipated that the mitigation areas will require little long-term management once the natural systems succeed ecologically and become self-perpetuating. Maintenance will include removal of any invasive or exotic plant species (including, but not limited to cattails, primrose willow, cogon grass, golden

bamboo, etc...). No more than a 5% total coverage of such exotic or nuisance species shall occur between maintenance events.

It should be noted that during the 3-year monitoring period, maintenance is proposed to occur on a twice-monthly (2x/mth) basis for the first year (24 events) and monthly for the remaining two years (24 events). After that, maintenance will be on an as needed basis in perpetuity to maintain less than 5% total coverage of exotic or nuisance species.

REPORTING

An annual letter report will be filed with the SJRWMD within 60 days of the end of each year's monitoring event. The letter report will detail the status of the wetland enhancement/wetland creation area and its quantitative observations, the maintenance/management events that have occurred, any incidental wildlife sightings, and photographs of the wetland/upland preservation and wetland creation areas.

Success Criteria

The intent of this project is to provide the SJRWMD with quantitative results of the wetland enhancement/wetland creation area. Perpetual maintenance will be performed on a regular basis as detailed previously in order to ensure the integrity and viability of both the preservation and creation areas. As part of the activities that are designed to achieve the functional gains indicated in the UMAM Analysis, the success criteria for the wetland enhancement/wetland creation area will consist of the following:

Wetland Creation Area (WC-1)

- Greater than 85 percent coverage by desirable species after 3 years; and,
- Less than 5 percent areal coverage by invasive and/or exotic species.

The wetland preservation area will be monitored on a bi-annual basis so that nuisance and exotic species, per the 2011 FLEPPC list, do not exceed 5% areal coverage in the wetland. Maintenance will be implemented on a quarterly basis with the goal of the event being the elimination the exotic component (i.e., 0% after event). Additionally, these areas will be placed under a conservation easement dedicated to the District.

RESULTS

Baseline Monitoring Results – Serenoa Phase 1

Blake Labreche of BTC performed the baseline monitoring event for the mitigation areas on May 31, 2018. Photographs of the mitigation areas are attached (see Appendix A).

Vegetative species identified within the wetland vegetative community contains various tree species along with numerous understory and herbaceous species. The vegetation within these forested systems include red maple *(Acer rubrum)*, pond pine *(Pinus serotina)*, sweetbay *(Magnolia Virginia)*, laurel oak *(Quercus laurifolia)*, loblolly bay *(Gordonia lasianthus)*, water oak *(Quercus nigra)*, cabbage palm *(Sabal palmetto)*, swamp tupelo *(Nyssa sylvatica)*, royal fern *Osmunda regalis)*, poison ivy *(Toxicodendron radicans)*, wild azalea *(Rhododendron viscosum)*, coinwort *(Centella asiatica)*, pennywort *(Hydrocotle umbellata)*, maidencane *(Panicum hemitomon)*, spike rush *(Eleocharis baldwinii)*, soft rush *(Juncus effusus)*, *Juncus* spp., sedges *(Carex* sp. and *Cyperus* spp.), *Digitaria* spp., broomsedge *(Andropogon virginicus)*, beakrush *(Rhynchospora* spp.*)*, primrose willow *(Ludwigia octavalvis)*, cattail *(Typha* spp.*)*, pickerelweed *(Pontedaria cordata)*, duck potato *(Saggitaria lancifolia)* and umbrella grass *(Fuirena squarrosa)*, and wild elderberry *(Sambucus Canadensis.* Coverage of desirable native species was approximately 85% during the baseline monitoring event.

Category I and II exotic species identified includes Peruvian primrosewillow *(Ludwigia peruviana)*, caesarweed *(Urena lobata)* and tropical soda apple *(Solanum viarum)*. Coverage of the exotics was approximately 3% with Peruvian primrosewillow, caesarweed, and tropical soda apple occurring scattered through-out the wetland and upland preservation areas. Nuisance plant species consist of only bahiagrass *(Paspalum notatum)* located within the upland at approximately 2% areal coverage.

WILDLIFE UTILIZATION

The Serenoa Phase 1 site was evaluated to determine the wildlife species currently utilizing the area. The following is a list of those species present during the monitoring event and includes any direct and indirect (i.e. tracks, burrows, vocalizations, etc.) observations made.

Reptiles and Amphibians
black racer *(Coluber constrictor)*
brown anole *(Norops sagrei)*
common cooter *(Pseudemys floridana)*
southern leopard frog *(Rana utricularia)*

Birds

Black-bellied whistling duck *(Dendrocygna autumnalis)*
Cattle Egret *(Bubulus ibis)*
Common Grackle *(Quiscalus quiscula)*
Double-crested Cormorant *(Phalacrocorax auritus)*
Florida Sandhill Crane *(Antigone canadensis pratensis)*
Great Blue Heron *(Ardea herodias)*
Little Blue Heron *(Egretta caerulea)*
Mallard *(Anas platyrhynchos)*
Northern Mockingbird *(Mimus polyglottos)*
Red-shouldered Hawk *(Buteo lineatus)*
Roseate Spoonbill *(Ajaia ajaja)*
Tricolored Heron *(Egretta tricolor)*
Turkey Vulture *(Cathartes aura)*
White Ibis *(Eudocimus albus)*

Mammals
eastern gray squirrel *(Sciurus carolinensis)*
nine-banded armadillo *(Dasypus novemcinctus)*
coyote *(Canis latrans)*
raccoon *(Procyon lotor)*
Virginia opossum *(Didelphis virginiana)*
white-tailed deer (*Odocoileus virginianus*)

SUMMARY

The Serenoa Phase 1 wetland preservation areas were monitored on May 31, 2018, for the baseline monitoring event. Coverage of desirable native species was approximately 95% within the wetland preservation area and 95% within the upland preservation area during the baseline monitoring event. Category I and II exotic species identified includes Peruvian primrosewillow *(Ludwigia peruviana)*, caesarweed *(Urena lobata)* and tropical soda apple *(Solanum viarum)*. Coverage of the exotics was approximately 3% with Peruvian primrosewillow, caesarweed, and tropical soda apple occurring scattered through-out the wetland and upland preservation areas. Nuisance plant species consist of only bahiagrass *(Paspalum notatum)* located within the upland at approximately 2% areal coverage. Maintenance events have not yet started but will be performed on a monthly basis for the first year and then quarterly for years two thru five. Water levels within the wetland and upland preservation areas ranged from moist to 12 inches. These water levels and conditions were consistent with historic norms and seasonal variations for this

time of year; and recent and longer term weather patterns for this area of Central Florida. Monitoring events will be performed bi-annually in January and July for five (5) years with reports to follow or until SJRWMD sign off on the monitoring for the project.

Sincerely,



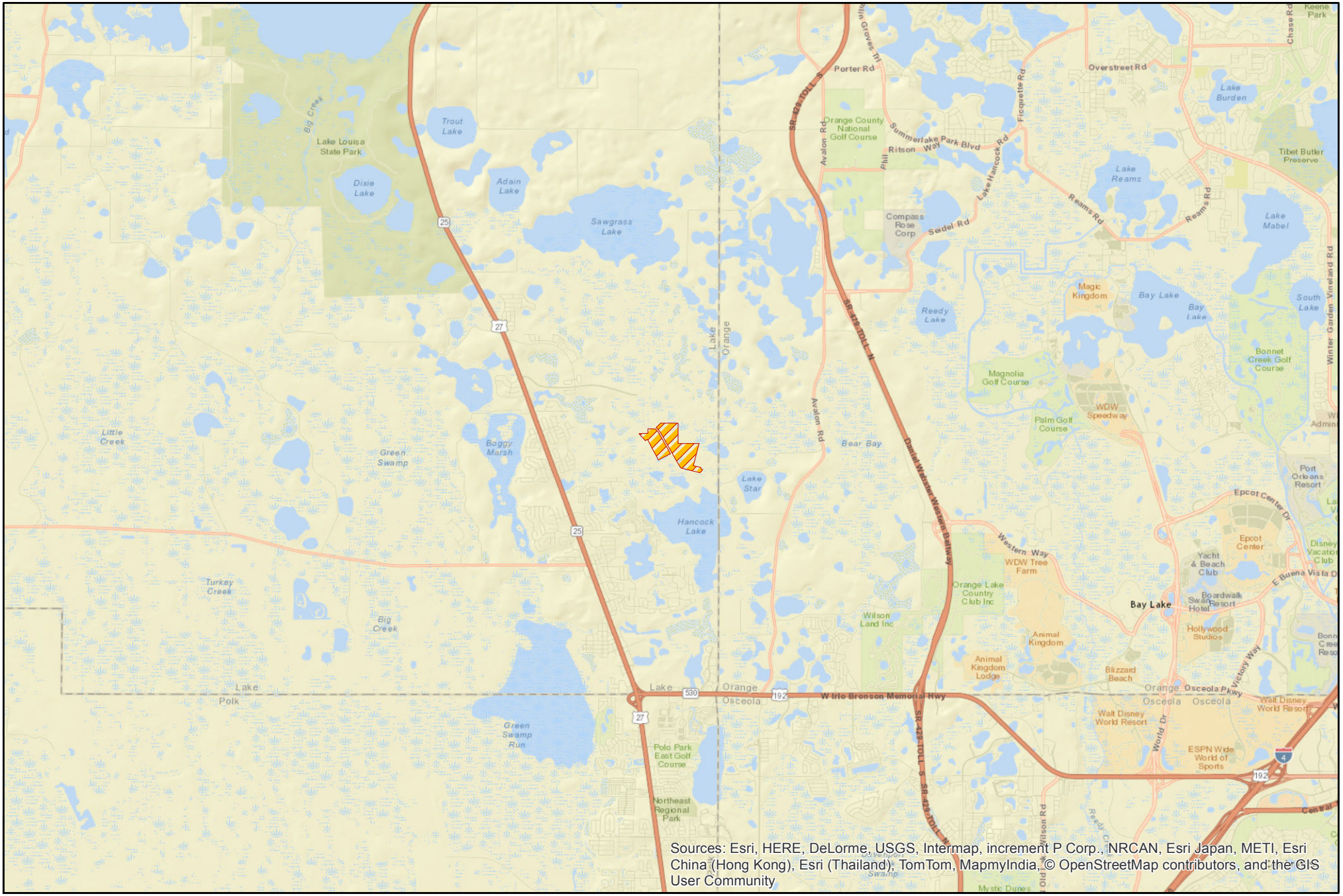


Blake Labreche
Field Biologist

Danny Gough
Project Manager

Attachments

Bio-Tech Consulting Inc.
Environmental and Permitting Services



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Bio-Tech Consulting Inc.
Environmental and Permitting Services
2002 E. Robinson St. Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Serenoa Phase 1A
Lake County, Florida
Figure 1
Location Map

N
W E
S

1.5
Miles

Project #: 588-03
Produced By: BMM
Date: 10/20/2016



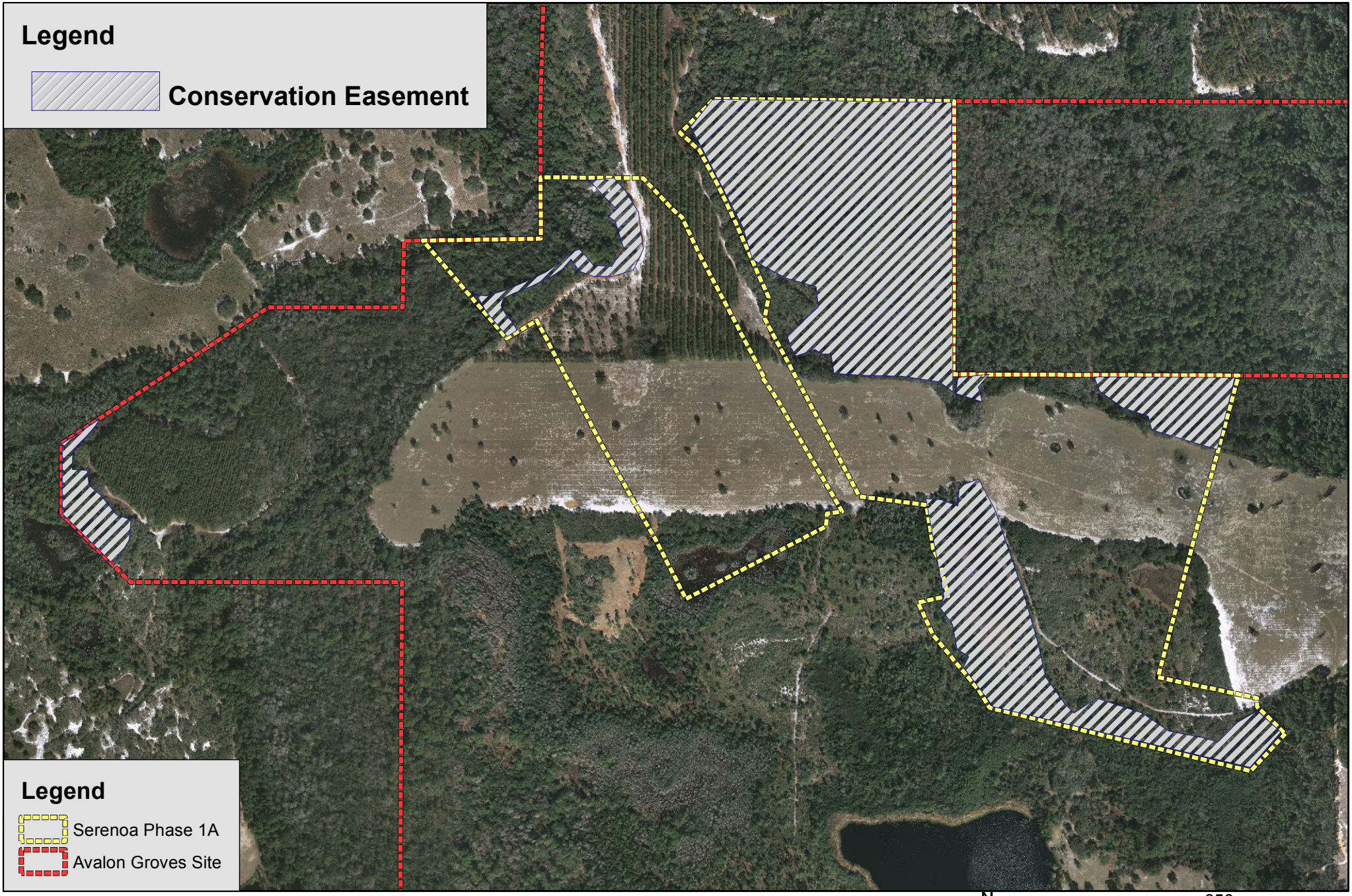
Bio-Tech Consulting Inc.
Environmental and Permitting Services
2002 E. Robinson St. Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Serenoa Phase 1A
Lake County, Florida
Figure 2
2015 Aerial Photograph

720 Feet

N
W E
S

Project #: 588-03
Produced By: BMM
Date: 10/20/2016



Bio-Tech Consulting Inc.
Environmental and Permitting Services
2002 E. Robinson St. Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Serenoa Phase 1A
Lake County, Florida
Conservation Location Map

N
W E
S

850
Feet

Project #: 588-03
Produced By: MEC
Date: 3/13/2017



Serenoa Phase 1 – Wetland Preservation Photo station 1 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 1 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 1 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 1 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 2 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 2 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 2 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 2 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 3 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 3 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 3 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 3 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 4 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 4 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 4 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 4 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 5 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 5 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 5 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 5 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 6 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 6 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 6 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 6 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 7 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 7 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 7 – May 2018



Serenoa Phase 1 – Wetland Preservation Photo station 7 – May 2018