

***AVALON GROVES COMMUNITY DEVELOPMENT  
DISTRICT***

***Agenda Package***

***Board of Supervisors  
Meeting***

***Date & Time:***

***Thursday  
January 25, 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

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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

January 19, 2018

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

Dear Board Members:

The R e g u l a r Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for Thursday, **January 25**, 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: **Thursday, January 25, 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 December 18, 2017 Meeting Exhibit 1
  - B. Acceptance of the Unaudited October, 2017 Financials Exhibit 2
- IV. Business Items**
  - A. Consideration & Approval of Audit Committee Auditor Recommendation
- V. Staff Reports**
  - A. Manager
  - B. Attorney
  - C. Engineer
- VI. Supervisors Requests**
- VII. Adjournment**

# EXHIBIT 1

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**MINUTES 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 Monday, December 18, 2017 at 1:00 p.m. at the Cagan Crossing Community Library, 16729 Cagan Oaks, Clermont, Florida.

**FIRST ORDER OF BUSINESS - Roll Call**

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Jim Harvey	Board Supervisor, Chairman
Greg Meath	Board Supervisor, Vice Chairman
Candice Smith	Board Supervisor, Assistant Secretary

Also present were:

Patricia Coming-Thibault	District Manager
Jere Earlywine	District Counsel ( <i>via phone</i> )
Maik Aagaard	DPFG
Victor Barbosa	District Engineer ( <i>via phone</i> )

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Administrative Matters**

**A. Approval of Minutes of October 26, 2017 Meeting**

Ms. Comings-Thibault presented the Minutes of the October 26, 2017 Meeting and asked for comments, questions or corrections.

On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved the minutes of October 26, 2017 for the Avalon Groves Community Development District.

**B. Acceptance of the Unaudited October 2017 Financials**

Ms. Comings-Thibault presented the Unaudited October 2017 Financials and asked for comments or questions.

On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved Unaudited October 2017 Financials for the Avalon Groves Community Development District.

**FOURTH ORDER OF BUSINESS – Business Items**

**A. Consideration & Adoption of Resolution 2018-02 Designation of the Primary  
Administrative Office & Principal Headquarters of the District**

39 Ms. Comings-Thibault presented Consideration & Adoption of Resolution 2018-02 Designation  
40 of the Primary Administrative Office & Principal Headquarters for the District and asked for  
41 comments or questions.

42 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adopted  
43 Resolution **2018-02** Designation of the Primary Administrative Office & Principal Headquarters of the  
44 District for the Avalon Groves Community Development District.

45  
46 **B. Approval/Acquisition/Assignment of Certain Work Product**

47 Mr. Earlywine presented Approval/Acquisition/Assignment of Certain Work Product and asked  
48 for comments or questions.

49 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
50 approved Certain Work Product relating to Sawgrass Bay Blvd., in substantial form, and authorized the  
51 Chairman to execute, for the Avalon Groves Community Development District.

52  
53 **C. Consideration of Conservation Easement– Active Adult Assessment Area 1**

54 Mr. Earlywine presented Consideration of Conservation Easement– Active Adult Assessment  
55 Area 1 and asked for comments or questions.

56 Discussion ensued.

57 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
58 approved the Conservation Easement-Active Adult Assessment Area 1, in substantial form, pending the  
59 execution of the Joinder Agreement, for the Avalon Groves Community Development District.

60  
61 **D. Consideration of Conservation Easement - Amenity**

62 Mr. Earlywine presented Consideration of Conservation Easement-Amenity and asked for  
63 comments or questions.

64 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
65 approved the Conservation Easement-Amenity, in substantial form, and authorized the Chairman to  
66 execute, for the Avalon Groves Community Development District.

67  
68 **E. Consideration of Lake County Landscape Maintenance Agreement**

69 Mr. Earlywine presented the Lake County Landscape Maintenance Agreement and asked for  
70 comments or questions.

71 Discussion ensued.

72 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board  
73 approved the Lake County Landscape Maintenance Agreement, in substantial form, and authorized the  
74 Chairman to execute, for the Avalon Groves Community Development District.

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**F. Consideration of Jon M. Hall Change Orders**

Ms. Comings-Thibault presented Consideration of Jon M. Hall Change Orders and asked for comments or questions.

Discussion ensued.

**1. Serenoa Villages- Phase 1A- Speed Bumps - \$18,700**

**2. Sawgrass Bay Phase- 1&2- Deduct Order - (\$5,469)**

On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved **Items 1 & 2** for the Avalon Groves Community Development District.

**G. Discussion Regarding Sawgrass Bay Boulevard Project/Claim Against Design Engineer**

**1. Conflict Waiver**

**2. Approval to File Litigation**

Mr. Earlywine presented the discussion of the Sawgrass Bay Boulevard Project/Claim Against Engineer, and Items 1 & 2.

On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved to move forward with both **Items 1 & 2** the for the Avalon Groves Community Development District.

**H. Presentation of Final Contract with U.S Lawns - \$23,930.00**

Ms. Comings-Thibault reviewed the Final Contract with U.S Lawns - \$23,930.00.

**I. Ratification of Jon Hall Contract – Offsite Grading & Sod - \$30,420.00**

Ms. Comings-Thibault presented the Jon Hall Contract - Offsite Grading & Sod -\$30,420.00 and asked for any questions or comments.

On a MOTION by Ms. Smith, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board ratified the Jon Hall Contract – Offsite Grading & Sod - \$30,420.00 for the Avalon Groves Community Development District.

**J. Consideration of Streetlight Proposal -\$89,652.50**

Ms. Smith presented the Streetlight Proposal and asked for any comments or questions.

Discussion ensued.

**K. Ratification of Faulkner Engineering- \$6,200.00**

Ms. Comings-Thibault presented the ratification of Faulkner Engineering- \$6,200.00.

On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board ratified Faulkner Engineering- \$6,200.00 for the Avalon Groves Community Development District.

115 **L. Ratification of Onsite Contract - \$10,655.00**

116 Ms. Comings-Thibault presented the ratification of the Onsite Contract for \$10,655.00.

117 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board ratified  
118 the contract with Onsite for \$10,655.00 for solar pedestrian flashing signals at crosswalks and street  
119 signage for the Avalon Groves Community Development District.

120  
121 **FIFTH ORDER OF BUSINESS – Staff Reports**

122 **A. Manager**

123 There being none, next item followed.

124 **B. Attorney**

125 There being none, next item followed.

126 **C. Engineer**

127 There being none, next item followed.

128 **SIXTH ORDER OF BUSINESS – Supervisor Request**

129 There being none, next item followed.

130 **SEVENTH ORDER OF BUSINESS – Adjournment**

131 On a MOTION by Mr. Meath, SECONDED by Mr. Harvey, WITH ALL IN FAVOR, the Board  
132 adjourned the meeting for the Avalon Groves Community Development District.

133  
134 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
135 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
136 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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

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141 \_\_\_\_\_  
142 **Signature**

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141 \_\_\_\_\_  
142 **Signature**

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144 \_\_\_\_\_  
145 **Printed Name**  
146 **Title:**  **Secretary**     **Assistant Secretary**

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144 \_\_\_\_\_  
145 **Printed Name**  
146 **Title:**  **Chairman**     **Vice Chairman**

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# EXHIBIT 2

# **Avalon Groves Community Development District**

Summary Financial Statements  
(Unaudited)

Period Ending  
December 31, 2017

**Avalon Groves Community Development District**  
**Balance Sheet**  
**Unaudited**  
**December 31, 2017**

	<u>GENERAL FUND</u>	<u>2017 (AA1)</u>	<u>2017A-1 (AA2)</u>	<u>2017A-2 (AA2)</u>	<u>CIP (AA1)</u>	<u>CIP A-1 (AA2)</u>	<u>CIP A-2 (AA2)</u>	<u>TOTAL</u>
<b><u>ASSETS:</u></b>								
CASH	\$ 3,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,929
INVESTMENTS:								
REVENUE FUND	-	-	15,183	-	-	-	-	15,183
CAP INTEREST	-	68,575	214,937	133,398	-	-	-	416,910
DS RESERVE	-	171,252	520,595	265,417	-	-	-	957,264
COST OF ISSUANCE	-	4,954	11,616	2,090	-	-	-	18,660
PREPAYMENT ACCOUNT	-	146,388	-	129,752	-	-	-	276,140
ACQ. & CONST. 2017 (AA1)	-	-	-	-	1,243,386	-	-	1,243,386
ACQ. & CONST. 2017A-1 (AA2)	-	-	-	-	-	544,632	-	544,632
ACQ. & CONST. 2017A-2 (AA2)	-	-	-	-	-	-	1,167,114	1,167,114
ACCOUNTS RECEIVABLE	16,516	-	-	-	-	-	-	16,516
DEPOSITS	386							
<b>TOTAL ASSETS</b>	<b><u>\$ 20,830</u></b>	<b><u>\$ 391,169</u></b>	<b><u>\$ 762,331</u></b>	<b><u>\$ 530,657</u></b>	<b><u>\$ 1,243,386</u></b>	<b><u>\$ 544,632</u></b>	<b><u>\$ 1,167,114</u></b>	<b><u>\$ 4,659,733</u></b>
<b><u>LIABILITIES:</u></b>								
ACCOUNTS PAYABLE	\$ 16,721	\$ -	\$ -	\$ -	\$ 482,727	\$ 2,235,101	\$ 450,498	\$ 3,185,047
<b><u>FUND BALANCE:</u></b>								
NONSPENDABLE:								
PREPAID AND DEPOSITS	386	-	-	-	-	-	-	-
ASSIGNED:								
OPERATING RESERVES	-	-	-	-	-	-	-	-
RESERVES - ROADWAYS	-	-	-	-	-	-	-	-
UNASSIGNED:	3,723	391,169	762,331	530,657	760,659	(1,690,469)	716,616	1,474,686
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b><u>\$ 20,830</u></b>	<b><u>\$ 391,169</u></b>	<b><u>\$ 762,331</u></b>	<b><u>\$ 530,657</u></b>	<b><u>\$ 1,243,386</u></b>	<b><u>\$ 544,632</u></b>	<b><u>\$ 1,167,114</u></b>	<b><u>\$ 4,659,733</u></b>

**Avalon Groves Community Development District**  
**Statement of Revenue, Expenditures And Change In Fund Balance**  
**For The Period Ending December 31, 2017**

	<b>FY2017 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
SPECIAL ASSESSMENTS (LANDOWNER OFF-ROLL)	\$ 300,474	\$ -	\$ 8,684	\$ 8,684
DEVELOPER FUNDING	-	-	37,248	37,248
<b>TOTAL REVENUES</b>	<b>300,474</b>	<b>-</b>	<b>45,932</b>	<b>45,932</b>
<b>EXPENDITURES</b>				
<b>GENERAL ADMINISTRATIVE</b>				
DISTRICT MANAGEMENT SERVICES	8,000	2,000	-	2,000
DISTRICT ACCOUNTING SERVICES	24,000	6,000	6,000	-
BANK FEES	150	38	-	38
AUDITING	3,500	875	-	875
REGULATORY & PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	750	188	638	(451)
ENGINEERING SERVICES	10,000	2,500	1,174	1,326
LEGAL SERVICES	16,000	4,000	17,439	(13,439)
TECHNOLOGY & WEBSITE ADMIN.	960	240	260	(20)
AD-VALOREM TAXES	-	-	3,099	(3,099)
MISCELLANEOUS (appraisal, etc.)	500	125	-	125
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>64,035</b>	<b>16,140</b>	<b>28,785</b>	<b>(12,645)</b>
<b>INSURANCE</b>				
INSURANCE	5,851	5,851	5,300	551
<b>TOTAL INSURANCE</b>	<b>5,851</b>	<b>5,851</b>	<b>5,300</b>	<b>551</b>
<b>DEBT SERVICE ADMIN.</b>				
DISCLOSURE REPORT	5,000	5,000	5,000	-
ARBITRAGE REBATE	700	-	-	-
TRUSTEE FEES	3,800	-	-	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>9,500</b>	<b>5,000</b>	<b>5,000</b>	<b>-</b>
<b>UTILITIES</b>				
UTILITIES-ELECTRICITY	2,500	625	-	625
STREETLIGHTS	62,454	15,614	-	15,614
UTILITY CONTINGENCY	5,000	1,250	-	1,250
<b>TOTAL UTILITIES</b>	<b>69,954</b>	<b>17,489</b>	<b>-</b>	<b>17,489</b>
<b>PHYSICAL ENVIRONMENT</b>				
LAKE & POND MAINTENANCE	20,400	5,100	535	4,565
LANDSCAPE MAINTENANCE	95,734	23,934	-	23,934
LANDSCAPE - MISC.	5,000	1,250	-	1,250
WETLAND MITIGATION & MAINTENANCE	14,000	3,500	-	3,500
FIELD MANAGEMENT	6,000	1,500	-	1,500
FIELD CONTINGENCY	5,000	1,250	-	1,250
HARDSCAPE REPAIRS & MAINT.	5,000	1,250	-	1,250
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>151,134</b>	<b>37,784</b>	<b>535</b>	<b>37,249</b>
<b>TOTAL EXPENDITURES</b>	<b>300,474</b>	<b>82,263</b>	<b>39,620</b>	<b>42,643</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(82,263)</b>	<b>6,312</b>	<b>88,575</b>
FUND BALANCE - BEGINNING	-	-	(2,202)	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ (82,263)</b>	<b>\$ 4,110</b>	<b>\$ 88,575</b>

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

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 185,153	111,092	\$ 146,388	\$ 35,296
INTEREST	-	-	450	450
LESS: DISCOUNT ASSESSMENTS (4%)	(7,715)	-	-	-
<b>TOTAL REVENUE</b>	<b>177,438</b>	<b>111,092</b>	<b>146,838</b>	<b>35,746</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	7,715	-	-	-
INTEREST EXPENSE				
MAY 1, 2018	67,856	-	-	-
NOVEMBER 1, 2018	67,856	-	-	-
PRINCIPAL RETIREMENT				
MAY 1, 2018	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>143,427</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<b>34,011</b>	<b>111,092</b>	<b>146,838</b>	<b>35,746</b>
FUND BALANCE - BEGINNING		-	244,331	244,331
FUND BALANCE - ENDING	<b>\$ 34,011.00</b>	<b>\$ 111,092</b>	<b>\$ 391,169</b>	<b>\$ 280,077</b>

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

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 562,845	337,707	\$ 15,178	\$ (322,529)
INTEREST	-	-	1,383	1,383
LESS: DISCOUNT ASSESSMENTS (4%)	(23,452)	-	-	-
<b>TOTAL REVENUE</b>	<b>539,393</b>	<b>337,707</b>	<b>16,561</b>	<b>(321,146)</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES (3.5%)	23,452	-	-	-
INTEREST EXPENSE				
MAY 1, 2018	212,684	-	-	-
NOVEMBER 1, 2018	212,684	-	-	-
PRINCIPAL RETIREMENT				
MAY 1, 2018	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>448,820</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<b>90,573</b>	<b>337,707</b>	<b>16,561</b>	<b>(321,146)</b>
FUND BALANCE - BEGINNING		-	745,770	745,770
FUND BALANCE - ENDING	<b>\$ 90,573.00</b>	<b>\$ 337,707</b>	<b>\$ 762,331</b>	<b>\$ 424,624</b>

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

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON/OFF ROLL	\$ 286,957	172,174	\$ 129,658	\$ (42,516)
INTEREST	-	-	850	850
LESS: DISCOUNT ASSESSMENTS (4%)	(11,957)	-	-	-
<b>TOTAL REVENUE</b>	<b>275,000</b>	<b>172,174</b>	<b>130,508</b>	<b>(41,666)</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	11,957	-	-	-
INTEREST EXPENSE				
MAY 1, 2018	132,000	-	-	-
NOVEMBER 1, 2018	132,000	-	-	-
PRINCIPAL RETIREMENT				
MAY 1, 2018	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>275,957</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS REVENUE OVER (UNDER) EXPEND.</b>	<b>(957)</b>	<b>172,174</b>	<b>130,508</b>	<b>(41,666)</b>
FUND BALANCE - BEGINNING		-	400,149	400,149
FUND BALANCE - ENDING	<b>\$ (957.00)</b>	<b>\$ 172,174</b>	<b>\$ 530,657</b>	<b>\$ 358,483</b>

**Avalon Groves Community Development District**  
**Construction In Progress (AA1)**  
**Statement of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Ending December 31, 2017**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUES</b>	
BOND PROCEEDS	\$ -
INTEREST	1,969
<b>TOTAL REVENUES</b>	<u>1,969</u>
 <b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	38,544
TRUSTEE FEES	-
<b>TOTAL EXPENSE</b>	<u>38,544</u>
 <b>TOTAL EXPENDITURES</b>	<u>38,544</u>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 (36,575)
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	797,234
 <b>FUND BALANCE - ENDING</b>	 <u>\$ 760,659</u>



**Avalon Groves Community Development District**  
**Construction In Progress A-1 (AA2)**  
**Statement of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Ending December 31, 2017**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUES</b>	
BOND PROCEEDS	\$ -
INTEREST	1,783
<b>TOTAL REVENUES</b>	<u>1,783</u>
 <b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	770,075
TRUSTEE FEES	-
<b>TOTAL EXPENSE</b>	<u>770,075</u>
 <b>TOTAL EXPENDITURES</b>	<u>770,075</u>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 (768,292)
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	(922,177)
 <b>FUND BALANCE - ENDING</b>	 <u>\$ (1,690,469)</u>

**Avalon Groves Community Development District**  
**Construction In Progress A-2 (AA2)**  
**Statement of Revenue, Expenditures And Changes In Fund Balance**  
**For The Period Ending December 31, 2017**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUES</b>	
BOND PROCEEDS	\$ -
INTEREST	2,762
<b>TOTAL REVENUES</b>	<u>2,762</u>
 <b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS	1,334,025
TRUSTEE FEES	-
<b>TOTAL EXPENSE</b>	<u>1,334,025</u>
 <b>TOTAL EXPENDITURES</b>	<u>1,334,025</u>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 (1,331,263)
TRANSFER IN	-
TRANSFER OUT	-
FUND BALANCE - BEGINNING	2,047,879
 <b>FUND BALANCE - ENDING</b>	 <u>\$ 716,616</u>

**Avalon Groves Community Development District  
 General Fund - Bank Reconciliation  
 Operating Accounts  
 December 31, 2017**

	<u>BU</u>
Balance Per Bank Statement	\$ 25,046.11
Less: Outstanding AP Checks	(21,117.55)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 3,928.56</u></b>
Beginning Bank Balance Per Books	\$ 790.63
Deposits & Interest	25,073.65
Cash Disbursements	(21,935.72)
<b><i>Balance Per Books</i></b>	<b><u>\$ 3,928.56</u></b>

**Avalon Groves CDD**  
**Check Register**  
**Operating Account**  
**FY 2018**

DATE	CK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMENT	BALANCE
<b>9/30/2017</b>	<b>EOY</b>		<b>Balance</b>	<b>0.00</b>	<b>159.29</b>	<b>0.00</b>
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
<b>10/31/2017</b>	<b>EOM</b>		<b>Balance</b>	<b>30,908.43</b>	<b>30,776.88</b>	<b>131.55</b>
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
<b>11/30/2017</b>	<b>EOM</b>		<b>Balance</b>	<b>4,342.10</b>	<b>3,683.02</b>	<b>790.63</b>
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 / Dissimination		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
<b>11/30/2017</b>	<b>EOM</b>		<b>Balance</b>	<b>25,073.65</b>	<b>21,935.72</b>	<b>3,928.56</b>