AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
April 25, 2024
10:00 a.m.

Location:
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

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

Avalon Groves
Community Development District

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132 x742

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, April 25, 2024** at **10:00 a.m.** at **Serenoa Club Amenity Center – 17555 Sawgrass Bay Blvd., Clermont, FL 34714.**

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

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 742 or kdarin@vestadpropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Cc: Attorney
Engineer
District Records

AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, April 25, 2024
Time: 10:00 a.m.
Location: Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

Click Here to Join the Meeting Online
Dial-in Number: 1-904-348-0776
Phone Conference ID: 862 156 243#
(Mute/Unmute: *6)

Agenda

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

I. Roll Call Carl Weston (1) Robert Wolski (2) Michael Aube (3) William Tyler Flint (4-C) Gene Mastrangeli (5-VC)

II. Audience Comments – Agenda Items *(Limited to 3 minutes per individual for agenda items.)*

III. Audit Committee

A. Open Audit Committee Meeting

B. Review of RFP and Evaluation Criteria — Exhibit 1

C. Recommendation to Proceed with Publication of RFP

D. Schedule Next Meeting Date

E. Adjourn Audit Committee Meeting

IV. Staff Reports

A. District Engineer – *Greg Woodcock, Stantec*

1. Update on Pine Tree on 17878 Blazing Star Circle
2. Update on Review of Excavation Work Near Ponds 58 & 8
3. Update on Sawgrass Bay Blvd. Ownership — Exhibit 2

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

1. CDD 101 Presentation — Exhibit 3

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

1. Field Report – *Vesta District Services* — Exhibit 4
   a. A&A Playground Safety Inspection — Exhibit 5
2. Aquatic Maintenance Report – *Steadfast Environmental* — Exhibit 6
3. Landscape Maintenance Report – *Down To Earth* — Exhibit 7
   a. Consideration of Proposal to Remove Two Dead Palms Behind Bracken Fern Lane - $1,017.49 — Exhibit 8

IV. Staff Reports (Continued)

D. Serenoa POA Amenity Manager

E. Palms at Serenoa HOA Amenity Manager

V. Business Matters

A. Authorization of Staff to Proceed with Publication of RFP for Auditing Services

B. Consideration of Engagement of LLS Tax Solutions Inc. for Bond Series 2017A-1 and Bond Series 2017A-2 Arbitrage Reporting for March 2025 and 2026 — Exhibit 9

C. Review of April 24, 2024 Sawgrass Bay Blvd/Flemings Rd Workshop

D. Discussion on Identifying Community Matters and Designating Individual Supervisors as Fact-Finding Coordinators

VI. Consent Agenda

A. Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held March 13, 2024 — Exhibit 10

B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 28, 2024 — Exhibit 11

C. Consideration and Acceptance of the February 2024 Unaudited Financial Report — Exhibit 12

D. Consideration and Acceptance of the 2024 Arbitrage Report for Bond Series 2017A1 and Bond Series 2017A2 Showing No Cumulative Rebate Requirement Liability as of March 31, 2024 — Exhibit 13

VII. Audience Comments – New Business *(Limited to 3 minutes per individual for non-agenda items)*

VIII. Supervisor Requests *(Includes Next Meeting Agenda Item Requests)*

IX. Action Items Summary — Exhibit 14

X. Next Meeting Quorum Check

May 23, 2024 at 7 p.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

	In Person	*Virtually*	*Not*
Carl Weston (1)			
Robert Wolski (2)			
Michael Aube (3)			
William Tyler Flint (4-C)			
Gene Mastrangeli (5-VC)			

XI. Adjournment

EXHIBIT 1

AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Avalon Groves Community Development District ("District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024 with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco County and is approximately 1011.235 acres in area and has an annual operating budget (not including debt service) of approximately $991,760 for the Fiscal Year 2024. Additional information regarding the District and its infrastructure can be found in the District's Disclosure of Public Finance which is available at the offices of the District Manager. The final contract will require that, among other things, the audit for each fiscal year be completed no later than May 1, 2025.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below.

The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars ($10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Proposers must provide five (5) copies of their proposal to Vesta District Services, Attn: Kyle Darin, Auditing Services – Avalon Groves Community Development District, 250 International Parkway Suite 208, Lake Mary, FL 32746, Telephone 321-263-0132, in an envelope marked on the outside "Auditing Services – Avalon Groves Community Development District."; and one (1) electronic copy to Kyle Darin at kdarin@vestapropertyservices.com with e-mail copies to Bennett Davenport at Bennett.Davenport@KutakRock.com and Shirley Conley at sconley@vestapropertyservices.com. Proposals must be received by 5 p.m. on Friday, June 14, 2024 at the offices listed above. Please direct all questions regarding this Notice in writing to the District's Management office.

Avalon Groves Community Development District
Kyle Darin, District Manager

AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

District Auditing Services
Lake County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals ("Proposal") must be received no later than Friday, June 14, 2024 at 5 p.m., at the offices Vesta District Servies, Attn: Kyle Darin, Auditing Services – Avalon Groves Community Development District, located at 250 International Parkway Suite 208, Lake Mary, FL 32746

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, each proposer ("Proposer") is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Each Proposer shall submit five (5) copies of the Proposal Documents (defined below), and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Avalon Groves Community Development District" on the face of it. In addition an electronic copy of the Proposal Documents (defined below) must be emailed to Kyle Darin at kdarin@vestapropertyservices.com, Bennett Davenport at Bennett.Davenport@KutakRock.com, and Shirley Conley at sconley@vestapropertyservices.com.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the evaluation criteria and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a contract/engagement letter with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. CONTENTS OF PROPOSALS. All proposals shall include the following information in addition to any other requirements of the Proposal Documents.

A. Information regarding the proposer's authority to do business in Florida; proof of all applicable state and federal professional licenses; and proof of the proposer's qualifications to conduct audits in accordance with Government Auditing Standards as adopted by the Florida Board of Accountancy.

B. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

C. Information regarding the geographic location of the firm's headquarters or permanent office in relation to the project.

D. Describe proposed staffing levels.

E. Provide three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. Identify any work previously conducted for other community development districts.

F. Describe approach to the project.

G. Provide information regarding the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

H. The lump sum cost of the provision of the services under the proposal, plus the cost of any renewals.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after issuance of the Notice of Request for Proposals. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Any person who files a notice of protest challenging the Proposal Documents or any resulting Notice of Award shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars ($10,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the evaluation criteria, contained within the Proposal Documents.

AUDITOR SELECTION
EVALUATION CRITERIA

1. Ability of Personnel. **(20 Points)**

This includes the geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.

2. Proposer's Experience. **(20 Points)**

This includes past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation, of respondent, etc.

3. ***Understanding of Scope of Work.*** **(20 Points)**

This category addresses the extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. **(20 Points)**

This category addresses the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. **(20 Points)**

Points will be awarded based upon the lowest total bid for rendering the services and the reasonableness of the bid.

AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING AND
NOTICE OF AUDIT COMMITTEE MEETING

The Audit Review Committee for the Avalon Groves Community Development District ("District") will hold an audit review committee meeting on June 27, 2024 at 10 a.m. and located at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, FL 34714. At the meeting, the Audit Review Committee will review, discuss and approve the selection of an auditor for the District. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (321) 263-0132, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the 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.

Kyle Darin
District Manager

EXHIBIT 2

3938449
1101701
3925707
SAWGRASS BAY BLVD
3925698
3907299
3925710
3927518

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1324260002-000-01500		3907299	AV05

LAKE COUNTY BCC
ATTN COUNTY ATTORNEY
315 W MAIN ST
TAVARES, FL 32778

UNASSIGNED

FROM NW COR OF SEC 13-24-26 RUN S 0-17-32 W ALONG W LINE OF SEC 13 A DIST OF 1407.35 FT FOR POB RUN S 89-42-36 E 4.83 FT THENCE SE'LY 1214.32 FT
See Additional Legal on Tax Roll

1+3907299+2023

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	65,310	65,310	0	5.0364	0.00
AMBULANCE MSTU	65,310	65,310	0	0.4629	0.00
STORMWATER ROADS PARKS	65,310	65,310	0	0.4957	0.00
ENVIRON LAND PURCHASE	65,310	65,310	0	0.0918	0.00
FIRE MSTU	65,310	65,310	0	0.5138	0.00
WATER AUTHORITY	65,310	65,310	0	0.2940	0.00
PUBLIC SCHOOLS					
BY STATE LAW	65,310	65,310	0	3.2080	0.00
BY LOCAL BOARD	65,310	65,310	0	2.9980	0.00
ST JOHNS WATER MGMT	65,310	65,310	0	0.1793	0.00
			TOTAL:	13.2799	$0.00

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
C112 AVALON GROVES CDD MAINT		0.00
C127 AVALON GROVES CDD DEBT		0.00
	NON-AD VALOREM ASSESSMENTS:	$0.00

COMBINED TAXES AND ASSESSMENTS: $0.00

If Paid By	Apr 30, 2024				
Please Pay	$0.00				

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Apr 30, 2024				
Please Pay	$0.00				

LAKE COUNTY BCC
ATTN COUNTY ATTORNEY
315 W MAIN ST
TAVARES, FL 32778

UNASSIGNED

FROM NW COR OF SEC 13-24-26 RUN S 0-17-32 W ALONG W LINE OF SEC 13 A DIST OF 1407.35 FT FOR POB RUN S 89-42-36 E 4.83 FT THENCE SE'LY 1214.32 FT
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1324260002-000-01500		3907299	AV05

1+3907299+2023

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2424260010-D02-00000		3925698	AV05

AVALON GROVES CDD
C/O DPFG MANAGEMENT &
CONSULTING LLC
250 INTERNATIONAL PKWY STE 280
LAKE MARY
FL
32746

UNASSIGNED

SERENOA LAKES PHASE 1 PB 74 PG 65-75
TRACT D-2--LESS THAT PART OF LAND
LYING WITHIN THE FOLLOWING PARCEL:
FROM THE NORTHEAST CORNER OF
SECTION 24
See Additional Legal on Tax Roll

1+3925698+2023

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	0	0	0	5.0364	0.00
AMBULANCE MSTU	0	0	0	0.4629	0.00
STORMWATER ROADS PARKS	0	0	0	0.4957	0.00
ENVIRON LAND PURCHASE	0	0	0	0.0918	0.00
FIRE MSTU	0	0	0	0.5138	0.00
WATER AUTHORITY	0	0	0	0.2940	0.00
PUBLIC SCHOOLS					
BY STATE LAW	0	0	0	3.2080	0.00
BY LOCAL BOARD	0	0	0	2.9980	0.00
ST JOHNS WATER MGMT	0	0	0	0.1793	0.00
			TOTAL:	13.2799	$0.00

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
C112 AVALON GROVES CDD MAINT		0.00
C127 AVALON GROVES CDD DEBT		0.00
	NON-AD VALOREM ASSESSMENTS:	$0.00

COMBINED TAXES AND ASSESSMENTS: $0.00

If Paid By	Apr 30, 2024				
Please Pay	$0.00				

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Apr 30, 2024				
Please Pay	$0.00				

AVALON GROVES CDD
C/O DPFG MANAGEMENT &
CONSULTING LLC
250 INTERNATIONAL PKWY STE 280
LAKE MARY
FL
32746

UNASSIGNED

SERENOA LAKES PHASE 1 PB 74 PG 65-75
TRACT D-2--LESS THAT PART OF LAND LYING
WITHIN THE FOLLOWING PARCEL: FROM THE
NORTHEAST CORNER OF SECTION 24
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2424260010-D02-00000		3925698	AV05

1+3925698+2023

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2424260010-P01-00000		3925707	AV05

AVALON GROVES CDD
C/O DPFG MANAGEMENT &
CONSULTING LLC
250 INTERNATIONAL PKWY STE 280
LAKE MARY, FL 32746

UNASSIGNED

SERENOA LAKES PHASE 1 PB 74 PG 65-75
TRACT P-1 ORB 5701 PG 394

1+3925707+2023

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	0	0	0	5.0364	0.00
AMBULANCE MSTU	0	0	0	0.4629	0.00
STORMWATER ROADS PARKS	0	0	0	0.4957	0.00
ENVIRON LAND PURCHASE	0	0	0	0.0918	0.00
FIRE MSTU	0	0	0	0.5138	0.00
WATER AUTHORITY	0	0	0	0.2940	0.00
PUBLIC SCHOOLS					
BY STATE LAW	0	0	0	3.2080	0.00
BY LOCAL BOARD	0	0	0	2.9980	0.00
ST JOHNS WATER MGMT	0	0	0	0.1793	0.00
			TOTAL:	13.2799	$0.00

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
C112 AVALON GROVES CDD MAINT		0.00
C127 AVALON GROVES CDD DEBT		0.00
	NON-AD VALOREM ASSESSMENTS:	$0.00

COMBINED TAXES AND ASSESSMENTS: $0.00

If Paid By	Apr 30, 2024				
Please Pay	$0.00				

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Apr 30, 2024				
Please Pay	$0.00				

AVALON GROVES CDD
C/O DPFG MANAGEMENT &
CONSULTING LLC
250 INTERNATIONAL PKWY STE 280
LAKE MARY, FL 32746

UNASSIGNED

SERENOA LAKES PHASE 1 PB 74 PG 65-75
TRACT P-1 ORB 5701 PG 394

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2424260010-P01-00000		3925707	AV05

1+3925707+2023

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2424260010-RW2-00000		3925710	AV05

PUBLIC DEDICATION COUNTY
ATTN COUNTY ATTORNEY
315 W MAIN ST
TAVARES, FL 32778

UNASSIGNED

SERENOA LAKES PHASE 1 PB 74 PG 65-75
TRACT RW-2

1+3925710+2023

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	0	0	0	5.0364	0.00
AMBULANCE MSTU	0	0	0	0.4629	0.00
STORMWATER ROADS PARKS	0	0	0	0.4957	0.00
ENVIRON LAND PURCHASE	0	0	0	0.0918	0.00
FIRE MSTU	0	0	0	0.5138	0.00
WATER AUTHORITY	0	0	0	0.2940	0.00
PUBLIC SCHOOLS					
BY STATE LAW	0	0	0	3.2080	0.00
BY LOCAL BOARD	0	0	0	2.9980	0.00
ST JOHNS WATER MGMT	0	0	0	0.1793	0.00
			TOTAL:	13.2799	$0.00

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
C112 AVALON GROVES CDD MAINT		0.00
C127 AVALON GROVES CDD DEBT		0.00
	NON-AD VALOREM ASSESSMENTS:	$0.00

COMBINED TAXES AND ASSESSMENTS: $0.00

If Paid By	Apr 30, 2024				
Please Pay	$0.00				

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Apr 30, 2024				
Please Pay	$0.00				

PUBLIC DEDICATION COUNTY
ATTN COUNTY ATTORNEY
315 W MAIN ST
TAVARES, FL 32778

UNASSIGNED

SERENOA LAKES PHASE 1 PB 74 PG 65-75
TRACT RW-2

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2424260010-RW2-00000		3925710	AV05

1+3925710+2023

EXHIBIT 3

CDD "101" Workshop

Avalon Groves CDD

Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
850-692-7300

Vesta Property Services
250 International Pkwy, Ste 208
Lake Mary, Florida 32746
321-263-0132

Topics for Today

- Who are all of these people?
- What's a CDD and how does it help me?
- What does the CDD do v. HOA(s)?
- CDD Board Meetings
- Budget and Assessments
- CDD Governance & Elections
- Public Records & Sunshine Law
- What have we been up to?

Who are all of these people?

CDD Board of Supervisors

- William Tyler Flint, Chairperson
- Eugene Mastrangeli, Vice Chairperson
- Michael Aube, Assistant Secretary
- Robert Wolski, Assistant Secretary
- Carl Weston, Assistant Secretary

CDD Staff

- Kyle Darin, CDD Manager
- Jere Earlywine & Bennett Davenport, CDD Counsel
- Greg Woodcock, CDD Engineer

Overview of CDDs

Over 2/3 of Florida's 17 communities in the U.S. Top 50 are CDDs

1. The Villages
2. Lakewood Ranch
5. Babcock Ranch
10. Vierra
12. Epperson
18. Ave Maria
21. Westlake
34. Tradition
37. Lake Nona
41. Nocatee
43. On Top of the World
44. Mirada
48. Southshore Bay

What is a Community Development District?

"Local unit of special purpose government"

Established under the Uniform Community Development Act of 1980 (Ch.190, F.S.)

Provides a mechanism to finance, construct and maintain high quality improvements and amenities

Separate from, and NOT an arm of, the County or City

CDD v. HOA

ADVANTAGE	CDD	Developer / HOA
INFRASTRUCTURE COSTS	YES – Infrastructure Costs Less Now	NO - Infrastructure Costs More
FUTURE COST SAVINGS	YES – Infra. Costs Less to Refurbish	NO - Infrastructure Costs More
DEFAULT PROTECTION	YES – Money in Bank Trust Estate	NO
TAX ROLL COLLECTION	YES – CDD can collect on the tax roll	NO
SOVEREIGN IMMUNITY	YES – Protected from frivolous suits	NO
TURNOVER TO RESIDENTS	Relatively Faster Turnover	90%+ Build-Out
FEMA FUNDING	Typically YES	Typically NO
ACCOUNTABILITY	MORE Accountable	LESS Accountable
LONG-TERM VALUE	Greater Ability to Maintain Value	LESS Ability

CDD v. HOA Comparison

- Governmental entity
  - Sunshine Laws / Open Records / Sovereign Immunity
- Issues tax exempt bonds
- Revenue collection and enforcement
- Public procurement
- Typically no architectural review
- Elected Board of Supervisors

What can a CDD do?

Allowed By F.S. 190:

- Construct and maintain public infrastructure
- Issue long-term bonds
- Levy and collect non-ad valorem assessments for debt service
- Levy and collect operating and maintenance assessments
- Contract for services

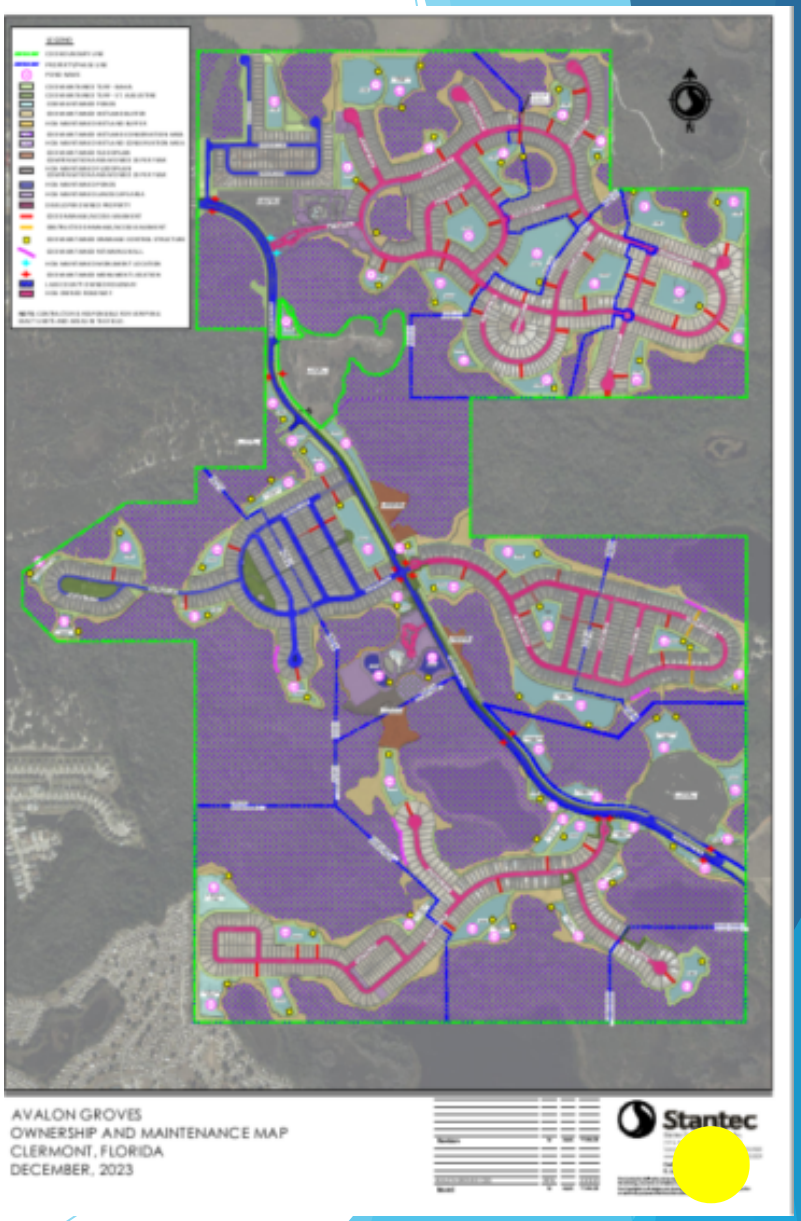
Not Allowed By F.S. 190:

- Issue building permits
- Regulate land use/zoning
- Issue development orders
- Provide police services
- Enforce code compliance
- Architectural review

Avalon Groves' CDD and HOAs

CDD O&M Items

- CDD owns and maintains:
  - Stormwater System
    - Ponds, structures, etc.
    - Drainage Easements
    - Retaining Walls
  - Conservation Areas
  - Street Lights
  - PLUS Edgemont ONLY:
    - Roads, Amenities, Hardscape, Landscape, Irrigation, Etc.



Other O&M Items

- HOAs own and maintain:
  - Gates / guardhouses
  - Internal landscape/hardscape/irrigation
  - Internal common areas
  - Amenities
- County owns and maintains:
  - Sawgrass Bay Boulevard
  - Water/Sewer Utilities

Board Meetings

Your Day-to-Day Administrative Team

District Manager	District Counsel	District Engineer
Administrator of the CDD Oversees the CDD's operations Prepares budget and administers accounting and finance functions	Legal counsel to the CDD Ensures that the CDD conducts its business in accordance with Florida law	Engineer of the CDD Provides support services regarding planning, designing, permitting, construction, and operation and maintenance of the CDD's infrastructure
Kyle Darin & Shirley Conley Vesta Property Services	**Jere Earlywine & Bennett Davenport** Kutak Rock	**Greg Woodcock, P.E.** Atwell

CDD Operations:

Governing Documents

- Florida Statutes- Chs. 112, 170, 189, 190, 197, F.S.
- Establishment Ordinance
- Adopted Resolutions
- Adopted Rules of Procedure

CDD Operations:

Administration

- CDD Records- all physical records are kept at the District Office
- CDD Website- contains CDD agendas, minutes, financial documents, etc.
- CDD Emails- provided to each Supervisor for use in their official CDD business and to correspondence with staff and constituents

Board Meeting Agendas and Protocol

- District Business:
  - Most policy is adopted by Resolution (versus by an “Ordinance” like the City or County)
  - Some items require public hearings- i.e. rules, rates, assessments, etc.
- Public Notice of Meetings- at least 7 days prior to meeting
  - Newspaper advertisement
  - Agenda package is distributed by email to distribution list
  - Agenda package is placed on CDD website (www.avalongrovescdd.com)
- Meetings are open to the public
- Members of the public are able to provide comments on agenda items
  - During “Audience Comments” portion of agenda only
  - 3-minute limit
  - Not a Q&A session

Budgets & Assessments

Annual Budget Process

- **By June 15th** – the District Manager presents the proposed budget at a CDD Board meeting
  - **If assessments increase above the previously noticed amount, the CDD mails a notice to residents**
- **By October 1st** – the District Manager presents updates to proposed budget (if any) at the Board meeting
  - The Board receives comments and/or objections to the budget during budget hearing
  - The Board may adjust and/or decrease budget based on comments received, but may <u>not</u> increase the assessments higher than the noticed amount
- **The CDD will hold its budget hearing no sooner than 60 days after approving the proposed budget**

CDD Assessments

- **There are 2 components of Special Assessments:**
  1. Debt Service Assessments ("Debt Assessments")
  2. Operations & Maintenance Assessments ("O&M Assessments")

- **Special Assessments**
  - Annual assessments on platted lots placed on the property tax bill
  - Liens are co-equal with taxes
  - Different from quarterly or "one-time" special assessments imposed by the HOA

CDD Assessments

O&M Assessments

- Based on the operating budget approved at the annual public hearing
- May change from year to year
- Directly tied to the operating expenses of the CDD
- Includes administrative costs and field maintenance expenses
- Cannot be paid off

Debt Assessments

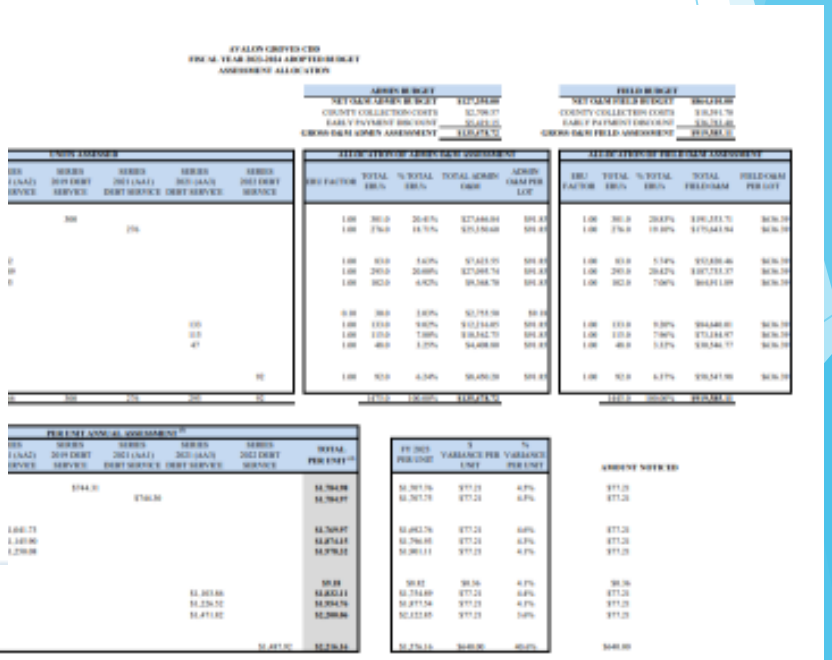
- Established at bond issuance
- Does not change from year to year
- Repays the debt service on the bonds used to pay for public infrastructure
- Can be paid off

CDD Budget & Assessments

- Visit: avalongrovescdd.org/documents

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

	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE FY 2023 TO 2024
REVENUE:			
SPECIAL ASSESEMENTS	$ 838,110	$ 991,760	$ 153,650
MISCELLANEOUS	-	-	-
TOTAL REVENUE:	**838,110**	**991,760**	**153,650**
EXPENDITURES:			
GENERAL ADMINISTRATIVE:			
SUPERVISOR COMPENSATION	12,000	12,000	-
DISTRICT MANAGEMENT SERVICES	32,960	32,960	-
BANK FEES	150	150	-
AUDITING	3,400	3,400	-
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	4,000	4,000	-
ENGINEERING SERVICES	12,000	15,000	3,000
LEGAL SERVICES	25,000	25,000	-
TECHNOLOGY & WEBSITE ADMIN.	2,015	2,015	-
MISCELLANEOUS (appraisal, mailing, etc.)	1,500	1,500	-
TOTAL GENERAL ADMIN.	**93,200**	**96,200**	**3,000**
INSURANCE:			
INSURANCE	12,000	12,000	-
TOTAL INSURANCE	**12,000**	**12,000**	**-**
DEBT SERVICE ADMIN. :			
DISCLOSURE REPORT	5,150	5,150	-
ARBITRAGE REBATE REPORT	1,500	2,000	500
TRUSTEE FEES	10,500	12,000	1,500
TOTAL DEBT SERVICE ADMIN.	**17,150**	**19,150**	**2,000**
UTILITIES:			
UTILITIES-ELECTRICITY	6,180	6,180	-
STREETLIGHTS	160,800	230,000	69,200
UTILITY WATER	40,000	40,000	-
TOTAL UTILITIES:	**206,980**	**276,180**	**69,200**
PHYSICAL ENVIRONMENT:			
LAKE & POND MAINTENANCE	52,000	54,600	2,600
LANDSCAPE MAINTENANCE	300,000	314,715	14,715
LANDSCAPE - REPLENISHMENT	15,000	15,285	285
WETLAND MITIGATION & MONITORING	37,000	38,850	1,850
FIELD MANAGEMENT	6,180	6,180	-
FIELD CONTINGENCY	28,900	88,900	60,000
HARDSCAPE REPAIRS & MAINT.	15,000	15,000	-
STORMWATER REPORTING	25,000	25,000	-
PORTER SERVICES	10,000	10,000	-



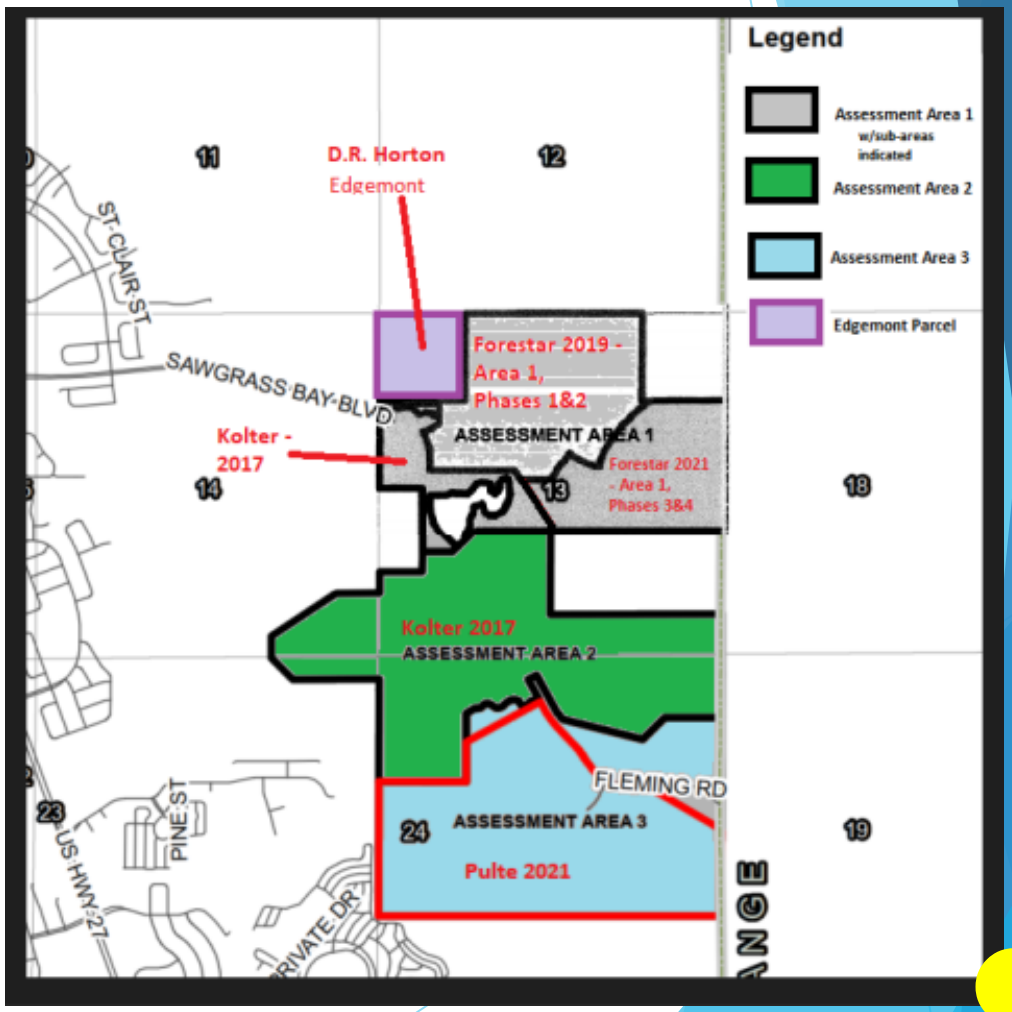
CDD Budget & Assessments

- Visit: avalongrovescdd.org/documents

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT [2]							
	TOTAL O&M PER UNIT	SERIES 2017A (AA1) DEBT SERVICE	SERIES 2017A-1 (AA2) DEBT SERVICE	SERIES 2019 DEBT SERVICE	SERIES 2021 (AA1) DEBT SERVICE	SERIES 2021 (AA3) DEBT SERVICE	SERIES 2022 DEBT SERVICE	TOTAL PER UNIT [3]
PALMS AT SERENOA (AA1)								
SINGLE FAMILY (PH. 1 & 2)	$728.24	$312.43		$744.31				**$1,784.98**
SINGLE FAMILY (PH. 3 & 4)	$728.24	$312.43			$744.30			**$1,784.97**
SERENOA VILLAGE (AA2)								
SINGLE FAMILY 40'-45'	$728.24		$1,041.73					**$1,769.97**
SINGLE FAMILY 50'	$728.24		$1,145.90					**$1,874.15**
SINGLE FAMILY 60'	$728.24		$1,250.08					**$1,978.32**
SERENOA LAKES (AA3)								
MULTI-FAMILY	$9.18							**$9.18**
SINGLE FAMILY 40'	$728.24					$1,103.86		**$1,832.11**
SINGLE FAMILY 50'	$728.24					$1,226.52		**$1,954.76**
SINGLE FAMILY 60'	$728.24					$1,471.82		**$2,200.06**
EDGEMONT (AA4)								
SINGLE FAMILY	$728.24						$1,487.92	**$2,216.16**

Avalon Groves CDD Debt Issuances

- Project broken into 4 assessment areas:
  - Assessment Area 1 (Forestar/Kolter)
  - Assessment Area 2 (Kolter)
  - Assessment Area 3 (Pulte)
  - Edgemont (DR Horton)



Avalon Groves CDD Debt Issuances

- Special Assessment Bonds, Series 2017 (Assessment Area One Project)
- Special Assessment Area Bonds, Series 2017A-1 (Assessment Area Two Project)
- Special Assessment Area Bonds, Series 2017A-2 (Assessment Area Two Project)
  - NOTE: 2017 Bonds were primarily for Sawgrass Bay Blvd., but also stormwater and other neighborhood infrastructure for Assessment Areas One and Two. (Kolter)
  - NOTE: A-2 Bonds were paid off by developer.
- Special Assessment Area Bonds, Series 2019 (Phases 1 and 2 Sub-Assessment Area One Project)
  - NOTE: 2019 Bonds were for stormwater system for first half of Forestar neighborhood
- Special Assessment Area Bonds, Series 2021 (Assessment Area Three Project)
  - NOTE: This series of 2021 Bonds were for stormwater system for Pulte neighborhood
- Special Assessment Area Bonds, Series 2021 (Phases 3 and 4 Sub-Assessment Area One Project)
  - NOTE: This series of 2021 Bonds were for stormwater system for second half of Forestar neighborhood
- Special Assessment Area Bonds, Series 2022 (Assessment Area Four Project)
  - NOTE: 2022 Bonds were for the Edgemont neighborhood improvements. (D.R. Horton)

CDD Governance

Board of Supervisors

- The Board of Supervisors consists of five (5) members called Supervisors
- Serves as the governing body of the District
- Receive input from constituents
- Makes material business decisions for the District
- Sets public policies implemented by staff
- Action taken shall be by majority vote of the board
- Authority of Chairperson/Vice-Chairperson set by Rules of Procedure

CDD Operations

- **Board of Supervisors**
  - The Board makes policy; the District Manager implements the Board's policies
- **District Manager**
  - The District Manager has "charge and supervision of the works of the district"
  - The District Manager has clerical and accounting staff to assist with District operations
- **District Counsel**
  - District Counsel works for the Board, not the District Manager
  - District Counsel works with the District Manager and staff to help protect the District from legal risks and achieve its goals
- **District Engineer**
  - Assists with permit compliance
  - Assists with maintenance of infrastructure
  - Assists with the construction of the District's improvement plan

General Elections

- Held after CDD has been established for six years and has ≥ 250 qualified electors
- Conducted by the County Supervisor of Elections
- One vote per qualified elector
- Open to qualified electors – citizens of the United States, residents of the CDD, and registered to vote (including renters)

Sunshine Laws

Sunshine Law

- Chapter 286, Florida Statutes – "The Government in the Sunshine Law"
  - Broad right of public access to governmental proceedings.
  - Applies to any board or commission of any state agency or authority, or any agency or authority of any county, municipal corporation or political subdivision.
- Three Basic Requirements:
  - Formal and informal meetings where public business is discussed must be open to the public.
  - Meetings must be reasonably noticed.
  - Minutes must be taken.
- Applies to all forms of communication (e.g., phones, emails, conduits, social media, text messages, etc.)
- Exceptions for security AND active litigation
- There are a number of ways to maximize Board efficiency & comply
  - Advance Memos
  - Workshops
  - Etc.

What have we been up to?

Recent Enhancements

- Issues we've been tackling:
  - Website improvements - avalongrovescdd.org
    - Report street light damage, nuisance alligators, field service requests, etc.
  - Hog Trapping
  - Fence Encroachments
  - Parking
  - Regular Maintenance Items
    - Aquatics
    - Landscape
    - Conservation Areas
    - Street Lights
  - Sawgrass Bay Blvd Ingress/Egress Workshop
- Upcoming Items:
  - Budget Season
  - November 2024 Election

Questions?

EXHIBIT 4

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

April 2024

FIELD INSPECTION REPORT

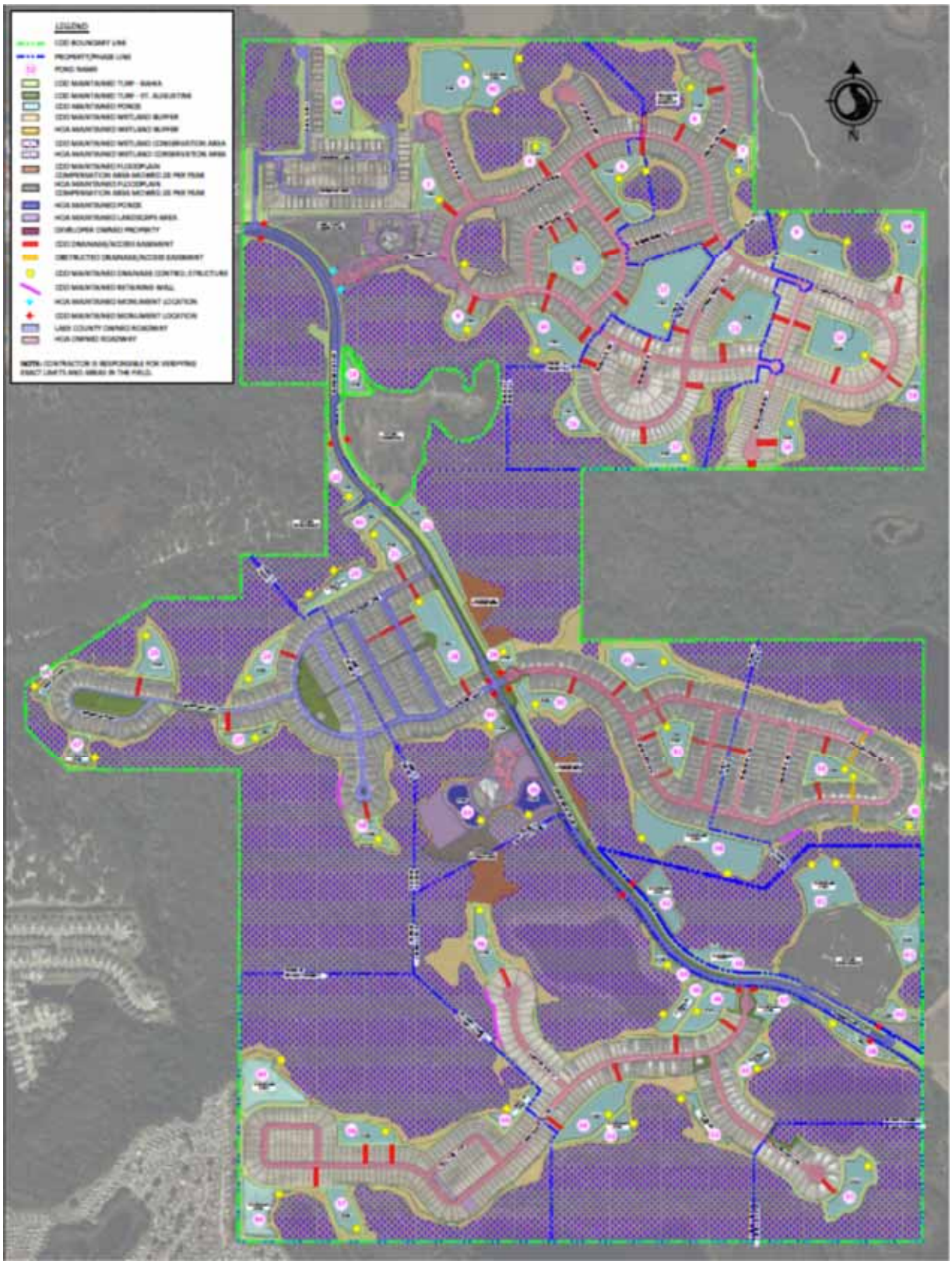
Mark Isley Vesta Field Services

Site visits 04/02 & 04/11

TABLE OF CONTENTS

- Maintenance Map
- Landscape
- Ponds
- Other
- Communications

Maintenance Map



Landscape

The turf looks good with minimal weeds.

Edging is present throughout the community.

Hardwoods and Palms look trimmed and healthy.

Landscape

Medians are manicured and mostly weed free.

The park area near the playground is being watched, may need sod replacement.

Pond banks are mowed.

Landscape

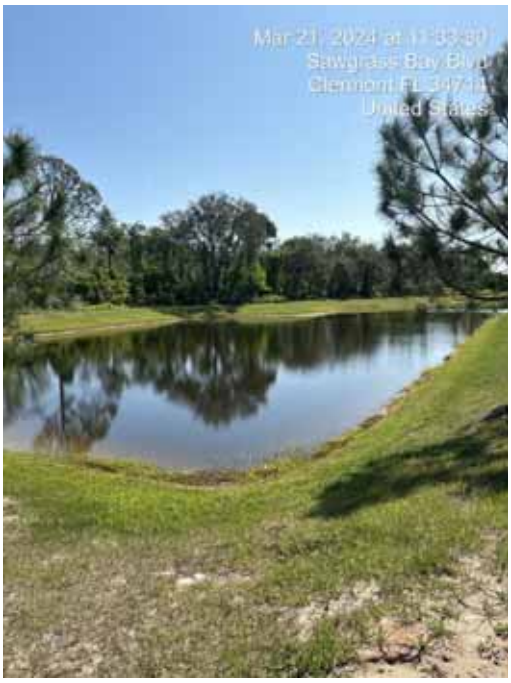
Staff requested review of water meter on Basswood Lane for possible significant water usage. Meter is functioning as designed.

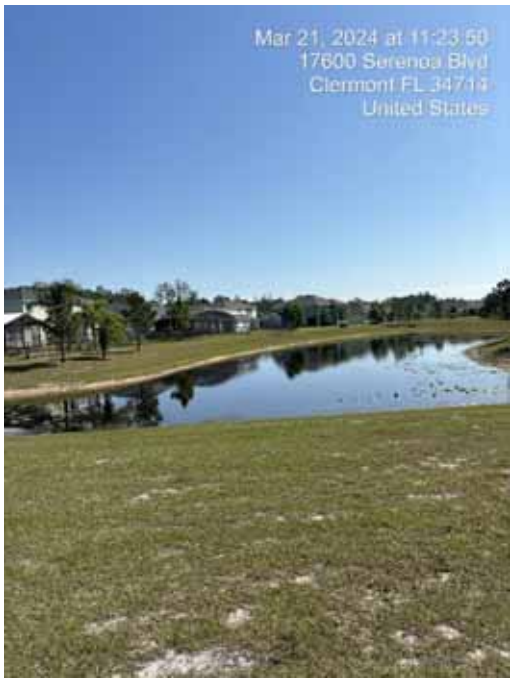
Large weeds blocking the landscapers from mowing district areas at 17525 Butterfly Pea Ct.

Ponds

Pond report is in the agenda from the vendor.

I walked the property and observed little erosion and average water levels with minimal weed growth.





As the temperature increases we will stay on the vendor to watch for debris, unwanted grasses, and blooms.

Other

Pond access was blocked by builder on Alligator flag court, spoke with company about removing blockage to allow access.

Need a solution for vehicles that are making their own path at the end of Sawgrass Bay Blvd, tree planting or fencing.

Other

Location of tree on Blazing Star Circle is being investigated further by District Engineer – tree may not be part of CDD conservation area. If confirmed, work request will be forwarded to HOA.

Communications

Entry #	Date Created	To:	Address	Message	Response
234	2024-04-09 13:35:18	Field Services	2489 Southlawn Lane	The lift station at the front of Serenoa Lakes (Village 3 of Serenoa), located at the intersection of Saw Palmetto and Southlawn, is in need of some landscaping care. The most prevalent issue are the weeds throughout the grassy area, but the hedges, mulchbed, and sidewalks are also in need of some care. The hedges were not previously tended to and several have since been cut down to their bases. Irrigation piping is visibly portruding from some areas where the mulch bed has eroded. Additionally, the sidewalk around the lift station is in need of a pressure wash.	4/9/2024 - Forwarded to Landscape vendor
233	2024-04-04 13:43:18	Field Services	3574 Lovegrass Way	Yesterday (4/3/24) storm caused one of the healthy trees behind my house to tilt over even though it was strapped down.	4/4/2024 - Forwarded to Landscape vendor
232	2024-03-28 14:15:00	Field Services	17555 SAWGRASS BAY BI	Homeowners in Village 2 are stating that several attempts requesting pond clean up and common area tree pruned. This process was done regularly between 2021-203. However, their recent attempts to contact CDD is futile. Kindly request or direct a crew to expedite the process as there's been an influx of mosquitoes around that pond area.	3/28/2024 - Board approved funding for Midge Fly treatments to be added to FY 25 O&M budget
227	2024-03-26 11:00:06	Field Services	17121 Basswood Lane	There is a large plastic something, in the pond behind us. I took a photo. I'm sure it's from the vendors that was working on the roof, of a house on gold crest (Ryan homes side)	3/26/2024 - Forwarded to Aquatic vendor
217	2024-03-25 10:45:48	Streetlight Reporting	17613 Serenoa Blvd	The lamp pole immediately to the south of the new intersection is not lighting.	3/25/2024 - Forwarded to Streetlight vendor
216	2024-03-24 09:23:25	Field Services	17854 Blazing Star Circle	The pond on the south side of my house on blazing star circle by the conservation land is getting a lot of green growth in it. It needs to be treated.	3/26/2024 - Forwarded to Aquatic vendor
215	2024-03-22 08:55:46	Field Services	17626 Blazing Star Circle	A portion of the area just beyond my property line in my backyard is nothing but a big area of dirt with no grass, while all my neighbors have grass. This has been like this since I moved in last June. I would greatly appreciate if someone could come to see this issue and hopefully have grass added to the area. It is an eyesore. Thank you in advance for your consideration and assistance in this matter.	
214	2024-03-21 14:10:54	Field Services	3834 WINGED ELM COUF	The pond behind our home has been extremely mucky for months. We've noticed the birds and alligators don't even come around anymore. The pond use to be cleaner. Can someone come check it out and see if something has been missed or see if anything can be done? I can't remember the last time someone came around to the spray it. The sludge just creeps from one end to the other depending on wind direction. I am concerned with our health as it smells rotten a lot of the time.	3/21/2024 - Forwarded to Landscape vendor

EXHIBIT 5

Playground Inspection

Goldcrest Loop, Clermont, FL 34714

Avalon Groves CDD

A&A Playground Services, Inc.
4500 N Hiatus Road Suite 207, Sunrise, FL 33351
954-748-6050 info@aaplaygrounds.com

Five Level Safety Concern Priority Rating System

Rating Safety Concern Priority	Description Condition Likely to Cause
Priority 1 Safety Concern	Non-compliant safety concern that may result in permanent disability, loss of life or body part. Condition should be corrected immediately.
Priority 2 Safety Concern	Non-compliant safety concern that may result in temporary disability. Condition should be corrected as soon as possible.
Priority 3 Safety Concern	Non-compliant safety concern that is likely to cause a minor (non-disabling) injury. Condition should be corrected when time permits.
Priority 4 Safety Concern	Non-compliant safety concern whose potential to cause an injury is very minimal. Condition should be corrected if it worsens.
Priority 5	The item has been determined to be compliant with the owner/operator's operating policy and standard of care. Continued ongoing preventive maintenance is recommended.

A&A Playground Services, Inc.
4500 N Hiatus Road Suite 207, Sunrise, FL 33351
954-748-6050 info@aaplaygrounds.com

Spinner - Priority 5
Details: Use zone is according to code. Insufficient surfacing.
Solution: Add wood mulch.

Plastic border - Priority 4
Details: Protruding pins.
Solution: Hammer pin into the border.

A&A Playground Services, Inc.
4500 N Hiatus Road Suite 207, Sunrise, FL 33351
954-748-6050 info@aaplaygrounds.com

Climber - Priority 5
Details: Minimal rust on brackets.
Solution: Rust removal.

Triple spring rider - Priority 4
Details: Rusted bolts and frame.
Solution: Rust removal.

A&A Playground Services, Inc.
4500 N Hiatus Road Suite 207, Sunrise, FL 33351
954-748-6050 info@aaplaygrounds.com

Talking tube - Priority 5
Details: Minimal rust.
Solution: Rust removal.

Ground level Panels - Priority 4
Details: Minimal rust throughout panels. (See below)
Solution: Rust removal.

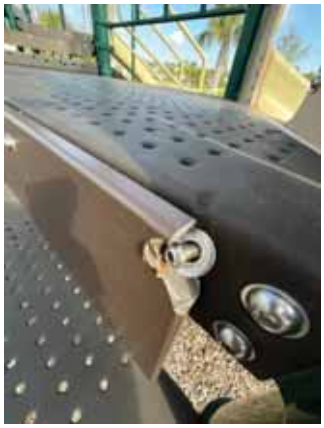
A&A Playground Services, Inc.
4500 N Hiatus Road Suite 207, Sunrise, FL 33351
954-748-6050 info@aaplaygrounds.com

a. **Panel 1 - Priority 3**
Details: Missing drum stick.
Solution: Replace drum stick.

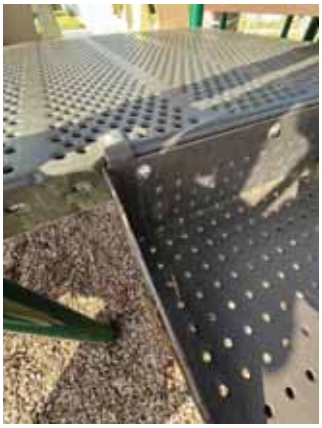
b. **Panel 2 - Priority 3**
Details: Broken plastic pieces.
Solution: Replace plastic parts.

Main Structure

Kickplate - Priority 3
Details: Damaged kickplate and bolts.
Solution: Replace kickplate and bolts.



ADA Transfer Station - Priority 5
Details: Minimal rust.
Solution: Rust removal.



Steering Wheel - Priority 4
Details: Loose nut causing play.
Solution: Tighten according to proper specifications.

A&A Playground Services, Inc.
4500 N Hiatus Road Suite 207, Sunrise, FL 33351
954-748-6050 info@aaplaygrounds.com

Slides (4) - Priority 5
Details: Minimal rust on the turn slide.
Solution: Rust removal.

A&A Playground Services, Inc.
4500 N Hiatus Road Suite 207, Sunrise, FL 33351
954-748-6050 info@aaplaygrounds.com

Roofs - Priority 5
Details: Rusted bolts.
Solution: Rust removal.

Drums - Priority 3
Details: Broken drums component.
Solution: Replace drum component.

Important notes:
-Insufficient surfacing throughout the playground. Add 6 inches of wood mulch throughout the playground.
-Age Sticker (2-12) must be posted on the playset.

Overall notes: Playground is in good condition. Follow up with necessary rust removal to preserve the life of the playground equipment.

General Notes:

1. This report highlights the issues present on the playground. Equipment that is not mentioned in this report passed the inspection.

2. All issues that are above priority 3 should be corrected immediately and the playground should be closed until the issues are resolved.

3. Issues that are priority 3 or less should be taken seriously and addressed in a timely manner before further deterioration.

4. It is recommended to continuously check the level of safety surfacing to ensure that the amount is sufficient (border is highly recommended to contain loose material).

5. Equipment should be inspected regularly for missing hardware and excessive rust.

6. Adult supervision is recommended at all times while children are playing.

7. Safety and age appropriate stickers so be clearly visible and in good condition on all playable equipment.

8. All entry points should open outwards to ensure the door does not intrude on the use zone.

9. Inspections are conducted and rated based on the information provided by the CPSI public safety handbook (most recent edition - 2017 version) and the ASTM standards.

10. A&A Playground Services is not responsible for any injuries associated with the playground.

Completed by: Samir Barakat, CPSI# 43879-1221

Certified Playground Safety Inspector

Samir Barakat

A&A Playground Services, Inc.
4500 N Hiatus Road Suite 207, Sunrise, FL 33351
954-748-6050 info@aaplaygrounds.com

EXHIBIT 6

Avalon Groves Aquatics

Inspection Date:

4/16/2024 11:55 AM

Prepared by:

Niklas Hopkins

Account Manager

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

Inspection Report

SITE: 51

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

The water level is low on this pond, which is typical for the season. No algae or nuisance vegetation growth observed. Routine maintenance and monitoring will occur here.

WATER: ✕ Clear Turbid Tannic

ALGAE: ✕ N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

GRASSES: ✕ N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 52

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

This pond is clear of nuisance growth and algae. Minor amount of beneficial lilies observed, which are in healthy condition.

WATER: ✕ Clear Turbid Tannic

ALGAE: ✕ N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

GRASSES: ✕ N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

Inspection Report

SITE: 53

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

This pond is in excellent condition. Nuisance grasses along the shoreline have been addressed and were not present. Our technician will continue to monitor the condition of the pond and will treat accordingly.

WATER: ✕ Clear Turbid Tannic

ALGAE: ✕ N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

GRASSES: ✕ N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 54

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

This pond is in near excellent condition. Some shoreline grass regrowth is occurring. This growth primarily being pennywort and torpedo grass. Our technician will make sure to treat in the upcoming visit.

WATER: ✕ Clear Turbid Tannic

ALGAE: ✕ N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

GRASSES: N/A ✕ Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

✕ Torpedo Grass ✕ Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

Inspection Report

SITE: 55

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

No algae was observed within the pond. There is some torpedo grass regrowth occurring along parts of the shoreline. Our technician will address in the upcoming treatment.

WATER: ✕ Clear Turbid Tannic

ALGAE: ✕ N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

GRASSES: N/A ✕ Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

✕ Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 56

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

This pond is in great condition. Some nuisance grasses were present but appear to be decaying from prior treatments. Our technician will continue to monitor the status of the pond and address any new regrowth.

WATER: ✕ Clear Turbid Tannic

ALGAE: N/A Subsurface Filamentous Surface Filamentous ✕ Planktonic Cyanobacteria

GRASSES: N/A ✕ Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

✕ Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

Inspection Report

SITE: 57

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

This pond is in near excellent condition. Observed some torpedo grass in the north end of the pond that is starting to make a comeback. Beneficial lilies within the pond are in healthy condition. Our technician will address the torpedo grass in the next treatment.

WATER: ✕ Clear Turbid Tannic
ALGAE: N/A ✕ Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕ Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕ Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 58

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Beneficial lilies within the pond are in good health. Minor amounts of scattered algae still present in the pond. Most of which appears to be decaying and on its way out. Our technician will continue to monitor the status of the pond and treat accordingly.

WATER: ✕ Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕ Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕ N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

Inspection Report

SITE: 59

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

No algae was observed within the pond. However, along parts of the shoreline torpedo grass regrowth is occurring. Our technician will target in treatments to come.

WATER: ✕ Clear Turbid Tannic

ALGAE: ✕ N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

GRASSES: N/A ✕ Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

✕ Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 60

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

This pond is also clear of algae growth. Along the shoreline there is some nuisance grass regrowth occurring. There is also a decent amount of beneficial lilies present all in good health. Our technician will target the grass regrowth with the goal in mind to fully eradicate.

WATER: ✕ Clear Turbid Tannic

ALGAE: ✕ N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

GRASSES: N/A ✕ Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

✕ Torpedo Grass ✕ Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

MANAGEMENT SUMMARY

84

With the conclusion of March, the changing weather has shifted the conditions affecting some of the Avalon Groves ponds. The series of cold snaps have come to an end and warm temperatures will become the norm in the month of April. Rain events are becoming more common, but are currently erratic, which has kept the water levels low in some ponds. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and warm temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

Most ponds were in excellent or great condition on this most recent visit. Nuisance grasses were noted in some ponds and will continue to be treated accordingly. Due to low water levels, some sections of the beds and pond banks are exposed and are experiencing grass growth. Algae is the main enemy at this time of year, with lowered water levels and the increase in temperature. Only one pond at the time of this inspection was experiencing an algae bloom, but will be the main target moving forward for our technicians as we move into the warmer spring months.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond’s shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA

STEADFAST ENVIRONMENTAL

Avalon Groves CDD

Sawgrass Bay Blvd, Clermont

Gate Code:

EXHIBIT 7

Customer Service report

Property: Avalon Grove CDD

Date: 03/28/24

Areas Mowed / Schedule changes if applicable:

Blvd and pouds was mow this week. Crew notice a lot activity of hogs aroud ritention pond and back yard.

Areas Detailed / Schedule changes if applicable:

This week crew focus on mowing the property.

Irrigation status / Schedule changes if applicable:

Waiting on the next board meeting for update.

F&P Status / Schedule changes if applicable:

Other items / Comments:

Overall the property is in good shape,there are identified improvements needed.Conversely,this propertyis a great example of the quality of work DTE is capable of.

EXHIBIT 8

Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #79595

Customer Address	Billing Address	Physical Job Address
,	Kyle Darin Vesta Property Services 13810 Sutton Park Drive North Jacksonville, FL 32224	Avalon Groves CDD 17555 Sawgrass Bay Blvd. Clermont, FL 34714

Job	Estimated Job Start Date	Proposed By	Due Date
2 Dead palm removal	March 29, 2024	Bismark Quiles	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Debris Removal and Disposal Fee	Each	1	$89.99	$89.99
Cocoa Mulch Installed (E)	Cubic Yard	2	$64.00	$128.00
Site Prep, Removal, & Disposal (E)	Each	2	$399.75	$799.50
			Subtotal	**$1,017.49**
			Job Total	**$1,017.49**

Invoices are Due Upon Receipt. Down to Earth will provide all materials, labor and equipment needed to complete the following scope of work;

1- Remove 2 dead palm trees common area behind home 17340 and 17332 Bracken Fern Ln

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit https://dtelandscape.com/terms-and-conditions/.

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation
of the above, for all other Terms & Conditions please visit https://dtelandscape.com/terms-and-conditions/.

Proposed By:

Bismark Quiles	03/29/2024
Down to Earth Landscape & Irrigation	Date

Agreed & Accepted By:

Avalon Groves CDD	Date

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit https://dtelandscape.com/terms-and-conditions/.

EXHIBIT 9

April 11, 2024

Avalon Groves Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Avalon Groves Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- $7,215,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and $4,400,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for

review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated "tax shelter" rules that require taxpayers to disclose their participation in "reportable transactions" by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all "reportable transactions" and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client's participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state "tax shelter" reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client's failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the two annual bond years ending March 31, 2025, and March 31, 2026, is $1,300, which is $650 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

By: Linda L. Scott

Linda L. Scott, CPA

AGREED AND ACCEPTED:
Avalon Groves Community Development District

By: _____

Print Name _____

Title _____

Date: _____

EXHIBIT 10

MINUTES OF WORKSHOP

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Avalon Groves Community Development District was held on Wednesday, March 13, 2024 at 10:00 a.m., at the Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The Workshop was convened for the sole purpose of providing Supervisors with a better understanding of community needs and concerns as they pertain to ingress/egress along Sawgrass Bay Boulevard. No decisions were made, nor action taken, on behalf of the CDD at this workshop.

Mr. Aube provided the following address:

> Welcome to this workshop of the Avalon Groves Community Development District, or CDD. My name is Michael Aube, and I am one of the 5 Board Supervisors of the CDD. With the Board's permission, I will be facilitating today's workshop.
>
> As you may know, the CDD is a special purpose unit of local government that, like a homeowners association, owns and operates certain community improvements. The purpose of today's workshop is to discuss vehicular and pedestrian traffic within Sawgrass Bay Boulevard, especially as it relates to the anticipated extension of the boulevard. Specifically, and as set out in our agenda, we intend to discuss access and safety issues for vehicular traffic, and pedestrian traffic, and then discuss how this may be affected by the extension.
>
> Before we get into the agenda, I did want to speak briefly about how these meetings work. At a typical CDD Board meeting, the Board is required to have a quorum of at least 3 of our 5 members, and there is a strict agenda that includes an opportunity for public comment. Board Supervisors must listen to public comments, and then consider each agenda item, and vote on each one.
>
> Today's meeting is not a typical Board meeting but is instead a workshop. The difference is that the Board will NOT take any action, and can NOT take any action, at the meeting today. Instead, we are here to hear your input on our agenda items and discuss it as a community. Any action would be taken at a further meeting of the Board. Please note that the workshop is being recorded, and meeting minutes are being kept, so that there is a record of the proceedings in accordance with Florida law.
>
> We appreciate your attendance today and look forward to your future involvement with the District. By way of housekeeping items, I would like to let the community know that there are a number of things to look forward to: (1) we'll be holding another workshop likely in the April time frame as a CDD 101 and in order to provide general information about how the CDD operates together with the various HOAs, (2) our first budget meeting will be occurring in the May or June timeframe, and (3) this is also an election

year, with several seats up for the CDD Board in November. The qualifying period for those seats will be in June of this year. Please check the District's website from time to time, and/or contact the District Manager's office for more information about these events.

With all that said, let's begin our discussion . . .

Ms. Jankowski recorded the following comments regarding Vehicular Traffic, Pedestrian Traffic, and Sawgrass Bay Blvd. Extension Access and Safety Issues & Concerns:

(following comments from Robert Wilson)

- Comparing Sawgrass to Schofield Rd.
- School and buses
- No left turn out of Edgemont community
- Pedestrian sign for The Palms is not very visible
- Need for No Commercial Traffic signs (from the Palm and The Sanctuary)

(following comment from Gene Mastrangeli)

- Who owns what properties and who addresses it

(following comment from Frank Delosa)

- Lake County states that Serenoa, the Palms, Alton Apartments of Serenoa, Edgemont and The Sanctuary do not warrant enough traffic for traffic lights, traffic circles or crosswalks

(following comments from Bradley Smith)

- If connecting road is open, traffic will reduce in both directions.
- Environmental impact on the communities

(following comment from Daniel F. Cidrao)

- Has contacted the Lake Commissioner to connect
- Need the connecting road open. There is no secondary access for safety (fire dept; ambulance/paramedics)

(following comments from Maria Luiza D. Vivone)

- (she) is a realtor. Was misled and told by the builder and other realtors that the road was to open in 2022
- there is no emergency access to the hospital or ER

(following comment from Lilly Attar)

- We need positive comments and steps for everyone's safety. The road will not open until 2026. We need resolution for safety now
- Additional crosswalks

(following comments from Justin Cosme-Perez)

- No access for hospital or ER'S. As a parent of young children, it is too far to the hospital 25 minutes
- There is only one way out. We are trapped!

(following comment by Gene Mastrangeli)

- Suggests that Nicole Wilson is invited to attend the March meeting

(following comment by Carl (The Palms)

- Would like to discuss the liability of no access with both Lake County and Orange County

(following comment by Lilly Attar)

- Response time for the fire dept, emergency services is too long. Results from an emergency call can be fatal

(following comments by Frank Delosa)

- Bring the safety of only one way in/one way out to the State level
- Get Sawgrass Bay community involved with the traffic
- The need for police involvement in monitoring the speed of cars/trucks

(following comment by Ken Lee)

- The need to open the road for commuters promised by the builder

(following comment via Zoom from The Palms

- The possibility of a dirt road access for temporary access (similar to Schofield Rd)

(following comment from Maria Luiza D. Vivione)

- Reiterated to bring our concerns to the State level

(following comment by Marilyn Jankowski)

- The urgent need for State Law signs place in the center of the road at ALL Crosswalks "STATE LAW - STOP FOR PEDESTRIANS WITHIN THE CROSSWALKS”
- Numerous children at different times crossing Sawgrass Bay to reach the bus stop, as well as walkers and runners

The Workshop was adjourned.

**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.*

Workshop minutes were accepted at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on April 25, 2024.

□ Kyle Darin, Secretary	□ William Tyler Flint, Chair
□_____, Assistant Secretary	□ Eugene Mastrangeli, Vice Chair

EXHIBIT 11

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 Thursday, March 28, 2024 at 10:00 a.m., at the Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: Roll Call

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

Present and constituting a quorum were:

Eugene Mastrangeli (S5)	Board Supervisor, Vice Chair
Carl Weston (S1)	Board Supervisor, Assistant Secretary
Robert Wolski (S2)	Board Supervisor, Assistant Secretary
Michael Aube (S3)	Board Supervisor, Assistant Secretary

Also present were:

Kyle Darin	District Manager, Vesta District Services
Jere Earlywine	District Counsel, Kutak Rock LLP *(Virtually)*
Bennett Davenport	District Counsel, Kutak Rock LLP
Greg Woodcock	District Engineer, Stantec *(Virtually)*
Bismark Quiles	Account Manager, Down to Earth Landscape & Irrigation
Andrew Davis	Branch Manager, Down to Earth Landscape & Irrigation

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

There being none, the next item followed.

THIRD ORDER OF BUSINESS: Parking Enforcement Policy

A. **Parking Enforcement Policy Public Hearing**

1. Open Public Hearing

On a MOTION by Mr. Aube, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board opened the public hearing, for Avalon Groves Community Development District.

2. Exhibit 1: Review Parking Enforcement Policy

Mr. Davenport reviewed the proposed parking enforcement policy applicable to the mailbox and playground parking lots on Goldcrest Loop and CDD owned common areas. The District map will be updated to show the no-parking zones.

3. Public Comments

Audience comments were heard.

4. Close Public Hearing

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board closed the public hearing, for Avalon Groves Community Development District.

B. Exhibit 2: Consideration and Adoption of **Resolution 2024-05, Adopting a Parking Enforcement Policy**

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board adopted Resolution 2024-05, Adopting a Parking Enforcement Policy, for Avalon Groves Community Development District.

FOURTH ORDER OF BUSINESS: Staff Reports

A. District Engineer – *Greg Woodcock, Stantec*

Mr. Woodcock reported on his conversation with the Lake County engineer. The County has ordered radar signs and will request the Sheriff add some additional enforcement on Sawgrass Bay Blvd.

1. Update on Sawgrass Bay Blvd - Flemings Rd Access Prevention Options [Landscape Replenishment]

The County is looking at more permanent solutions to deter trespassing in this area. Mr. Woodcock has requested to be kept informed of future developments so he can pass that information along to the Board.

A letter to the developer to put contractors on notice this area is not to be used as an access road was suggested.

Mr. Woodcock requested a list of the traffic issues raised at the workshop to forward to Lake and Orange County.

Mr. Darin added that the County emergency services are pushing for the connection to increase emergency response times for the District.

Board direction was for the District Manager and District Counsel to send letters to the County urging for the completion of the connector road between Sawgrass Bay Blvd., and Flemings Road.

Commissioners from Lake County and Orange County will attend a Property Owner Association meeting on April 24, 2024. A CDD workshop will be scheduled in conjunction with this meeting.

B. District Counsel – *Bennett Davenport, Kutak Rock*

Mr. Davenport presented District Counsel's report. The CDD 101 presentation is scheduled for the April CDD meeting. He discussed the progress of the hog trapping agreement and the cost-share agreement with the POA for these services.

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

As previously reported, Mr. Darin has been in contact with the Lake County Sheriff regarding increased patrols on Sawgrass Bay Blvd. and they have been responsive to that request.

1. Exhibit 3: Discussion on Lake County Landscape Plan for Sawgrass Bay Blvd. Roundabout

Neither Mr. Darin nor Mr. Woodcock had any concerns regarding the landscape plan for the roundabout. Mr. Woodcock will verify whether reclaimed water will be used for irrigation purposes.

2. Exhibit 4: Field Report – *Vesta District Services*

Mr. Darin reported Mr. Isley had been in the community four times over the last month. He has completed an irrigation and landscape walk-through with Down To Earth, and installed the missing playground mallet.

The wildlife sign placement was discussed.

A follow up was requested on the quote for the dead tree removal in the conservation area behind Blazing Star Circle.

Mr. Woodcock was directed to investigate the excavation work around ponds 58 and 8.

Questions were asked regarding exposed damaged netting at pond 13, irrigation lines in the Palms, landscape donations, and the open action items list. It was noted that transplanted trees only have a 50% survival rate and would not be warrantied by the landscape vendor.

3. Exhibit 5: Aquatic Maintenance Report – *Steadfast Environmental*

a. Discussion on Aquatic Maintenance Renewal *(FY 2025 Budget Discussion Item - Lake & Pond Maintenance)*

On a MOTION by Mr. Aube, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved the renewal of the aquatic maintenance service agreement with Steadfast Environmental and directed District Counsel to draft the agreement, for Avalon Groves Community Development District.

b. Discussion on Midge Fly Treatments *(FY 2025 Budget Discussion Item - Lake & Pond Maintenance)*

On a MOTION by Mr. Aube, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved the midge fly treatments to begin in the fall under the FY 2025 budget, for Avalon Groves Community Development District.

4. Exhibit 6: Landscape Maintenance Report – *Down To Earth*

Mr. Davis presented the landscape maintenance report.

a. Discussion on Irrigation Evaluation *(FY 2025 Budget Discussion Item - Landscape Replenishment)*

i. Discussion on Irrigation Mainline Reinstallation at Stoplight - $18,447.61 *(FY 2025 Budget Discussion Item - Landscape Replenishment)*

The proposal does not include jack & bore under the road, which would be an additional cost. Down To Earth will contact a vendor for a proposal.

The Board directed staff to aggressively pursue reimbursement for the contractor damage.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board approved Down To Earth's proposal for irrigation mainline reinstallation at the new stoplight on Sawgrass Bay Blvd., for Avalon Groves Community Development District.

b. Discussion on Tree Evaluation – 163 Trees *(FY 2025 Budget Discussion Item - Landscape Replenishment)*

A list of the number of trees around each pond was requested.

c. Discussion on Water Meters in Palms at Serenoa *(FY 2025 Budget Discussion Item - Utilities – Water/Utilities – Electricity)*

It was explained that the meters listed as "no use" do not need to be transferred to the District.

d. Consideration of Proposal to Transplant Saw Palmettos from Clubhouse Entrance to Butterfly Pea Court Island - $2,616.21 [Landscape Replenishment]

On a MOTION by Mr. Aube, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board approved Down To Earth's proposal to transplant the Saw Palmettos from the Clubhouse entrance to the island on Butterfly Pea Court in the amount of $2,616.21, for Avalon Groves Community Development District.

5. Exhibit 7: Consideration of American Mulch Proposal for Playground ADA Mulch - $2,340.00 [Landscape Replenishment]

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved American Mulch's proposal for playground ADA mulch in the amount of $2,340.00, for Avalon Groves Community Development District.

D. Serenoa POA Amenity Manager

There being no report, the next item followed.

E. Palms at Serenoa HOA Amenity Manager

Mr. Wolski provided an update on the Palms.

FIFTH ORDER OF BUSINESS: Business Matters

A. Exhibit 8: Review of March 13th Sawgrass Bay Blvd Ingress/Egress Workshop

1. Discussion on Strategy for Dealing with Sawgrass Bay Blvd Vehicular/Pedestrian Access/Egress (Aube)

Mr. Aube provided a review of the workshop.

A workshop will be scheduled for a meeting with County representatives on April 24, 2024.

B. Discussion on Identifying Community Matters and Designating Individual Supervisors as Fact-Finding Coordinators

This item was postponed until after the CDD 101 presentation.

C. Consideration and Approval of Audit Committee Appointment and Authorization for Staff to Proceed with Scheduling Two Audit Committee Meetings (April/June)

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board appointed the CDD Supervisors as the Audit Committee and authorized staff to proceed with scheduling the two audit committee meetings, for Avalon Groves Community Development District.

SIXTH ORDER OF BUSINESS: Consent Agenda

A. Exhibit 9: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 22, 2024

Staff responded to questions on the commercial property and progress on the easement policy.

B. Exhibit 10: Consideration and Acceptance of the February 2024 Unaudited Financial Report

On a MOTION by Mr. Aube, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved the Consent Agenda – items A & B as presented, for Avalon Groves Community Development District.

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

Comments were heard on the response time to field services requests, hog activity, Orange County's traffic report, road construction schedule, and the easement encroachments policy.

EIGHTH ORDER OF BUSINESS: Supervisor Requests *(Includes Next Meeting Agenda Item Requests)*

There being none, the next item followed.

NINTH ORDER OF BUSINESS: Action Items Summary

District Engineer/District Manager

- Highlight no parking areas on district map for publication on website and through POA.
- Obtain orange county traffic report related to Sawgrass Bay and Avalon. Report was completed 2-3 years ago.

District Counsel/District Manager

- Draft 2 separate letters pushing for road connection to be completed, emphasizing liability and emergency vehicle access to community. Also include road signage, speed safety concerns.

District Manager

- Reach out to POA and HOA on how to have combined meeting, possible at local school, on April 24th.
- Add date of response time to communications chart and whether the item is satisfied or still open.
- Advertise workshop meeting for April 24th at 6pm. Location TBD (Aube)

TENTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Avalon Groves Community Development District meeting is scheduled for 10:00 a.m. on April 25, 2024 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

ELEVENTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:27 p.m., for 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 April 25, 2024.

□ Kyle Darin, Secretary	□ William Tyler Flint, Chair
□_____, Assistant Secretary	□ Eugene Mastrangeli, Vice Chair

EXHIBIT 12

Avalon Groves
Community Development District

Summary Financial Statements

(Unaudited)

Period Ending

March 31, 2024

Avalon Groves Community Development District
Balance Sheet
March 31, 2024

	General Fund	2,017 (AA1)	2017A-1 (AA2)	2019	2021 AA3	2021 PH 3 4 AA1	2022 AA4	Acquisition & Construction	Total
Assets:									
Cash	2,331,728	-	-	-	-	-	-	20	2,331,748
Investments:									
Revenue Fund	-	28	85	61	47	25	20	-	265
Interest	-	19	59	21	31	18	14	-	163
Debt Service Reserve	-	188,884	559,038	108,046	172,770	49,174	33,028	-	1,110,941
Cost of Issuance	-	-	-	14,146	13,921	1,210	(1)	-	29,276
Prepayment Account	-	4,202	2,003	1,361	134	-	-	-	7,700
Sinking Fund	-	60	1	21	186	112	52	-	431
Bond Redemption	-	-	-	49	0	-	-	-	49
Acquisition & Construction 2017 (AA1)	-	-						0	0
Acquisition & Construction 2017A-1 (AA2)	-	-						1	1
Acquisition & Construction 2017A-2 (AA2)	-	-						0	0
Acquisition & Construction 2019	-	-						6,362	6,362
Acquisition & Construction 2021	-	-						66,721	66,721
Acquisition & Construction 2021 Ph 3&4	-	-						379	379
Acquisition & Construction 2022	-	-						7,240	7,240
On-roll - Receivable Assessment	24,134	4,141	11,928	4,952	7,928	4,847	3,438	-	61,367
Accounts Receivable	-	-	-	-	-	-	-	-	-
Due from General Fund	-	168,567	537,693	275,852	250,006	181,489	128,217	-	1,541,824
Prepaid Items	-	-	-	-	-	-	-	-	-
Deposits	541	-	-	-	-	-	-	-	541
Total Assets	2,356,403	365,900	1,110,808	404,508	445,024	236,874	164,768	80,725	5,165,010
Liabilities:									
Accounts Payable	1,031	-	-	-	-	-	-	-	1,031
Accrued Expenses	-								
On-roll - Deferred Revenue	24,134	4,141	11,928	4,952	7,928	4,847	3,438	-	61,367
Due to Debt Service	1,541,824	-	-	-	-	-	-	-	1,541,824
Due to Acquisition & Construction	-	-	-	-	-	-	-	-	-
Fund Balance:	-	-	-	-	-	-	-	-	-
Non-Spendable:									
Prepaids & Deposits	541	-	-	-	-	-	-	-	541
Assigned:									
Operating Reserves	-	-	-	-	-	-	-	-	-
Roadway Reserves	-	-	-	-	-	-	-	-	-
Reserved for Debt Service	-	361,759	1,098,880	399,556	437,096	232,028	161,330	-	2,690,649
Reserved for Capital Projects	-	-	-	-	-	-	-	80,725	80,725
Unassigned	788,873	-	-	-	-	-	-	-	788,873
Total Liabilities & Fund Balance	2,356,403	365,900	1,110,808	404,508	445,024	236,874	164,768	80,725	5,165,010

Avalon Groves Community Development District
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to March 31, 2024

	Adopted Budget	Current Month	Actual Year to Date	Variance Over/(Under) Budget	% of Budget
Revenues:					
Special Assessments	$ 991,760	$ 10,008	$ 967,855	$ (23,905)	98%
Lot Closings	-	-	-	-	0%
Miscellaneous	-	-	-	-	0%
Interest Income	-	-	-	-	0%
Total Revenues	**991,760**	**10,008**	**967,855**	**(23,905)**	**98%**
Expenditures:					
General Administrative:					
Supervisor Compensation	12,000	-	4,800	(7,200)	40%
District Management Services	32,960	2,747	16,480	(16,480)	50%
Bank Fees	150	-	-	(150)	0%
Auditing	3,400	-	3,750	350	110%
Regulatory & Permit Fees	175	-	175	-	100%
Legal Advertisements	4,000	-	483	(3,517)	12%
Engineering Services	15,000	2,895	39,668	24,668	264%
Legal Services	25,000	-	24,102	(898)	96%
Technology & Website Administration	2,015	-	1,635	(380)	81%
Miscellaneous (appraisal, mailing, etc)	1,500	-	2,467	967	164%
Property Taxes	-	-	3,014	3,014	0%
Total General Administrative	**96,200**	**5,642**	**96,575**	**375**	**100%**
Insurance:					
Insurance	12,000	-	31,295	19,295	261%
Total Insurance	**12,000**	**-**	**31,295**	**19,295**	**261%**
Debt Serv ice Administration:					
Disclosure Report	5,150	-	1,000	(4,150)	19%
Arbitrage Rebate Report	2,000	-	-	(2,000)	0%
Trustee Fees	12,000	3,500	22,650	10,650	189%
Total Debt Service Administration	**19,150**	**3,500**	**23,650**	**4,500**	**123%**
Utilities:					
Utilities - Electricity	6,180	546	5,306	(874)	86%
Streetlights	230,000	20,680	126,680	(103,320)	55%
Utilities - Water	40,000	1,134	6,691	(33,309)	17%
Total Utilities	**276,180**	**22,360**	**138,677**	**(137,503)**	**50%**
Physical Environment:					
Lake & Pond Maintenance	54,600	3,370	19,934	(34,666)	37%
Landscape Maintenance	314,715	26,226	147,074	(167,641)	47%
Landscape Replenishment	15,285	-	4,545	(10,740)	30%
Wetland Mitigation & Monitoring	38,850	-	12,300	(26,550)	32%
Field Management	6,180	515	3,090	(3,090)	50%
Field Contingency	88,900	-	7,842	(81,058)	9%
Hardscape Repairs & Maintenance	15,000	-	-	(15,000)	0%
Stormwater Reporting	25,000	-	-	(25,000)	0%
Porter Services	10,000	-	-	(10,000)	0%
Pond Plantings & Erosion Control	12,000	-	-	(12,000)	0%
Fountain Repair	2,700	-	-	(2,700)	0%
Reserve Study	5,000	-	-	(5,000)	0%
Total Physical Environment	**588,230**	**30,111**	**194,786**	**(393,444)**	**33%**

	Adopted Budget	Current Month	Actual Year to Date	Variance Over/(Under) Budget	% of Budget
Total Expenditures	**991,760**	**61,613**	**484,982**	**(506,778)**	**49%**
Excess Expenditures Over (Under) Revenues	**-**	**(51,604)**	**482,873**	**482,873**	
Other Sources (Uses)					
Transfer In	-	-	-	-	
Transfer Out	-	-	-	-	
Total Other Sources (Uses)	**-**	**-**	**-**	**-**	
Fund Balance - Beginning			306,542		
Fund Balance - Ending			789,414		

Avalon Groves Community Development District
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to March 31, 2024

	Adopted Budget	Actual Year to Date
Revenues:		
Special Assessments	$ 170,338	$ 165,787
Lot Closings	-	-
Interest	-	5,006
Total Revenues	**170,338**	**$ 170,793**
Expenditures:		
Interest Expense:		
May 1, 2024	63,231	-
November 1, 2023	62,107	62,531
Principal Retirement:		
May 1, 2024	45,000	-
November 1, 2023	-	-
Total Expenditures	**170,338**	**62,531**
Excess Expenditures Over (Under) Revenues	**-**	**108,262**
Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	-
Total Other Sources (Uses)	**-**	**-**
Fund Balance - Beginning		253,497
Fund Balance - Ending		**361,759**

Avalon Groves Community Development District
Debt Service 2017A1 - 2 (AA2)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to March 31, 2024

	Adopted Budget	Actual Year to Date
Revenues:		
Special Assessments	$ 506,750	$ 493,212
Lot Closings	-	-
Prepayments	-	30,397
Interest		15,414
Total Revenues	**506,750**	**539,023**
Expenditures:		
Interest Expense:		
May 1, 2024	194,122	-
November 1, 2023	190,897	194,564
Principal Retirement:		
May 1, 2024	120,000	-
November 1, 2023	-	
Prepayment Expense:	-	80,000
Total Expenditures	**505,019**	**274,564**
Excess Expenditures Over (Under) Revenues	**1,731**	**264,459**
Other Sources (Uses)		
Transfer In	-	
Transfer Out	-	
Total Other Sources (Uses)	**-**	**-**
Fund Balance - Beginning		834,421
Fund Balance - Ending		1,098,880

Avalon Groves Community Development District
Debt Service 2019 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to March 31, 2024

	Adopted Budget	Actual Year to Date
Revenues:		
Special Assessments	$ 210,250	$ 204,633
Lot Closings	-	-
Interest	-	3,277
Total Revenues	**210,250**	**207,910**
Expenditures:		
Interest Expense:		
May 1, 2024	67,330	-
November 1, 2023	67,330	68,482
Principal Retirement:		
May 1, 2024	-	-
November 1, 2023	75,000	70,000
Total Expenditures	**209,660**	**138,482**
Excess Expenditures Over (Under) Revenues	**590**	**69,427**
Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(2,641)
Total Other Sources (Uses)	**-**	**(2,641)**
Fund Balance - Beginning		332,769
Fund Balance - Ending		399,555

Avalon Groves Community Development District
Debt Service 2021 Ph 3 & 4 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to March 31, 2024

	Adopted Budget	Actual Year to Date
Revenues:		
Special Assessments	$ 193,100	$ 187,941
Lot Closings	-	-
Interest	-	1,841
Total Revenues	**193,100**	**189,782**
Expenditures:		
Interest Expense:		
May 1, 2024	57,213	-
November 1, 2023	56,369	57,213
Principal Retirement:		
May 1, 2024	75,000	-
November 1, 2024	-	-
Total Expenditures	**188,582**	**57,213**
Excess Expenditures Over (Under) Revenues	**4,518**	**132,570**
Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(51,563)
Total Other Sources (Uses)	**-**	**(51,563)**
Fund Balance - Beginning		151,021
Fund Balance - Ending		232,028

Avalon Groves Community Development District
Debt Service 2021 (AA3)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to March 31, 2024

	Adopted Budget	Actual Year to Date
Revenues:		
Special Assessments	$ 336,600	$ 327,607
Lot Closings		-
Interest		4,914
Total Revenues	**336,600**	**332,521**
Expenditures:		
Interest Expense:		
May 1, 2024	102,869	-
November 1, 2023	101,325	102,769
Principal Retirement:		
May 1, 2024	130,000	-
November 1, 2024	-	-
Total Expenditures	**334,194**	**102,769**
Excess Expenditures Over (Under) Revenues	**2,406**	**229,753**
Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(4,223)
Total Other Sources (Uses)	**-**	**(4,223)**
Fund Balance - Beginning		211,567
Fund Balance - Ending		437,096

Avalon Groves Community Development District
Debt Service 2022 (AA4)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to March 31, 2024

	Adopted Budget	Actual Year to Date
Revenues:		
Special Assessments	$ 128,675	$ 125,237
Lot Closings		-
Interest		894
Total Revenues	**128,675**	**$ 126,131.82**
Expenditures:		
Interest Expense:		
May 1, 2024	45,338	$ -
November 1, 2023	44,638	$ 45,338
Principal Retirement:		
May 1, 2024	35,000	$ -
November 1, 2024	-	$ -
Total Expenditures	**124,976**	**$ 45,337.51**
Excess Expenditures Over (Under) Revenues	**3,699**	**$ 80,794.31**
Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(1,382)
Total Other Sources (Uses)	**-**	**(1,382)**
Fund Balance - Beginning		81,918
Fund Balance - Ending		161,330

Avalon Groves Community Development District
Construction in Progress
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to March 31, 2024

	2017 (AA1) Actual Year-to-Date	2017A-1 - 2 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2021 (AA1) PH 3/4 Actual Year-to-Date	2022 (AA4) Actual Year-to-Date
Revenues:						
Developer Funding	-	-	-	-	-	-
Insurance Claim	-	-				
Interest	-	-	141	1,677	399	32,133
Total Revenues	**-**	**-**	**141**	**1,677**	**399**	**32,133**
Expenditures:						
Dissemination Agent						
Trust Fund Accounting						
Arbitrage						
Trustee Fees						
Requisitions					53,733	1,926,233
Total Expense	-	-	-	-	53,733	1,926,233
Capital Outlay						
Boat Dock						
Other						
Total Capital Outlay	-	-	-	-	-	-
Total Expenditures	**-**	**-**	**-**	**-**	**53,733**	**1,926,233**
Excess Expenditures Over (Under) Revenues	**-**	**-**	**141**	**1,677**	**(53,335)**	**(1,894,101)**
Other Sources (Uses)						
Transfer In	-	-	2,641	4,223	51,563	1,382
Transfer Out	-	-	-	-	-	-
Total Other Sources (Uses)	**-**	**-**	**2,641**	**4,223**	**51,563**	**1,382**
Fund Balance - Beginning	0	21	3,580	60,821	2,151	1,899,959
Fund Balance - Ending	0	21	6,362	66,721	379	

Avalon Groves Community Development District
Balance Sheet
March 31, 2024

Balance per Bank Statement	$	2,356,887.21
Construction Cash in Operating Account		20.00
Plus: Deposits in Transit		-
Less: Outstanding Checks		25,138.98
Adjusted Bank Balance	**$**	**2,331,728.23**

Beginning Bank Balance per Books		2,388,358.27
Deposits		25,606.77
Disbursements		82,236.81
Balance per Book	**$**	**2,331,728.23**

Avalon Groves Community Development District
Check Register
FY2024

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
10/1/2023		**Balance**		**-**	**-**	**938,867.17**
10/01/2023	1632	Egis Insurance and Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123288		31,295.00	907,572.17
10/02/2023	1ACH100223	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/24-8/23/23		22.44	907,549.73
10/02/2023	2ACH100223	Sunshine Water Services	Goldcrest Loop Playground 7/24/22-08/23/23		13.24	907,536.49
10/02/2023	3ACH100223	Sunshine Water Services	Basswood Ln Island Irrigation 07/25/23-08/24/23		1,064.57	906,471.92
10/02/2023	1002ACH1	SECO Energy	16920 Sawgrass Bay Blvd 8/15/23 - 9/14/23		38.00	906,433.92
10/03/2023	1ACH100323	SECO Energy	17650 Sawgrass Bay Blvd 08/15/2023 - 09/14/2023		125.00	906,308.92
10/03/2023	2ACH100323	SECO Energy	17052 Basswood Lane 8/15/23 - 9/14/23		40.00	906,268.92
10/03/2023	3ACH100323	SECO Energy	17325 Sawgrass Bay Blvd 08/15-9/14/23		71.00	906,197.92
10/03/2023	4ACH100323	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15-09/14/23		38.00	906,159.92
10/03/2023	1633	Candice Smith	BOS MTG 9/28/23		200.00	905,959.92
10/03/2023	1634	Michael W. Aube	BOS MTG 9/28/23		200.00	905,759.92
10/03/2023	1635	William Tyler Flint	BOS MTG 9/28/23		200.00	905,559.92
10/03/2023	100154	HV Solar Lighting	Invoice: 66 (Reference: Light Installation.)		18,080.00	887,479.92
10/05/2023	100155	BIO-TECH CONSULTING, INC.	Invoice: 175497 (Reference: Mitigation Monitoring.)		4,800.00	882,679.92
10/05/2023	100156	Heidt Design	Invoice: 49006 (Reference: Engineering Services.)		310.00	882,369.92
10/05/2023	100157	Innersync	Invoice: 21641 (Reference: CDD Website Services.)		1,515.00	880,854.92
10/05/2023	100158	Steadfast Environmental, LLC	Invoice: SE-22897 (Reference: y Description U/M Rate Serviced Date Amount Routine Aquatic Mainte...		2,733.41	878,121.51
10/05/2023	100159	Vesta District Services	Invoice: 413496 (Reference: Monthly contracted management fees.) Invoice: 413497 (Reference: ...		8,411.67	869,709.84
10/13/2023	1013ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #10		813.53	868,896.31
10/13/2023	1013ACH2	SECO Energy	16920 Sawgrass Bay Blvd 6/29/23 - 7/19/23		259.00	868,637.31
10/13/2023	100160	Fountain Design Group, Inc.	Invoice: 31340A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	868,462.31
10/13/2023	100161	Humane Animal Removal Team	Invoice: 101123-1 (Reference: Wild Hog Trapping.)		2,285.00	866,177.31
10/27/2023	1ACH102723	Regions Bank.	Transfer for DS payment Due 11/1 for 2017A-1		193,668.87	672,508.44
10/27/2023	2ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2017 (AA1)		62,393.37	610,115.07
10/27/2023	3ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2019 (AA1)		138,397.37	471,717.70
10/27/2023	4ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2021 (AA3)		102,413.62	369,304.08
10/27/2023	5ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2021 PH 3/4		57,110.51	312,193.57
10/27/2023	6ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2022(AA4)		45,269.23	266,924.34
10/30/2023	1ACH103023	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/23-9/25/23		16.29	266,908.05
10/30/2023	2ACH103023	Sunshine Water Services	Goldcrest Loop Playground 8/23/22-09/26/23		13.21	266,894.84
10/30/2023	1030ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 08/24/23-09/26/23		1,089.06	265,805.78
10/31/2023				**-**	**671,972.33**	**265,805.78**
11/01/2023			Deposit	18.32		265,824.10
11/01/2023			Deposit	6,405.63		272,229.73
11/02/2023	1ACH110223	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/14-10/16/23		41.00	272,188.73
11/02/2023	2ACH110223	SECO Energy	17325 Sawgrass Bay Blvd 09/14-10/16/23		306.00	271,882.73
11/02/2023	1102ACH3	SECO Energy	17052 Basswood Lane 09/14/2023 TO 10/16/2023		43.00	271,839.73
11/02/2023	1102ACH4	SECO Energy	17650 Sawgrass Bay Blvd 09/14/2023 TO 10/16/2023		67.00	271,772.73
11/03/2023	1103ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #11		800.00	270,972.73
11/03/2023	1103ACH2	SECO Energy	16920 Sawgrass Bay Blvd 09/14/2023 TO 10/16/2023		507.00	270,465.73
11/06/2023	100162	LLS Tax Solutions	Invoice: 0036087 (Reference: Arbitrage Services)		650.00	269,8

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
11/06/2023	100163	Steadfast Environmental, LLC	Invoice: SE-23111 (Reference: Routine Aquatic Maintenance.) Invoice: SE-23160 (Reference: Tra...		3,720.14	266,095.59
11/06/2023	100164	HV Solar Lighting	Invoice: 85 (Reference: Street Light Installation.) Invoice: 68 (Reference: Street Light Proj...		25,880.00	240,215.59
11/06/2023	100165	Clean Star Services	Invoice: 10885 (Reference: Monthly Trash Service.)		310.00	239,905.59
11/06/2023	100166	Kutak Rock LLP	Invoice: 3296706 (Reference: General Counsel.)		6,461.00	233,444.59
11/06/2023	100167	Vesta District Services	Invoice: 414370 (Reference: Monthly contracted management fees.)		3,261.67	230,182.92
11/06/2023	100168	Down to Earth	Invoice: INV170458 (Reference: Monthly Maintenance.)		26,226.25	203,956.67
11/14/2023	1636	DEPT OF ECONOMIC OPPORTUNITY	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	203,781.67
11/15/2023	100169	Orlando Sentinel	Invoice: 082037759000 (Reference: Legal Advertising.)		275.68	203,505.99
11/15/2023	100170	Yellowstone Landscape	Invoice: OS 621300 (Reference: Edgemont Perimeter Mowing, Edging, Clean-Up.) Invoice: OS 6213...		11,295.45	192,210.54
11/15/2023	100171	Stantec Consulting Services,Inc	Invoice: 2153207 (Reference: WA1 - Avalon Groves CDD.) Invoice: 2153208 (Reference: WA1 - Ava...		3,522.89	188,687.65
11/16/2023	100172	Down to Earth	Invoice: INV172672 (Reference: Lawncare Recurring Monthly Maintenance.)		26,226.25	162,461.40
11/20/2023			Deposit	25,443.44		187,904.84
11/20/2023			Deposit	15,729.34		203,634.18
11/28/2023	1637	Eugene J. Mastrangeli	BOS MTG 10/26/23		200.00	203,434.18
11/28/2023	1638	Michael W. Aube	BOS MTG 10/26/23		200.00	203,234.18
11/28/2023	1639	Robert J. Wolski	BOS MTG 10/26/23		200.00	203,034.18
11/28/2023	1640	William Tyler Flint	BOS MTG 10/26/23		200.00	202,834.18
11/28/2023	1641	Eugene J. Mastrangeli	BOS MTG 11/16/23		200.00	202,634.18
11/28/2023	1642	Michael W. Aube	BOS MTG 11/16/23		200.00	202,434.18
11/28/2023	1643	Robert J. Wolski	BOS MTG 11/16/23		200.00	202,234.18
11/28/2023	1644	William Tyler Flint	BOS MTG 11/16/23		200.00	202,034.18
11/29/2023			Deposit	69,855.71		271,889.89
11/29/2023			Deposit	45,903.57		317,793.46
11/30/2023				**163,356.01**	**111,368.33**	**317,793.46**
12/01/2023	1ACH120123	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/16-11/14/23		37.00	317,756.46
12/01/2023	2ACH120123	SECO Energy	17325 Sawgrass Bay Blvd 10/16-11/14/23		269.00	317,487.46
12/01/2023	3ACH120123	SECO Energy	17650 Sawgrass Bay Blvd 10/16/2023 TO 11/14/2023		16.00	317,471.46
12/01/2023	4ACH120123	SECO Energy	17052 Basswood Lane 10/16/2023 TO 11/14/2023		39.00	317,432.46
12/01/2023	1201ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/01/23 - 11/14/23		378.00	317,054.46
12/04/2023	1ACH120423	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/25-10/24/23		14.75	317,039.71
12/04/2023	2ACH120423	Sunshine Water Services	Goldcrest Loop Playground 9/26/22-10/24/23		13.40	317,026.31
12/04/2023	100173	Fireman Tom's Pressure Washing Co.	Invoice: 231115-02 (Reference: Pressure Washing.) Invoice: 231116 (Reference: Pressure Washin...		3,445.60	313,580.71
12/04/2023	100174	Steadfast Environmental, LLC	Invoice: SE-23227 (Reference: Monthly Maintenance - Dec 2023.)		3,370.14	310,210.57
12/04/2023	100175	HV Solar Lighting	Invoice: 104 (Reference: Dec 2023.) Invoice: 105 (Reference: Edgemont Base December 2023.)		20,680.00	289,530.57
12/04/2023	100176	Clean Star Services	Invoice: 11068 (Reference: Trash P/U - Nov 2023.)		310.00	289,220.57
12/04/2023	100177	Kutak Rock LLP	Invoice: 3310419 (Reference: General Legal Matters -Oct 2023.)		8,129.05	281,091.52
12/04/2023	100178	Vesta District Services	Invoice: 415332 (Reference: Monthly Mgmt. Fee.)		3,261.67	277,829.85
12/04/2023	100179	Down to Earth	Invoice: INV174860 (Reference: Controller A replacement.)		7,541.89	270,287.96
12/06/2023	1206ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 9/26/23 - 10/25/23		1,011.50	269,276.46
12/11/2023			Deposit	145,202.70		414,479.16
12/11/2023			Deposit	97,828.94		512,308.10
12/13/2023	100180	Dibartolomeo, McBee, Hartley & Barnes,	Invoice: 90097983 (Reference: Audit FYE 09/30/2022.)		3,750.00	508,558.10
12/13/2023	100181	Stantec Consulting Services,Inc	Invoice: 2163937 (Reference: Consulting Services.)		7,729.36	500,828.74
12/13/2023	100182	Down to Earth	Invoice: INV17459 (Reference: Monthly Maintenance.)		26,226.25	474,602.49
12/13/2023			Deposit	894,431.58		1,369,034.07
12/13/2023			Deposit	587,839.65		1,956,873.72
12/27/2023	1227ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/14/23 - 12/13/23		49.00	1,956,824.72
12/28/2023			Deposit	137,711.16		2,094,5[illegible]

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
12/28/2023			Deposit	83,696.71		2,178,232.59
12/30/2023	1ACH123023	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 14/16-12/13/23		37.00	2,178,195.59
12/30/2023	2ACH123023	SECO Energy	17325 Sawgrass Bay Blvd 11/14-12/13/23		282.00	2,177,913.59
12/30/2023	3ACH123023	SECO Energy	17052 Basswood Lane 11/14/2023 TO 12/13/2023		39.00	2,177,874.59
12/30/2023	4ACH123023	SECO Energy	17650 Sawgrass Bay Blvd 11/14/2023 TO 12/13/2023		41.00	2,177,833.59
12/30/2023				**1,946,710.74**	**86,670.61**	**2,177,833.59**
01/01/2024	1ACH010124	Sunshine Water Services	Goldcrest Loop Playground 10/24/22-11/22/23		13.21	2,177,820.38
01/01/2024	2ACH010124	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/24-11/22/23		13.21	2,177,807.17
01/01/2024	0101ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 10/25/23 - 11/27/23		1,186.40	2,176,620.77
01/03/2024	1645	David Jordan Lake County Tax Collector	Account #2424260001-000-01800		3,014.40	2,173,606.37
01/05/2024	100183	Steadfast Environmental, LLC	Invoice: SE-23394 (Reference: Routine Aquatic Maintenance - Jan 2024.)		3,370.14	2,170,236.23
01/05/2024	100184	Clean Star Services	Invoice: 11281 (Reference: Monthly Trash Service - Dec 2023.)		310.00	2,169,926.23
01/05/2024	100185	Kutak Rock LLP	Invoice: 3328404 (Reference: General Counsel.)		3,094.72	2,166,831.51
01/05/2024	100186	Down to Earth	Invoice: INV178708 (Reference: Lawncare Recurring Monthly Maintenance Jan 2024.)		26,226.25	2,140,605.26
01/08/2024	1646	Eugene J. Mastrangeli	BOS MTG 12/28/23		200.00	2,140,405.26
01/08/2024	1647	Michael W. Aube	BOS MTG 12/28/23		200.00	2,140,205.26
01/08/2024	1648	Robert J. Wolski	BOS MTG 12/28/23		200.00	2,140,005.26
01/08/2024	1649	William Tyler Flint	BOS MTG 12/28/23		200.00	2,139,805.26
01/11/2024	100187	Fountain Design Group, Inc.	Invoice: 32149A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	2,139,630.26
01/11/2024	100188	HV Solar Lighting	Invoice: 120 (Reference: Street Light Installation.) Invoice: 121 (Reference: Street Light Pr...		20,680.00	2,118,950.26
01/11/2024	100189	Stantec Consulting Services,Inc	Invoice: 2178747 (Reference: Consulting Services.)		6,955.06	2,111,995.20
01/11/2024	100190	Vesta District Services	Invoice: 415819 (Reference: Billable Expenses - Nov 2023.) Invoice: 416276 (Reference: Monthl...		3,291.67	2,108,703.53
01/11/2024			Deposit	296,536.17		2,405,239.70
01/12/2024	1650	Disclosure Technology Services LLC	Disclosure Report		1,000.00	2,404,239.70
01/16/2024	1651	Carl M. Weston	BOS MTG 12/28/23		200.00	2,404,039.70
01/18/2024	1652	Regions Bank.			10,500.00	2,393,539.70
01/19/2024	EFT011924	Sunshine Water Services			179.00	2,393,360.70
01/22/2024	100191	Down to Earth	Invoice: INV179510 (Reference: Replace grass w/mulch by Palms entrance.)		900.15	2,392,460.55
01/24/2024			Deposit	2,590.17		2,395,050.72
01/25/2024	1654	Carl M. Weston	BOS MTG 1/25/24		200.00	2,394,850.72
01/25/2024	1655	Eugene J. Mastrangeli	BOS MTG 1/25/24		200.00	2,394,650.72
01/25/2024	1656	Michael W. Aube	BOS MTG 1/25/24		200.00	2,394,450.72
01/29/2024	100192	Kutak Rock LLP	Invoice: 3340525 (Reference: Legal Advertising.)		3,298.50	2,391,152.22
01/30/2024	1ACH013024	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/22-12/26/23		13.21	2,391,139.01
01/30/2024	2ACH013024	Sunshine Water Services	Goldcrest Loop Playground 11/22/22-12/26/23		13.37	2,391,125.64
01/30/2024	100193	Clean Star Services	Invoice: 11486 (Reference: Trash Service 1/2024.)		310.00	2,390,815.64
1/31/2024				**299,126.34**	**86,144.29**	**2,390,815.64**
02/01/2024	0201ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 11/27/23 - 12/26/23		915.73	2,389,899.91
02/02/2024	1ACH020224	SECO Energy	17650 Sawgrass Bay Blvd 12/13/2023 TO 1/16/2024		48.00	2,389,851.91
02/02/2024	2ACH020224	SECO Energy	17052 Basswood Lane 12/13/2023 TO 1/16/2024		46.00	2,389,805.91
02/02/2024	3ACH0202241	SECO Energy	17325 Sawgrass Bay Blvd 12/13-1/16/24		333.00	2,389,472.91
02/02/2024	4ACH020224	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/13-1/16/24		44.00	2,389,428.91
02/02/2024	5ACH020224	SECO Energy	16920 Sawgrass Bay Blvd 12/13/23 - 1/16/24		54.00	2,389,374.91
02/15/2024	100194	Steadfast Environmental, LLC	Invoice: SE-23514 (Reference: Routine Aquatic Maintenance Feb 2024.)		3,370.14	2,386,004.77
02/15/2024	100195	HV Solar Lighting	Invoice: 147 (Reference: Streetlight Installation.) Invoice: 148 (Reference: Streetlight Inst...		20,680.00	2,365,324.77
02/15/2024	100196	Stantec Consulting Services,Inc	Invoice: 2191691 (Reference: 2024 FY General Consulting.)		3,225.00	2,362,099.77
02/15/2024	100197	Vesta District Services	Invoice: 416538 (Reference: MICROSOFT - Supervisor Email Hosting.) Invoice: 416853 (Reference...		3,291.67	2,358,808.10
02/15/2024			Deposit	43,896.84		2,402,7

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
02/20/2024	100198	Kutak Rock LLP	Invoice: 3353179 (Reference: General Counsel.)		3,119.02	2,399,585.92
02/26/2024	1657	Carl M. Weston	BOS MTG 2/22/24		200.00	2,399,385.92
02/26/2024	1658	Eugene J. Mastrangeli	BOS MTG 2/22/24		200.00	2,399,185.92
02/26/2024	1659	Michael W. Aube	BOS MTG 2/22/24		200.00	2,398,985.92
02/26/2024	1660	Robert J. Wolski	BOS MTG 2/22/24		200.00	2,398,785.92
02/26/2024	1661	William Tyler Flint	BOS MTG 2/22/24		200.00	2,398,585.92
02/27/2024	100199	BIO-TECH CONSULTING, INC.	Invoice: 178349 (Reference: Mitigation Services.)		7,500.00	2,391,085.92
02/27/2024	100200	Vesta District Services	Invoice: 417243 (Reference: Billable Expenses - Jan 2024.)		1,680.06	2,389,405.86
02/27/2024	100201	APEX Home Improvement	Invoice: 405 (Reference: Install 15 Signs.)		850.00	2,388,555.86
02/27/2024	0227EFT1	Sunshine Water Services	Paragon Ln - Playground Irrigation 11/27/23 - 12/27/23		197.59	2,388,358.27
2/29/2024				**43,896.84**	**46,354.21**	**2,388,358.27**
03/01/2024	1ACH030124	SECO Energy	16920 Sawgrass Bay Blvd 1/16/24 - 2/13/24		46.00	2,388,312.27
03/01/2024	32ACH030124	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 1/16-2/13/24		36.00	2,388,276.27
03/01/2024	3ACH030124	SECO Energy	17325 Sawgrass Bay Blvd 1/16-2/13/24		272.00	2,388,004.27
03/01/2024	0301ACH1	SECO Energy	17650 Sawgrass Bay Blvd 01/16/2024 TO 02/13/2024		78.00	2,387,926.27
03/01/2024	0301ACH2	SECO Energy	17052 Basswood Lane 01/16/2024 TO 02/13/2024		38.00	2,387,888.27
03/01/2024	1662	Regions Bank.	Annual Trustee Fees Series 2021		3,500.00	2,384,388.27
03/01/2024	100202	Vesta District Services	Invoice: 417400 (Reference: Monthly Mgmt. Fee - Mar 2024.)		3,261.67	2,381,126.60
03/04/2024	1ACH030424	Sunshine Water Services	Goldcrest Loop Playground 12/26/23-1/24/24		13.25	2,381,113.35
03/04/2024	2ACH030424	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 12/2623-1/24/24		13.25	2,381,100.10
03/04/2024	ACH030424	Sunshine Water Services	Paragon Ln - Playground Irrigation 12/27/23-1/31/24		259.06	2,380,841.04
03/04/2024	0304ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 12/26/23 - 1/24/24		582.28	2,380,258.76
03/13/2024	100203	Orlando Sentinel	Invoice: 088602451000 (Reference: Legal Advertising.)		207.00	2,380,051.76
03/13/2024	100204	HV Solar Lighting	Invoice: 155 (Reference: Street Light Project.) Invoice: 159 (Reference: Light Installation.)		20,680.00	2,359,371.76
03/13/2024	100205	Down to Earth	Invoice: INV183714 (Reference: Irrigation Repairs.) Invoice: 030124- (Reference: Lawncare Mai...		26,976.81	2,332,394.95
03/13/2024	100206	Steadfast Environmental, LLC	Invoice: SE-23660 (Reference: Routine Aquatic Maintenance March 2024.)		3,370.14	2,329,024.81
03/13/2024	100207	Clean Star Services	Invoice: 11724 (Reference: Monthly Trash Service.)		310.00	2,328,714.81
03/13/2024	100208	Stantec Consulting Services,Inc	Invoice: 2203943 (Reference: General Consulting.)		2,895.00	2,325,819.81
03/13/2024	100209	Vesta District Services	Invoice: 418164 (Reference: Billable Expenses - Feb 2024.)		208.49	2,325,611.32
03/15/2024	100210	Stantec Consulting Services,Inc	Invoice: 2109996 (Reference: General Engineering Services.) Invoice: 2136955 (Reference: Gene...		15,340.88	2,310,270.44
03/19/2024	0319ACH3	SECO Energy	17325 Sawgrass Bay Blvd 02/13/2024 TO 3/15/24		300.00	2,309,970.44
03/19/2024	0319ACH4	SECO Energy	16920 Sawgrass Bay Blvd 02/13/2024 TO 3/15/24		52.00	2,309,918.44
03/19/2024	0319ACH1	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 02/13/2024 TO 3/15/24		40.00	2,309,878.44
03/25/2024	1663	Regions Bank.	Annual Trustee Fees Series 2022		3,500.00	2,306,378.44
03/26/2024			Deposit	25,606.77		2,331,985.21
03/28/2024	0328ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 1/31/24 - 2/29/24		256.98	2,331,728.23
3/31/2024				**25,606.77**	**82,236.81**	**2,331,728.23**

EXHIBIT 13

LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

April 11, 2024

Mr. Logan Muether
Avalon Groves Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

$7,215,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and
$4,400,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)
("Bonds")

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended March 31, 2024 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of March 31, 2024.

The Bonds were also reviewed for compliance with IRS Yield Restrictions rules as described in Treasury Regulation §1.148-2.

The next annual arbitrage rebate calculation date is March 31, 2025. We have provided an engagement letter for the next two computation periods ending March 31, 2025, and March 31, 2026, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Janet Ricardo, Regions Bank

Avalon Groves Community Development District

$7,215,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and $4,400,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2024

LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

April 11, 2024

Mr. Logan Muether
Avalon Groves Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: $7,215,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and $4,400,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project) ("Bonds")

Avalon Groves Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended March 31, 2024 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of $(591,660.45) at March 31, 2024. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 6.1314%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District
April 11, 2024
$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and
$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)
For the period ended March 31, 2024

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is April 6, 2017.

2. The end of the first Bond Year for the Bonds is March 31, 2018.

3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.

4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.

5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.

6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.

7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.

8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District
April 11, 2024
$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and
$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)
For the period ended March 31, 2024

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.

10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.

11. Proceeds of the Assessment Area Two A-1 Bonds will be used to provide funds for (i) paying the Cost of acquiring and/or constructing a portion of the Assessment Area Two Project, (ii) funding Capitalized Interest through at least May 1, 2018, (iii) The funding of the Assessment Area Two A-1 Reserve Account, and (iv) the payment of the costs of Issuance of the Assessment Area Two A-1 Bonds. Proceeds of the Assessment Area Two A-2 Bonds will be used to provide funds for (i) paying the Cost of acquiring and/or constructing a portion of the Assessment Area Two Project, (ii) funding Capitalized Interest through at least May 1, 2018, (iii) The funding of the Assessment Area Two A-1 Reserve Account, and (iv) the payment of the costs of Issuance of the Assessment Area Two A-2 Bonds.

12. The Series 2017A-2 portion of the Bonds was redeemed on November 1, 2019, but the Series 2017A-1 portion of the Bonds is still outstanding as of March 31, 2024, and thus remains subject to arbitrage compliance.

13. The Bonds were also reviewed for compliance with IRS Yield Restrictions rules as described in Treasury Regulation §1.148-2.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District
April 11, 2024
$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and
$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)
For the period ended March 31, 2024

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.

2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.

3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.

4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.

5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.

6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District
April 11, 2024
$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and
$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)
For the period ended March 31, 2024

SOURCE INFORMATION

Bonds	Source
Closing Date	Form 8038G
Bond Yield	Form 8038G
Investments	**Source**
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District
April 11, 2024
$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and
$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)
For the period ended March 31, 2024

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

$7,215,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-1 (ASSESSMENT AREA TWO PROJECT) AND
$4,400,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-2 (ASSESSMENT AREA TWO PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017	ISSUE DATE
4 / 1 / 2022	BEGINNING OF COMPUTATION PERIOD
3 / 31 / 2024	COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1314%	ALLOWABLE EARNINGS
4 / 1 / 2022	BEGINNING BALANCE		0.00	520,089.75	586,860.56	66,770.81
4 / 1 / 2022	RESERVE ACCOUNT 2017A-1		26.69	0.00	0.00	0.00
5 / 2 / 2022	RESERVE ACCOUNT 2017A-1		61.06	0.00	0.00	0.00
6 / 1 / 2022	RESERVE ACCOUNT 2017A-1		226.86	0.00	0.00	0.00
7 / 1 / 2022	RESERVE ACCOUNT 2017A-1		396.07	0.00	0.00	0.00
8 / 1 / 2022	RESERVE ACCOUNT 2017A-1		600.68	0.00	0.00	0.00
9 / 1 / 2022	RESERVE ACCOUNT 2017A-1		880.76	0.00	0.00	0.00
10 / 3 / 2022	RESERVE ACCOUNT 2017A-1		990.50	0.00	0.00	0.00
11 / 1 / 2022	RESERVE ACCOUNT 2017A-1		1,256.92	0.00	0.00	0.00
12 / 1 / 2022	RESERVE ACCOUNT 2017A-1		1,498.43	0.00	0.00	0.00
1 / 3 / 2023	RESERVE ACCOUNT 2017A-1		1,722.92	0.00	0.00	0.00
2 / 1 / 2023	RESERVE ACCOUNT 2017A-1		1,859.05	0.00	0.00	0.00
3 / 1 / 2023	RESERVE ACCOUNT 2017A-1		1,800.70	0.00	0.00	0.00
4 / 3 / 2023	RESERVE ACCOUNT 2017A-1		2,048.13	0.00	0.00	0.00
5 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,069.31	0.00	0.00	0.00
6 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,249.68	0.00	0.00	0.00
7 / 3 / 2023	RESERVE ACCOUNT 2017A-1		2,203.85	0.00	0.00	0.00
8 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,304.32	0.00	0.00	0.00
9 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,398.99	0.00	0.00	0.00
10 / 2 / 2023	RESERVE ACCOUNT 2017A-1		2,340.54	0.00	0.00	0.00
11 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,429.78	0.00	0.00	0.00
12 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,365.69	0.00	0.00	0.00
1 / 2 / 2024	RESERVE ACCOUNT 2017A-1		2,455.62	0.00	0.00	0.00
2 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,459.14	0.00	0.00	0.00
3 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,302.95	0.00	0.00	0.00
3 / 31 / 2024	INTEREST ACCRUAL		2,472.13	0.00	0.00	0.00
		561,510.52	41,420.77	520,089.75	586,860.56	66,770.81

$7,215,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-1 (ASSESSMENT AREA TWO PROJECT) AND
$4,400,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-2 (ASSESSMENT AREA TWO PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017	ISSUE DATE
4 / 1 / 2022	BEGINNING OF COMPUTATION PERIOD
3 / 31 / 2024	COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1314%	ALLOWABLE EARNINGS
4 / 1 / 2022	BEGINNING BALANCE		0.00	0.80	0.90	0.10
3 / 31 / 2024	CONSTRUCTION FUND 2017A-1		0.00	0.00	0.00	0.00
		0.80	0.00	0.80	0.90	0.10
		561,511.32	41,420.77	520,090.55	586,861.46	66,770.91

ACTUAL EARNINGS	41,420.77
ALLOWABLE EARNINGS	66,770.91
REBATE REQUIREMENT	(25,350.14)
FUTURE VALUE 3/31/2022 CUMULATIVE REBATE REQUIREMENT	(562,158.29)
FUTURE VALUE 3/31/2023 COMPUTATION DATE CREDIT	(2,082.02)
COMPUTATION DATE CREDIT	(2,070.00)
CUMULATIVE REBATE REQUIREMENT	(591,660.45)

EXHIBIT 14

Avalon Groves – Outstanding Action Items FY 2024

Completed action items have been archived

DM – District Manager (Kyle Darin, Vesta District Services)
DC – District Counsel (Jere Earlywine/Bennett Davenport, Kutak Rock)
DE – District Engineer (Greg Woodcock, Stantec)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DC/DM	Draft 2 separate letters pushing for road connection to be completed, emphasizing liability and emergency vehicle access to community. Also include road signage, speed safety concerns.	3/28/2024		
DC/DE	Easement Encroachment Policy	1/22/2024		Work with District Engineer to draft documents and policies related to easements and easement encroachments for discussion at February meeting. 2/22 Further Policy updates requested
DC	Hog Trapping Contracts	1/22/2024		Work with both HOA's on hog trapping cost share agreement, then draft district's form of agreement for contract with swine solutions.
DE/DM	Highlight no parking areas on district map for publication on website and through POA.	3/28/2024		
DE/DM	Obtain orange county traffic report related to Sawgrass Bay and Avalon. Report was completed 2-3 years ago.	3/28/2024		
DE	Proposals to prevent cars from accessing Fleming from Sawgrass Bay Blvd.. DE to reach out to Otange County to attempt to have them pay for remediation,	2/22/2024		
DE/DM	Obtain proposals for signage for the Villages.	9/28/2023		10/26 - Maintenance map to confirm monument ownership Board to decide on size/style or pass along to HOA for funding/sign choice 11/16 - monuments at the Palms are HOA-owned - all other small monuments are CDD-owned - Is HOA going to purchase signs and enter a license agreement?
DM/DC	Draft 2 separate letters pushing for road connection to be completed, emphasizing liability and emergency vehicle access to community. Also include road signage, speed safety concerns.	3/28/2024		
DM/DE	Highlight no parking areas on district map for publication on website and through POA.	3/28/2024		
DM/DE	Obtain Orange County traffic report related to Sawgrass Bay and Avalon. Report was completed 2-3 years ago.	3/28/2024		
DM	Butterfly Pea Island	1/22/2024		2/21 Request sent to DTE to provide proposal for solar powered timer for Butterfly Pea island irrigation.
DM	Obtain contact at Summit Construction	11/16/2023		DE reached out on 11/6, DM to follow up
DM	Additional quote for materials and install for monument lights & outlets	3/23/2023		Ongoing: Sourcing vendors (equipment suppliers separate from installers) 10/30 Apex Home Improvements contacted for installation quote 12/13 2nd request for quote emailed

Avalon Groves – Outstanding Action Items FY 2024

Completed action items have been archived

DM – District Manager (Kyle Darin, Vesta District Services)
DC – District Counsel (Jere Earlywine/Bennett Davenport, Kutak Rock)
DE – District Engineer (Greg Woodcock, Stantec)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
FM	Quotes for bat boxes	2/22/2024		3/20 - price range $100-$300/box, pole/install extra Local bat specialist contacted for recommendations Boxes are custom-made - 2 boxes can be delivered/installed on the same day. 4/15 - Quote requested for 4 bat boxes with Fly By Night Inc.
DTE	Submit arborist credentials	2/22/2024		
DTE	Pond 13 sod	1/22/2024		Report on turf condition at pond 13. No irrigation.
DTE	DTE to get arborist to photograph dead pines on 17878 Blazing Star Circle to facilitate removal.	11/16/2023	4/10/2024	11/16 Proposal needed for arborist to create report w/pictures on dead tree for Lake County Tree Removal Exemption form submission before trees are removed. 2/15 Arborist scheduled 4/10 tree location reviewed by staff - located on private property not CDD-maintained conservation area will forward to HOA