



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

May 23, 2024

7:00 p.m.

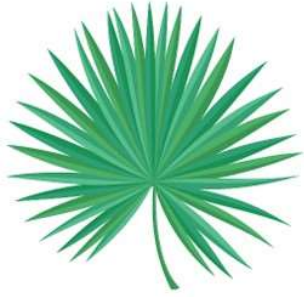
Location:

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, May 23, 2024 at 7:00 p.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@vestadpropertyervices.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, May 23, 2024
 Time: 7:00 p.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. **May 16 Workshop Review** [See Exhibit 17](#)
 - A. Supervisor Portfolios (Aube)
 - B. Process for FY 2025 Budget (Aube)
 - C. Communication Systems (Aube)
 - D. CDD Easements (Mastrangeli)
 - E. Other Business
 - 1. Execution, Accountability and 360 Review on Performance (Mastrangeli)
 - 2. Development of a Horticulture Committee (Aube)
 - 3. Village 2 Mailboxes (Aube)
- IV. **Staff Reports**
 - A. District Engineer – *Greg Woodcock, Stantec*
 - 1. Update For Resident Request to Plant Tree on Drainage/Access Easement (Palms at Serenoa HOA) [Exhibit 1](#)
 - 2. Pond 13 Erosion Review [Exhibit 2](#)
 - B. District Counsel – *Bennett Davenport, Kutak Rock*
 - C. District Manager – *Kyle Darin, Vesta District Services*
 - 1. Field Report – *Vesta District Services* [Exhibit 3](#)
 - a. Consideration of Atlantic Directional Drilling Proposal to Bore Under Sawgrass Bay Blvd for Two 6” Irrigation Conduits - \$14,850.00 [FIELD CONTINGENCY] [Exhibit 4](#)





IV. Staff Reports

C. District Manager

2. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 5](#)
3. Landscape Maintenance Report – *Down To Earth* [Exhibit 6](#)
 - a. Consideration of Proposals
 - i. Install Pine Bark Mulch in Landscape Beds - \$31,500.00 [offset from FIELD CONTINGENCY] [Exhibit 7](#)
 - ii. Sod Replacement Between 17534 Blazing Star Circle and Lift Station - \$5,115.00 [offset from FIELD CONTINGENCY] [Exhibit 8](#)
 - iii. Removal of 104 Dead Trees From Palms at Serenoa Ponds - \$4,887.26 [offset from FIELD CONTINGENCY] [Exhibit 9](#)
 - iv. Removal of 58 Dead Trees From Village 1-3 Ponds - \$2,840.51 [offset from FIELD CONTINGENCY] [Exhibit 10](#)
 - v. Sod Replacement at 17687 Saw Palmetto Ave - \$1,085.00 [offset from FIELD CONTINGENCY] [Exhibit 11](#)

D. Serenoa POA Amenity Manager

E. Palms at Serenoa HOA Amenity Manager

V. Business Matters

A. Budget

1. Discussion on FY 2025 Operations & Maintenance Needs
 - a. Review of FY 2024 Expenditure Trends [Exhibit 12](#)
 - b. Discussion on Capital Improvement Projects
 - c. Review of FY 2025 Preliminary Budget [Exhibit 13](#)
2. Consideration and Adoption of **Resolution 2024-06 Approving FY 2025 Proposed Budget and Setting Public Hearing** [Exhibit 14](#)

VI. Consent Agenda

- A. Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held April 24, 2024 [Exhibit 15](#)
- B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 25, 2024 [Exhibit 16](#)
- C. Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held May 16, 2024 [Exhibit 17](#)
- D. Consideration and Acceptance of the April 2024 Unaudited Financial Report [Exhibit 18](#)

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





VIII. Supervisor Requests

- A.** Discussion on Pet Waste Stations (*Aube*)
- B.** Next Workshop Agenda Items
- C.** Next Meeting Agenda Items

IX. Next Workshop Attendance Check

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

June 13, 2024 at 10 a.m.
Palms at Serenoa Clubhouse
17244 Bay Cedar Way,
Clermont, FL 34714

X. Next Meeting Quorum Check

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

June 27, 2024 at 10 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

XI. Action Item Summary (*For Inclusion in Minutes*)

[Exhibit 19](#)

XII. Adjournment



EXHIBIT 1



BOUNDARY & AS-BUILT SURVEY

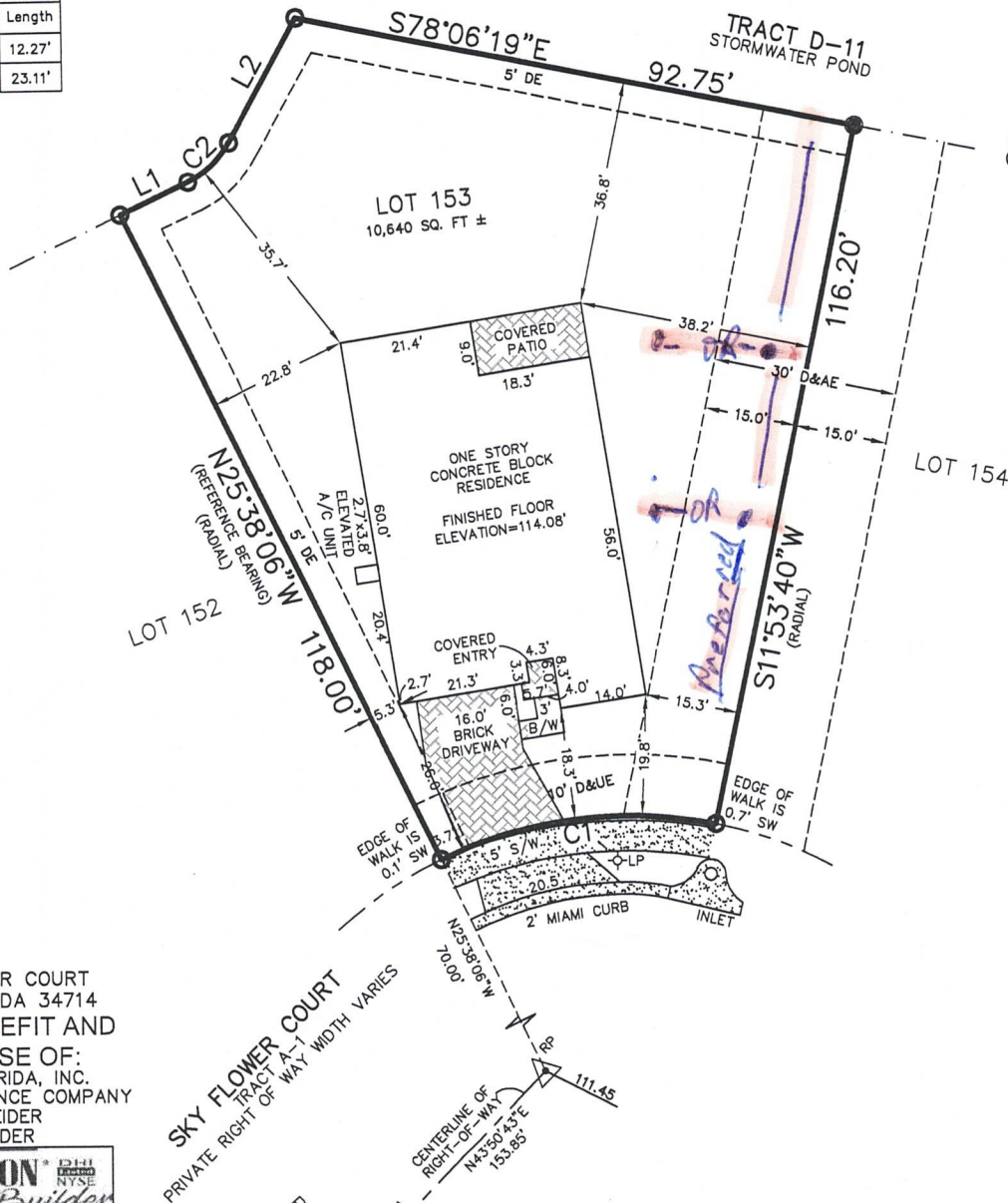
DESCRIPTION: (AS FURNISHED)

LOT 153, PALMS AT SERENOA PHASE 4

AS RECORDED IN PLAT BOOK 77, PAGE(S) 32-36, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	45.85'	70.00'	37°31'46"	S83°07'47"W	45.04'
C2	9.38'	15.00'	35°48'54"	N46°45'00"E	9.22'

Line Table		
Line #	Direction	Length
L1	N64°39'26"E	12.27'
L2	N28°50'33"E	23.11'



ADDRESS:

3605 SKY FLOWER COURT
CLERMONT, FLORIDA 34714
FOR THE BENEFIT AND
EXCLUSIVE USE OF:
DHI TITLE OF FLORIDA, INC.
DHI TITLE INSURANCE COMPANY
TERRY LEE SCHNEIDER
JOAN LYN SCHNEIDER



NOTES:

1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED. INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.

2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 12-18-2023, UNLESS OTHERWISE SHOWN.

3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.

4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.

5. BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.

6. ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NAVD83 DATUM. BENCHMARK F 741 WITH

LEGEND:

—	CENTERLINE
- - -	RIGHT OF WAY LINE
→	DRAINAGE FLOW
XX.XX	EXISTING ELEVATION
A/C	AIR CONDITIONER
CONCRETE	CONCRETE
BRICK PAVERS	BRICK PAVERS
CBW	CONCRETE BLOCK WALL
CNA	CORNER NOT ACCESSIBLE
CP	CONCRETE PAD
CS	CONCRETE SLAB
B/W	BRICK WALK
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR

○	FOUND 1/2" IRON ROD AND CAP LB #6393
△	FOUND NAIL AND DISC LB #7768
●	SET 1/2" IRON ROD AND CAP LB #6393
(P)	PER PLAT
(M)	MEASURED
O/S	OFFSET
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCP	PERMANENT CONTROL POINT
PI	POINT OF INTERSECTION
PK	PARKER KALON
POC	POINT ON CURVE
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
SC	SCALE FEET

From: Davenport, Bennett
Sent: Tuesday, May 14, 2024 1:03 PM
Subject: RE: Trees on CDD easement?

I will defer to Greg on this.

From: Woodcock, Greg
Sent: Tuesday, May 14, 2024 1:01 PM
Subject: RE: Trees on CDD easement?

Good afternoon. I would not recommend installing trees in the 15' easement as shown as the preferred location. This is due to pond access for vendors utilizing easement to maintain CDD property. If a repair is required and large equipment is necessary to repair the pond or pond control structures, the trees may prohibit access and the trees would then be removed at the resident's expense. Just outside of the 15' easement would be my recommendation.

Let me know if you have any questions.

Greg Woodcock

Project Manager
Stantec

From: Bismark Quiles
Sent: Thursday, April 25, 2024 8:53 AM
Subject: RE: Trees on CDD easement?

Good morning

Normally a Southern Magnolia the root can be spreading 4 times the canopy width. During the years can be around 10 to 50 feet from the trunk, Please let me know if you need anything else. Thank you

Respectfully,



Bismark Quiles
Account Manager

From: Shannon Bernard
Sent: Wednesday, April 24, 2024 2:09 PM
Subject: Re: Trees on CDD easement?

The trees under consideration were 'regular southern magnolia trees'.



Shannon Bernard, Community Association Manager, CMCA
Palms at Serenoa HOA



EXHIBIT 2





May 1, 2024

Stantec visited Avalon Groves to review reported erosion on pond 13. During our review we found a mitered end section (MES) that showing signs of erosion and undermining. The top of bank of the pond has areas of bare sandy soils that are suseptable to erosion. It appears that the sod was previously installed in 2021 and some of the sod has died leaving exposed sandy soil. We recommend installing sod on all exposed sandy spots to eliminate future erosion of the pond bank. We would also recommend consulting the onsite landscape team regarding reviewing the turf and provide input to assist in prolonging the life of the turf in this area. Below is a location map showing the locations and photos documenting the condition during our onsite review.

Greg Woodcock

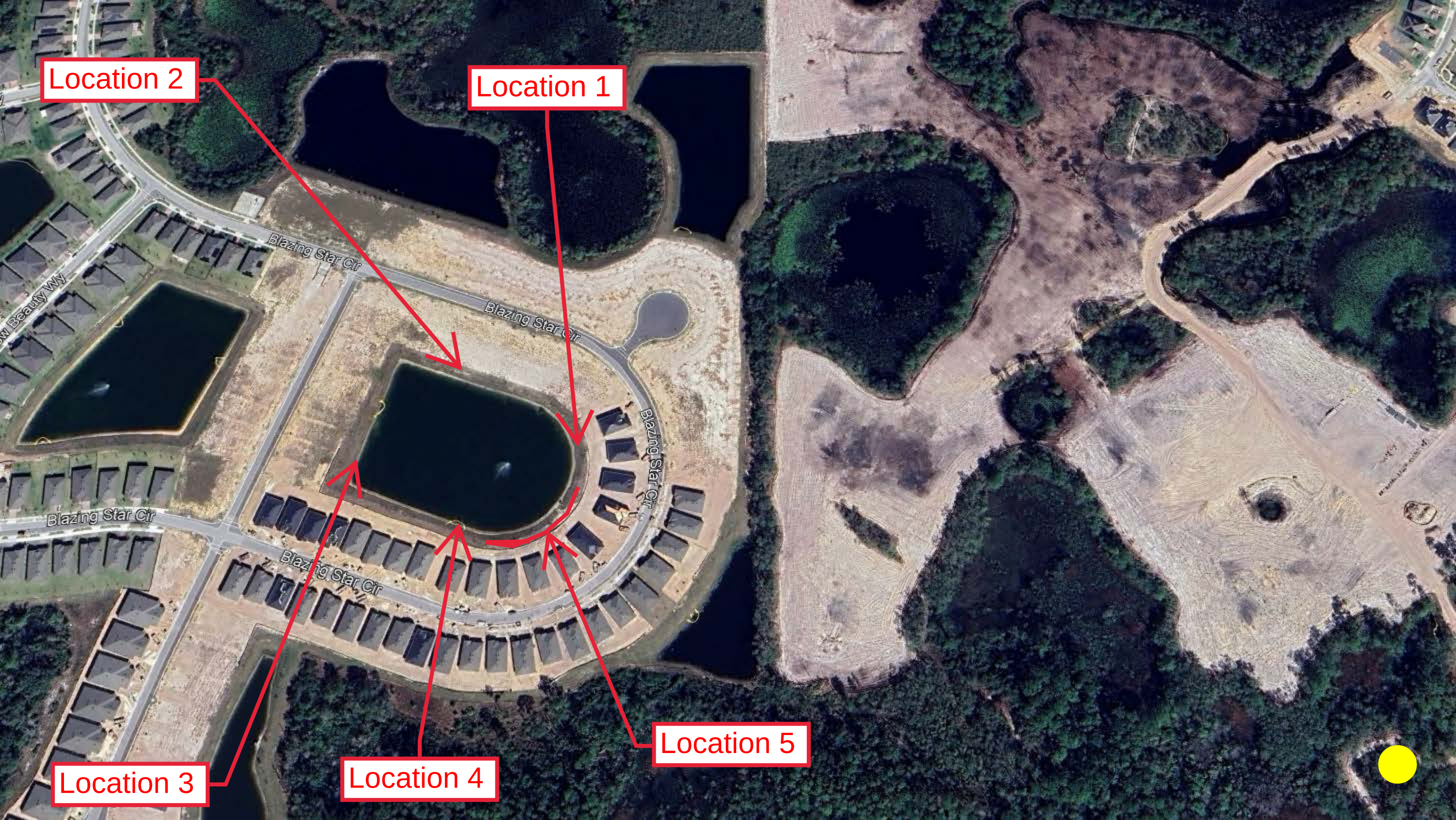
Project Manager

Stantec

(352) 777 0183

Greg.Woodcock@Stantec.com





Location 2

Location 1

Location 5

Location 3

Location 4

Location 1: Bare soil present along top of bank. Clean fill should be added to the low and uneven areas and sod all bare and disturbed areas.



May 1, 2024

Location 2: Bare soil present along top of bank. Clean fill should be added to the low and uneven areas and sod all bare and disturbed areas.



Location 3: Bare soil present along top of bank. Clean fill should be added to the low and uneven areas and sod all bare and disturbed areas.



May 1, 2024

Location 4: Mitered End Section (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



Location 5: 275 ft of bare soil along the top of bank. Clean fill should be added to the low and uneven areas and sod all bare and disturbed areas.





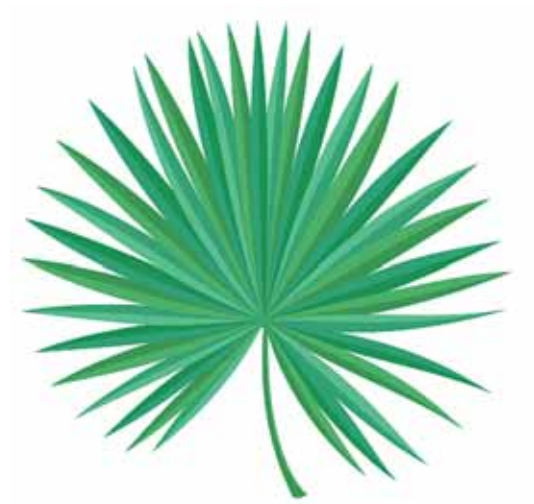
EXHIBIT 3



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

May 2024 FIELD INSPECTION REPORT

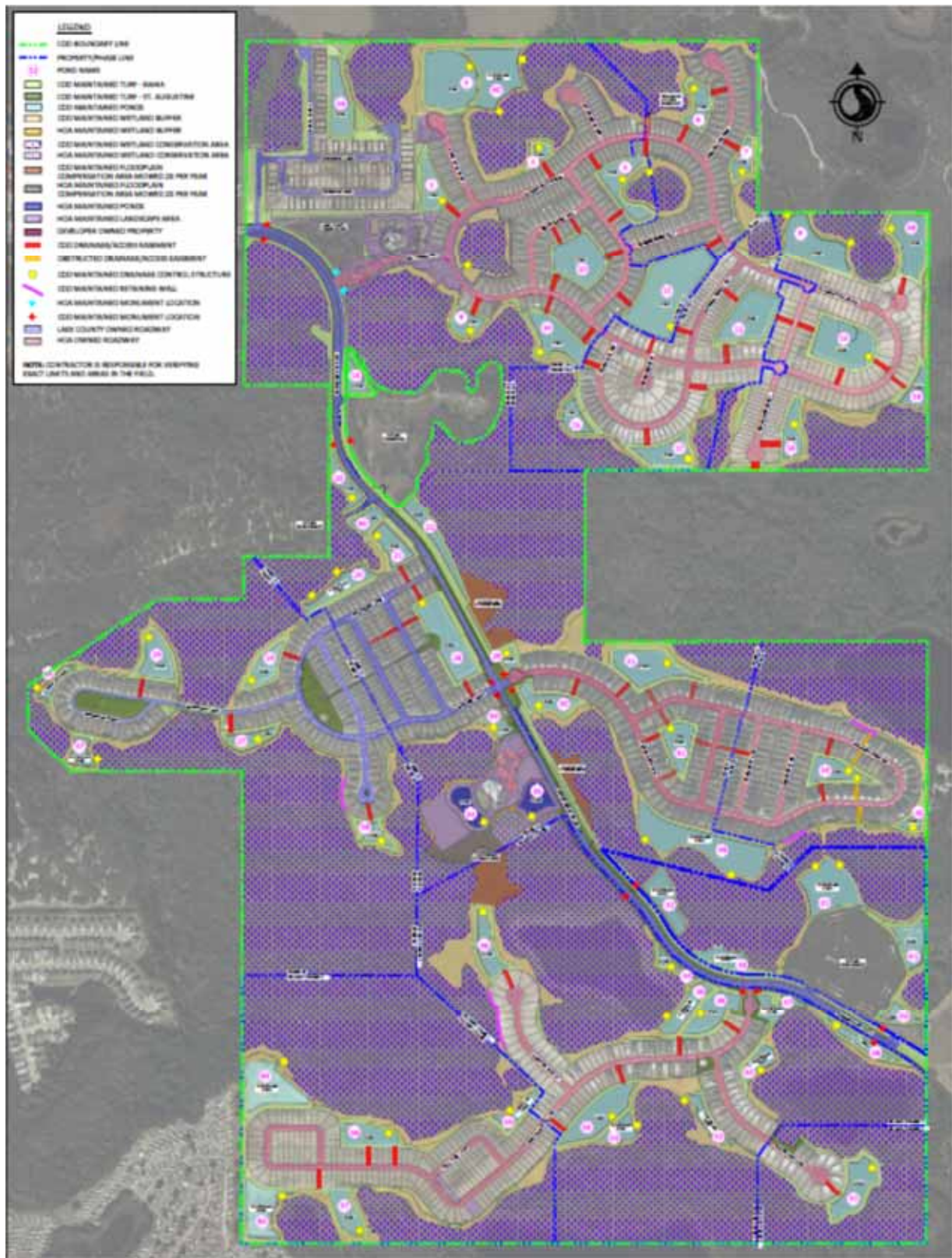
Mark Isley Vesta Field Services



On-site: 5/2/2024 & 5/19/2024



Maintenance Map



Site Review Findings

5/2/2024 & 5/19/2024

The turf is struggling due to the drought, trees and shrubs are faring better.



Site Review Findings

5/2/2024 & 5/19/2024

Edging is present. Weeds are present in most turf areas.



There have been several issues with water pressure, the DTE team assures me that the water pressure issues are being handled and the next step is the re connection of the irrigation off Sawgrass.



Site Review Findings

5/2/2024 & 5/19/2024

Florida Horizontal Directional Drilling (HDD) Boring Contractors and **Florida Trenching Crossing Inc.** have been contacted and we are on the list to get a bid for the re connection of the irrigation lines. I have let them know that this is of the upmost importance.



The 2 palms still need to be removed near the park bench fountain, there is also a dead hardwood that needs to be removed off Sawgrass.



Site Review Findings

5/2/2024 & 5/19/2024



The sidewalk repair has been looked at again, the slight cracking and different color of material is normal, I observed no tripping hazards.

Still need a permanent fix to stop the drive through that the vehicles are using at the end of Sawgrass.



Site Review Findings

5/2/2024 & 5/19/2024



Homeowner at 17525 Butterfly Pea Ct, Still has large weeds blocking the landscapers from mowing district areas.

Knocked on the door again, no answer.

I was able to test the working zones of irrigation that are not affected by the break, they seem to be working with adequate pressure.

The water meter on Basswood Lane is still functioning as designed.

Ponds are low throughout the community, unwanted grasses and vegetation are being mitigated.

Algae blooms are treated as they show up.

Please see vendor report on ponds.

MACH form requests are being handled in a timely fashion.



Date Created	This request concerns	Your Name - L Address - Street Address	Message	Response	Resolution Date
2024-05-16 07	Landscape and Irrigation	Durham	17557 Butterfly Pea Ct I sent an email to you and the chair memebbers a few weeks back about the common area in Serenoa here in Clermont. We have since noticed that the sprinklers have been on and watering the grass. Thank you or to whomever who have made this happen. Secondly I mentioned about the commons area that is behind my house and that the grass hasn't been kept up on and how has allowed crab grass to grow into my hard. I sent pictures in my last message but it has since gotten worse and would like yourself or someone to reach out to see what can be done about this. Before it gets out of control and spreads further into the yard now would be a good time to take control of it.	5/16: Awaiting Jack & Bore quote for common area irrigation repairs Non-irrigated CDD common areas have Bahia. H/O is responsible for maintenance of private property regardless of neighboring vegetation	
14-May	Landscape and Irrigation	Wolski	Shearer: 17635 Blazing Star Cir At the last CDD meeting I had mentioned the conversation I had with Mr. Shearer regarding his concerns. First (picture #2 Orange areas) the orange heavy plastic netting placed on the ground around the pond during construction, I imagine keeping the banks from eroding, is showing through the soil and has been balled up and can be a hazardous condition for people walking in the area. He believes the cause of this is that when the landscapers cut the Pond they get stuck in these areas and their wheels from the lawnmowers were making ruts in the soil, exposing this netting. Second, he states that the weeds and grass in the CDD area (Picture 1&2) are 1-2 feet high. Finally, (Picture #3) The concrete platform in the pond is broken and not in the original position. Thank you as always for your prompt and thorough response to all my emails. If I should be handling these things in a different manner, because I keep bothering you, please advise, I will be glad to contact the vendors involved. Thank you again. Robert Wolski Seat 2 Board Supervisor	5/14 DTE: I will get these areas measured out and write a proposal for replacement. I should have it submitted before the monthly board meeting. 5/14 DE: See Pond 13 report included in agenda packet	
2024-05-14 22	Landscape and Irrigation	Giraldo	17290 saw palmetto Ave Two sprinkler heads are not working and the sod dried up.		
2024-05-14 20	Landscape and Irrigation	WHEATON	17680 Saw Palmetto Ave a water line on your property is broken and gushing water behind our house on your property	5/14 DTE: This was found to be off and a simple test was performed and found the zone to be functioning properly.	14-May
2024-05-14 19	Streetlights	Glanton	2396 Palm Park Lp Streetlight (Pole #56) did not come on last night.	5/14 Forwarded to Streetlight vendor	
2024-05-13 16	Other	Deslauriers	17613 Serenoa Blvd The marketing signs that may have been put in by the developer when the neighborhood was being built are in very poor shape. If Kolter thinks they still need them, they need to get them replaced. Otherwise, can they remove them? The images are cracking and the frames are rotting.	5/16 DTE: 15+ signs removed	16-May

Date Created	This request concerns	Your Name - L. Address - Street Address	Message	Response	Resolution Date
2024-05-13 16:16	Other	Deslauriers	17613 Serenoa Blvd	Third Request for apartment signs- It doesn't look like the Apartment Complex will be removing the dozens of signs they stuck in the CDD areas along Sawgrass Bay Blvd. Is it possible to get the landscaping company to remove them when they do the service? It looks like the Sawgrass Bay HOA had them to it on that end of the road. The signs are all gone from there.	5/16 DTE: 15+ signs removed 16-May
2024-05-13 12:12	Landscape and Irrigation	Bonzer	17311 Saw Palmetto Ave	The grass in all common area is yellow and dead. The vegetation will be next. Why is this not being watered? It will need to be replaced soon.	5/13/2024 - DTE: Irrigation repair completed today at the pump. We will come back tomorrow for pressurize the line and inspect everything. 13-May
2024-05-10 22:22	Streetlights	Knecht		Two street lights are acting funny on Butterfly Pea Ct in the cup-de-sac. Streetlight between 17476 and 14472 is flashing on and off. Streetlight between 17481 and 17485 is inop at night sometimes turning off briefly then off	5/10 Forwarded directly to vendor
2024-05-10 13:13	Streetlights	Lebel	17365 Painted Leaf Way	The street light on my property has been out for about 3 days.	5/10 Forwarded directly to vendor
2024-05-09 09:09	Landscape and Irrigation	Sharpe	3871 Goldenrod Ct	I have a question about the trimming of the trees at the end of our cul-de-sac. This is the second time this has happened and I am wondering if it is the way it's supposed to be or they should be picking up the trees. When they prune the trees at the end of the cul-de-sac yesterday, they put the branches at the grass line and the conservation area. Some they threw into the conservation land but only by a couple feet so when it is dead, it's a big brown spot. Is that the directive or should they be throwing them farther in or picking them up. Not sure why they are sitting on the grass.	



Date Created	This request concerns	Your Name - Last Name	Address - Street Address	Message	Response	Resolution Date
5/9/2024	Pond	Klaco		Pond scum CDD grass on edge (little to none) See attached pictures. Can something be done?	5/13 The brown scum looks to be treated algae in the process of decaying. Once we have rainfall it will continue decomposing at the bottom of the pond, it's more noticeable at the moment because of the low water levels. On the plus side you have a few water lilies in this pond which are looking good, allowing them to multiply will be beneficial for the water quality and aquatic wildlife. The Bahia on the pond banks is not irrigated, so unfortunately we are seeing a lot of browning due to lack of rainfall, especially in the higher traffic and higher elevated areas such as the tops of the pond banks. 5/13 Steadfast: Thank you for forwarding this request to me. I think your response was very adequate and exactly what my response would be. The lack of rainfall has definitely been public enemy #1 over the last month. Good news is I believe we are due for rain possibly today and a higher chance on Wednesday. Additionally, I will be on property tomorrow to do the May Aquatic Maintenance Report and pond 7 will be included in the report. Our next treatment is scheduled for next Wednesday May 22nd , and I will make sure it is in our techs notes for pond 7 to be treated for any	13-May
2024-05-08 18:27:44	Driveway	Deslauriers	17613 SERENOA BLVD	The new sidewalk fixes on Sawgrass need to be addressed. They are not smooth and one of the slabs near the stoplight is already cracked.		
2024-05-08 18:18:44	Landscape and Irrigation	Deslauriers	17613 SERENOA BLVD	I now this has been reported, but nothing has been done. ALL of the grass along Sawgrass Blvd is awful. The irrigation is not working and has been reported multiple times. They laid sod recently and that's dead now too. I will be at the next CDD meeting expecting an update and a plan. Wasting CDD funds putting down sod that is just going to die and not properly maintaining the area is terrible.	5/15: Awaiting Jack & Bore quote	
2024-05-08 14:59:11	Streetlights	Ciardi	17333 Bracken fern Ln	Just a note to inform you that there are two streetlights out on Bracken fern lane. One in front of 17333, and the other is in front of 17321. Thank you.		
2024-05-08 11:08:04	Landscape and Irrigation	Durham	17557 Butterfly Pea Ct	I don't know who needs to hear this but we live in Serenoa in Clermont. We get charged A LOT of money for a CDD that appears to not do a damn thing. Take a look at the photos I have attached and once of them is the crab grass growing into my yard from the lack of maintenance. I would like to speak to someone about getting this resolved. All around the community is like this and is very unacceptable.	(Non-irrigated CDD common areas have Bahia. H/O is responsible for maintenance of private property regardless of neighboring vegetation)	



Date Created	This request concerns	Your Name - L3 Address - Street Address	Message	Response	Resolution Date
2024-05-07 18:30	Streetlights	Ciardi	17333 Bracken fern Ln	I sent a note that two street lights on Bracken fern lane were working again, but as of the last few nights they were not working. Thank you for checking into this. They are in front of 17333 and 17321 Bracken fern lane. Thank you.	
2024-05-06 15:00	Landscape and Irrigation	Johnson	3566 Lovegrass Way	We have two dead trees on CDD property that obstruct our view of the pond and fountain. We would greatly appreciate if they could be removed during the month of May.	5/9 DTE: Tree removal proposal included in May agenda packet
2024-05-04 22:35	Streetlights	Schafer	17804 Passionflower Cir	Light outside of house constantly blinks all night long.	Vendor out to address 5/6
2024-05-04 22:33	Streetlights	Schafer	17804 Passionflower Cir	Light outside of house constantly blinks all night long. Please fix ASAP.	Vendor out to address 5/6
2024-05-03 07:53	Streetlights	Ciardi	17333 Bracken fern Ln	The two street lights on Bracken fern lane are working now. Thank you.	Vendor out to address 5/6
2024-05-02 11:38	Landscape and Irrigation	Durham	17557 Butterfly Pea Ct	I'm writting you to ask you what's going on with the irrigation in the common area? Do we not have any? Do we not have money to run it? I'm confused about the money that we pay here and the grass looks like crap. I'm sorry that the first interaction that we are having via email is coming off rude, but this is unacceptable and should not be tolerated. We all pay alot of money here and this is what we get? Also, my house backs up to the common area and the lack of maintenance with the grass has allowed crab grass (which isn't treatable without killing the St. Augustine grass) to grow into my yard which I maintaine and take care of. This again, should have never of happened.	5/15: Awaiting Jack & Bore quote (Non-irrigated CDD common areas have Bahia. H/O is responsible for maintenance of private property regardless of neighboring vegetation)
2024-05-01 14:56	Streetlights	Deslauriers	17613 Serenoa Blvd	Poles 6, 72, and 75 are not lighting. Pole 85 is flashing / blinking.	Vendor out to address 5/6
2024-04-30 08:00	Landscape and Irrigation	DELOSA	17532 Butterfly Pea Ct	A follow-up to my CDD Board comment, It appears that some landscape work was done in front of the main pond (with the fountain) on Sawgrass Bay Blvd in front of Village 1. They sodded an area closer to the Eastern Goldcrest Loop. Again, like the concrete in my statement, it was done by people who do not know what doing sod entails. Also the lack of irregation does not help this matter as this "new sod" is already dying. Then there is the question of the tire and track ruts that were made during this excursion. That area, which was very nice looks like CRAP as I write this it is desert like. I do hope you do not accept this deplorable work as a finished product. I could have done better.	5/15: Awaiting Jack & Bore quote



Date Created	This request concerns	Your Name - L	Address - Street Address	Message	Response	Resolution Date
2024-04-29 12:15	Landscape and Irrigation	Hatton	17563 Blazing Star Cir	I am writing to inquire about the mowing schedule for pond 13. This area has not been mowed in several weeks and is looking unsightly. There is also a dead tree on the CDD, behind our home (there are several around the pond). This tree was dead when we moved here on 9/8/23. Could the dead tree be removed please? I am not requesting a new tree, only that the dead tree trunk be removed.	5/9 DTE: Tree removal proposal included in May agenda packet	
2024-04-28 19:19	Other	Taykor		When will you be removing the ugly green/brown Serenoa signs that are falling apart throughout Sawgrass advertising our amenities, active community, etc. and the sign at the amenity center driveway promoting our pool and center? We don't need to advertise anymore. It shows and seems like a public building. We have enough issues with people that don't live here trying to use our center and pool. We don't need to advertised. Also, the pedestrian crosswalk by the Palms on Sawgrass is poorly designed. Why would you put a crosswalk on a bend? You can't see anyone there. It's very unsafe and someone was almost run over the other day. Crosswalks should only be on straight sections. It's impossible to see until you're on top of the crosswalk itself. Crosswalks should only be on straight sections of road. To make it more confusing it was installed where two lanes merge together. Not sure who the engineered this, but drivers are navigating a bend and a lane merge. This is 100% unsafe and should be removed before someone gets killed		
2024-04-25 16:16	Landscape and Irrigation	Iarosa	17332 Bracken Fern Ln	It appears the irrigation in the public path that goes through the center of village 1 to the fountain pond has not been working in months to maybe over a year. I live next to this path and have usually noted when the sprinklers come on. However, it's maybe a year or more where there has been no irrigation along this path. To confirm this, all the grass is quickly turning yellow/drying all along this concrete path. I've attached pictures to show this. I know I've seen folks out near thr pond bench taking pictures, specifically noting dead trees. I don't know if the irrigation issue is known and being addressed. Because of the noticeable deterioration of the vegetation in the public area is why I'm letting you know.	5/15: Awaiting Jack & Bore quote	



Date Created	This request concerns	Your Name - L: Address - Street Address	Message	Response	Resolution Date
2024-04-23 17:	Streetlights	Ciardi	17333 Bracken fern Ln I don't know if the street light in front of 17333 Bracken fern lane has been worked on, but now it is just blinking on and off continuously. And the light in front of 17321 Bracken fern lane keeps going on and off. Thank you for checking into these two street lights.	Vendor out to address 5/6	
2024-04-23 16:	Landscape and Irrigation	Aronson	17488 Butterfly Pea Ct New plants that have been moved to the butterfly pea cul-de-sac are all dying	5/9 DTE trimmed dead fronds Palms responding to transplanting (per proposal only 50% survival rate) Irrigation is working, Fertilization not advised until palms come through shock	
2024-04-19 14:	Landscape and Irrigation	McCarthy	17587 Blazing star Cir My neighbor and myself have dead trees on land maintained by CDD behind our house and there are many more surrounding pond. Last storm, one got knocked sideways. Can the dead trees be removed?	5/9 DTE: Tree removal proposal included in May agenda packet	
2024-04-17 17:	Other	Thomas	2900 Deerberry Ln The marketing signs as you enter Serenoa are all broken and should probably be removed. I have pictures so you can see. I'm not sure if this is the CDD or HOA responsibility.		
2024-04-17 05:	Streetlights	Deslauriers	17613 Serenoa Blvd Pole # 134 on Goldcrest Loop is out. The lamp on Sawgrass Bay Blvd at the Crosswalk at Serenoa Blvd and Goldcrest Loop is out. It's the one on the Serenoa Blvd side of the street. 1 pole between the new intersection and Goldcrest Loop is out.	Vendor out to address 5/6	



EXHIBIT 4



TERMS & CONDITIONS

The following terms and condition apply to the above proposal

1 Underground Obstructions

Atlantic Directional Drilling, Inc. will request utility locates in accordance with job site requirements for all work being performed. Owner / clients will provide the exact location and depth of any utilities or obstructions not covered by the local "One Call Service" or any utilities under asphalt, concrete or any surface which would prevent hand excavation to visually verify the utility. If client requests ADDI to drill before locates are completed, client will assume all liability and any costs for any damage or injury resulting from any utility strike.

Atlantic Directional Drilling, Inc. will not be responsible for the cost of any repair if any unknown or improperly located utility or obstruction is encountered or damaged. In addition, Atlantic Directional Drilling, Inc. will not be responsible for any damage as a result of inaccurate information provided by client or client representative.

Atlantic Directional Drilling will be compensated the cost associated with replacement of any tooling, equipment or material lost or damaged as a result of encountering the unknown or improperly located obstruction or utility. No down time or stand-by rate will be applied.

2 Work Stoppages

The above price assumes that no work stoppages will be caused by client or others from the time ADDI mobilizes to when we demobilize. Works stoppage caused by others will result in a stand-by rates below:

JT-100 / AA 9014 Crew / \$1,000.00/hr with a maximum of \$10,000.00/day

JT- 60 Crew / \$750.00/hr with a maximum of \$7,500.00/day

Vermeer 24x40 Crew / \$500.00/hr with a maximum of \$5,000.00/day

Vermeer 20x22 & 10x15 Crew / \$450.00/hr with a maximum of \$4,500.00/day

3 Site Access

ADDI assumes site is accessible to trailer mounted drill rig and necessary support equipment and vehicles. If necessary, client will provide equipment to place and support drill rig, and related support equipment. In addition, any access needed to complete the work will be provided by others.

4 Water

Unless otherwise noted in this proposal, Client will provide water source at the drill rig.

5 Permits/Inspections

All permits and required inspections will be provided or scheduled by others unless otherwise noted. In addition, client will pay for all fines and penalties associated with un-permitted work.

6 Disposal of Drilling Fluids/Spoils

Cuttings and drilling fluid generated during the project will be disposed of by ADDI on site. Others will be responsible for all costs associated with sampling, containment and disposal of any contaminated cuttings or fluids requiring special handling or disposal.

7 MOT/Traffic Control

Client will supply and set-up any required MOT unless otherwise noted.

8 Other Equipment

ADDI will supply all equipment necessary for the drilling and installation the pipe, for the subsurface conditions provided in project specifications. If ADDI encounters any unknown lithology such as rock, voids or unforeseen subsurface conditions which require specialized tooling. Drilling operations will be suspended and any cost incurred will be the responsibility of others.

9 Landscape / Concrete / asphalt

ADDI will not be responsible for removal or replace of any concrete, asphalt, landscaping or hardscaping needed to complete the bore unless otherwise noted in this proposal.

10 Entry & Exit Pit Construction

Others will provide any equipment, shoring and labor needed to excavate beyond 5 feet BLS for entry and exit pit construction and utility locating.

11 Pipe or Conduit Assembly

All pipe and conduit for the bores will be supplied by others and assembled by ADDI unless otherwise noted in this proposal



12 **Testing/Tie-Ins**

All testing and tie-ins will be performed by others unless otherwise noted in this proposal.

13 **Survey**

Others will provide all survey information related to the boring including running line, entry and exit points and elevation if needed.

14 **Client / Site Representative**

Client will provide on-site representative during the drilling process. If client representative is not present to confirm bore placement, client assumes all responsibility for any deficiencies related to bore placement.

15 **Bore Path Design**

ADDI will complete the installation of bore in accordance with the plans and specification provided. If ADDI is required to provide a bore profile/design others will provide all layout for the bore(s) including but limited to; entry and exit points, lateral location of proposed line, depth and location of all existing utilities or obstruction crossing or in conflict of the proposed bore. Bore path design completed by ADDI will be invoiced at \$2,500/day for field work (not including sub-contractors used) and \$250.00/hr for non-field related work for the design.

16 **Payment Terms & Conditions**

Proposal is subject to a pre-construction site visit. Pricing is good for 30 days, unless agreed upon in writing prior to mobilization. Final payment, including retainage, will not exceed 45 days from date of final invoice. In any case, client will pay ADDI for all work (including retainage) completed, accepted or used by owner within 90 days of final invoice. Outstanding invoices exceeding 45 days may be subject to a finance charge of 1.5% per month. All bore lengths and quantities will be based on material installed from the point the rod enters the existing ground surface, to the point the rod exits the existing ground surface.

The signature below will acknowledge acceptance of the above price proposal and to the terms and conditions referenced in this proposal.

Accepted:

By: _____ Date: _____



EXHIBIT 5





Avalon Groves CDD Aquatics

Inspection Date:

5/14/2024 9:18 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 1

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

This pond is in excellent condition. No algae or nuisance vegetation observed. Our technician will continue to monitor the condition of the pond and will treat accordingly.

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

SITE: 2

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

The water level is low on this pond. When rain becomes more frequent the water level will resume more to normal. No algae observed within the pond. The beneficial lilies are in a healthy state. Routine maintenance and monitoring will occur here.

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

Inspection Report

SITE: 3

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

This pond is in excellent condition. No algae or nuisance vegetation observed. Our technician will continue to monitor and treat for any new growth that may arise.

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

SITE: 4

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

The water level is down. This pond is in near excellent condition. Minor amounts of decaying subsurface growth still present. The beneficial lilies are in a healthy state.

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

Inspection Report

SITE: 5

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

This pond is in excellent condition. Beneficial lilies are in a healthy state. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara

SITE: 6

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

This pond is in near excellent condition. Minor amounts of nuisance grass regrowth observed along parts of the ponds perimeter. Our technician will target in the upcoming treatment.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☒ Minimal	☐ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	☒ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☒ Slender Spikerush	☐ Chara

Inspection Report

SITE: 7

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

This pond is in an improving state. Surface algae within this pond is in a decaying state and is actively on its way out. When rain becomes more frequent it will help this pond look more sightly and also help diminish the algae. The beneficial lilies on this pond are in a healthy state. Our technician will continue to treat any new growth, and will retreat for the algae in the upcoming visit.

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

SITE: 8

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in an excellent state. Nuisance grasses present along the shorelines have been treated for. The beneficial lilies are thriving. Routine maintenance and monitoring will occur here.

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

Inspection Report

SITE: 9

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Water level is down, but this pond is in excellent condition.

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

SITE: 10

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

This pond is in near excellent condition. No algae was observed, but in some of the areas with exposed bank due to low water levels, nuisance grasses were observed. In the upcoming treatment our technician will address.

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

MANAGEMENT SUMMARY



83

Spring continues to heat up, and May brings with it a perfect storm for algae growth. Temperature and humidity are both increasing. Extended daylight means more growing time, leading to increased growth of both algae and nuisance grasses. The lack of rainfall to flush nutrients out of the pond compounds the issue; since the shallow, stagnant water conditions are perfect for algal growth. Upkeep in the ponds will increase during this time, as residents will notice an increase in the growth of all vegetative and algal matter.

It is important to note that we have entered into one of the worst times of the year for pond aesthetics. The 35-day forecast shows not a single drop of rain; and daily highs will be exceeding the mid 90s relatively soon. Seasonal algal blooms are upon us, and growth can flare up on a single day given the right conditions.

Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found to be actively growing around the shoreline and shallow areas it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

At the time of this report, most ponds were in excellent or great condition. Some of the ponds featured some form of algal matter. Which is consistent with current conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season is upon us.

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



Avalon Groves CDD
Sawgrass Bay Blvd, Clermont

Gate Code:





STEADFAST ENVIRONMENTAL

From the Steadfast Water, Algae and Trash (SWAT) Rapid Response Team



An example of the difference between conditions with frequent rain (algae free); and the current dry conditions (algae city)

SPRING CONDITION REPORT

Sporadic algae blooms and explosive growth during dry spring conditions.

With Spring in full swing, and as we approach Summer, increasingly warm temperatures are on the way. Most daily high temperatures this week were in the high 80's. Meanwhile, rainfall has been minimal to none which contributes to decreased water levels and increased water temperatures. Residents may notice sporadic algae blooms and explosive growth during this time. This is a direct result of lack of rain and increased ambient temperatures. A stark contrast to the relatively stable conditions of the previous rainy months.

Contributions to algal activity include excess nutrients from fertilizers & grass clippings, stormwater runoff, and lack of water movement between rainfall events. These nutrients, in addition to the abundant Florida sunshine, increased humidity, and high daytime temperatures, allow algae to rapidly take over suitable water bodies.

Blooms may take the form of water tinted green with cloudy planktonic algae, rough patches of surface filamentous algae, or paint-like cyanobacterial slicks on the water's surface.

Algal blooms are unique to each pond and are dependent on several factors. Aspects such as a pond's dimensions, the volume of flow entering the pond, and the proximity of adjacent wetlands for water to drain into. All these factors affect a pond's nutrient density; the fuel for algal blooms.

Full spectrum Copper Sulfate treatments are in effect in response to these seasonal algal blooms. Under normal conditions, most species of algae decompose fully in 7-10 days following a treatment date. However, in drier conditions (like those we are experiencing now) with no wind or rain to assist in breakup

of the algae as it dissolves, decay times will be extended.

Across the majority of ponds, we are seeing signs of having intercepted blooms, curtailing them before they get out of hand. In other ponds whose construction lends to high nutrient retention, this will be a cyclical battle against the algal growth until fresh rains once again bring relief, or until we see a reduction in growth rates during the onset of Fall, where many nutrients will have time to settle and get locked away.

While regular follow up treatments are administered to combat fresh growth, it can be difficult to prevent algae from flaring up between visits. Routine treatments will continue to dispel them as they establish.

EXHIBIT 6





Customer Service report

Property: Avalon Groves CDD

Date: 5/15/24

Areas Mowed / Schedule changes if applicable:

Bahia areas of turf have been spot mowed due to the lack of rain. St Augustine that irrigation is operational has been serviced each week.

Areas Detailed / Schedule changes if applicable:

Edgemont entrance was serviced 5/1/24. This area along the silt fence has not been serviced as it is not included in the provided maps.

Irrigation status / Schedule changes if applicable:

Jack and Bore contractor for the main line repair was on site and will be providing an estimate asap.

F&P Status / Schedule changes if applicable:

IPM is on property applying Insecticide, Fungicide, and Fertilizer week o 5/20

Other items / Comments:



Avalon Groves CDD

3/2/2024

Irrigation Evaluation Meeting Recap

There is a total of three controllers on the boulevard, two additional in roundabout sections in the Neighborhood.

Controller A

- This controller was replaced.
- The float on the pond operating the pump needs to be replaced. (Held by a stick)
- The mainline needs to be installed across the intersection to be able to evaluate correctly. (Jack and Bore required to cross the road)
- There are also two wire issues and missing the coders to Center Island and more
- Multiple zone line brakes, where construction area has occurred

Controller B:

- This controller has pressure issues. (Possible meter attached location unknown)
- Two wire issues are present on multiple stations. (Pond-Walkway between homes-Playground area and mailbox area) Damage to is wire unknown
- Multiple zone line brakes in area where construction has occurred

Controller C:

- Numerous decoders are missing from valves
- Multiple Zone line brakes in areas where construction has occurred



11/21/2023

DTE finding



1. Based on the As-Builts we were given the irrigation mainline is supplied from the pump close to the intersection of Sawgrass bay and Pacific Ace Way. Currently the mainline is capped at the crossing by Pacific Ace Way. This road has been recently installed and there are no signs of sleeves needed to connect the mainline. This is resulting in approx. 2/3 of the property not receiving any water. Is this something the contractors performing the road work are responsible for?

2. The lakefill that is required to fill the pond where the main pump is located needs to be replaced. Currently the lake fill is held up with a stick and does not work automatically. The solution would be to install a new valve that would be controlled from the irrigation controller so that the pond does not run dry. Currently there is no system set up to stop the pond from drying up which could result in significant damage to the pump system.



3. There are many decoders missing from the valves throughout the property (see pic 3). The decoders are needed to operate the zones along the Blvd. It is not clear on who or why they have been removed.

4. Several of the ponds throughout the property operate from irrigation controllers that are not owned by the CDD. This is especially the case inside the Palms of Serenoa community. DTE will need to have access to them in order to complete inspections.



Shirley M. Conley

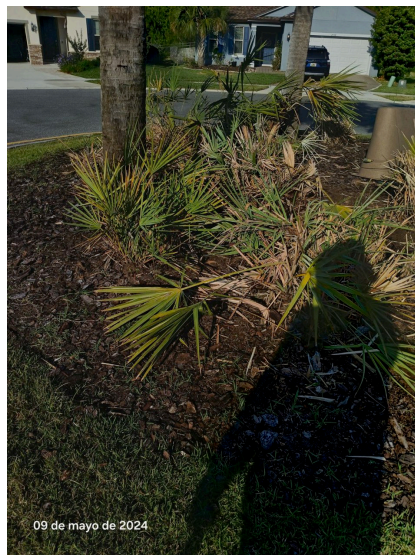
From: Justin Sarka
Sent: Thursday, May 9, 2024 6:46 PM
To: Shirley M. Conley
Subject: RE: Butterfly Pea Court
Attachments: Butterfly Pea Court 2.jpg; Butterfly Pea Court 1.jpg

Shirley,

Please see attached images. This was completed today.

Regards

Justin Sarka
Account Manager



From: Justin Sarka <Justin.Sarka@down2earthinc.com>
Sent: Tuesday, May 7, 2024 7:52 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>; Mark C. Isley <misley@vestapropertyservices.com>
Subject: RE: Butterfly Pea Court

You don't often get email from justin.sarka@down2earthinc.com. [Learn why this is important](#)

Good Evening Shirley,

That is correct these are the transplanted palms. The irrigation is set appropriately but due to these being transplants they are going through state shock. We are planning on going through them and removing the brown fronds. As far as fertilizer at this stage it would be ill advised to complete an application till the plants have come out of shock. As noted in the proposal the chance of success was 50%, at my last inspection of the area there are some still alive. Due to the slow growth nature of these palms, it will take quick a long while till they are completely flushed out. If you have any further questions, please let me know.

Thank you,

Justin Sarka
Account Manager



From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Monday, May 6, 2024 4:52 PM
Subject: FW: Butterfly Pea Court

Bismark,

Are these the palms transplanted from the medians? Are they getting sufficient water and have they been fertilized?

Thank you,

From: Seat3 <Seat3@avalongrovescdd.com>
Sent: Monday, May 6, 2024 2:00 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>; Kyle T. Darin <kdarin@vestapropertyservices.com>
Subject: Butterfly Pea Court

Any update from D2E ?



EXHIBIT 7





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

Estimate: #77451

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

Mulch installation 2024 Avalon
Grove

March 28, 2024

Justin Sarka

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Pickup and Delivery Fee	Dollar	1	\$500.00	\$500.00
Pine Bark Mulch	Cubic Yard	500	\$62.00	\$31,000.00
			Subtotal	\$31,500.00
Job Total				\$31,500.00

Install pine bark mulch through Avalon Grove CDD. This will include all landscape beds currently under Down to Earth's contracted maintenance.

Proposed By:

Agreed & Accepted By:

Justin Sarka

05/09/2024

Down to Earth
Landscape & Irrigation

Date

Avalon Groves CDD

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms and Conditions at <https://dtelandscape.com/terms-and-conditions/>.

EXHIBIT 8





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

Estimate: #85133

Customer Address

,

Billing Address

Kyle Darin
Vesta Property Services
13810 Sutton Park Drive North
Jacksonville, FL 32224

Physical Job Address

Avalon Groves CDD
17555 Sawgrass Bay Blvd.
Clermont, FL 34714

Job

Sod Replacement Next To 17534
Blazing Star Cir

Estimated Job Start Date

June 3, 2024

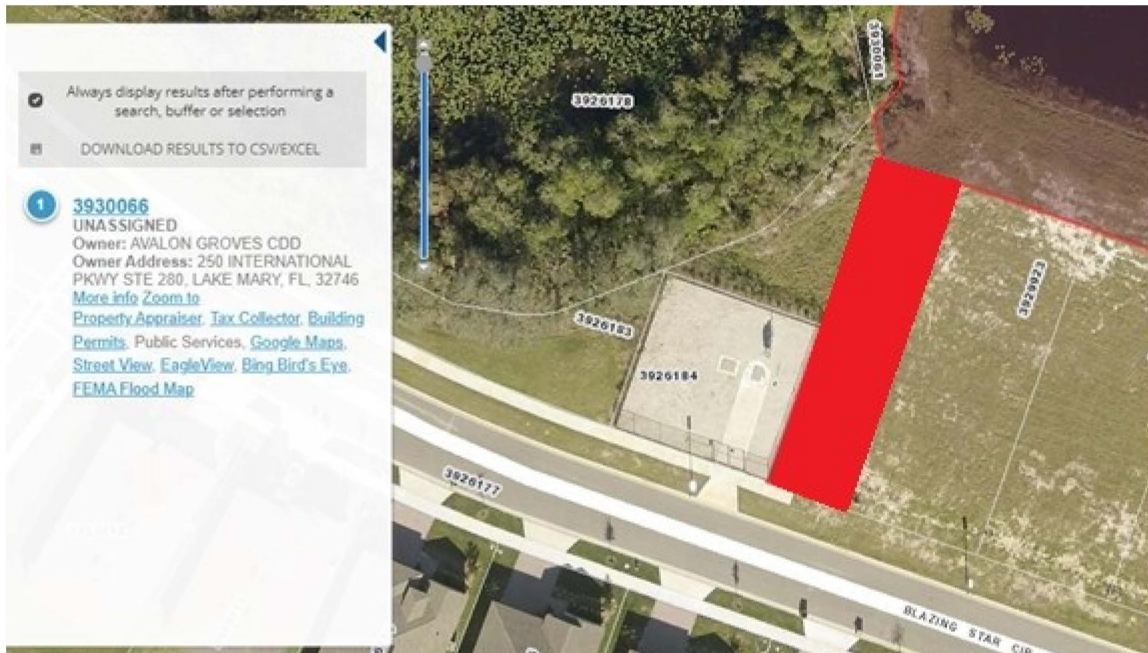
Proposed By

Justin Sarka

Due Date

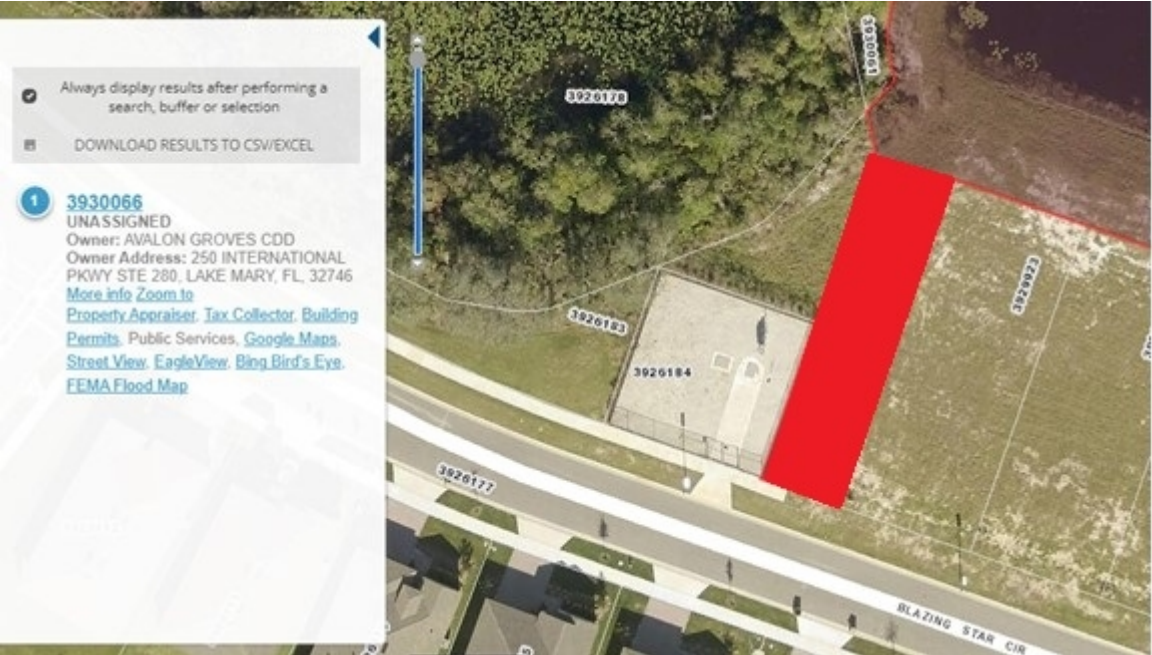
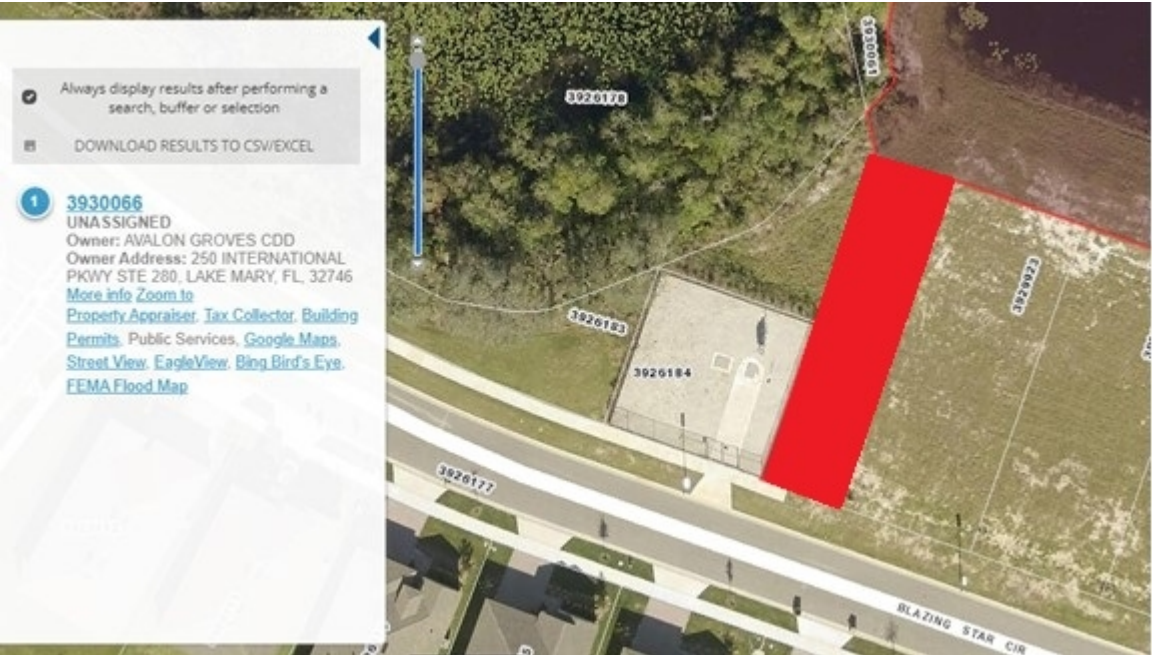
Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Bahia Sod Replacement				
Pickup and Delivery Fee	Dollar	1	\$75.00	\$75.00
Bahia Sod installed	Square Foot	3600	\$1.40	\$5,040.00
			Subtotal	\$5,115.00
Job Total				\$5,115.00



Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms and Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Replace sod between 17534 Blazing Star Cir and lift station on CDD easement for Pond 8. This area is unirrigated and is recommended to wait for the raining season for install.



Proposed By:

Agreed & Accepted By:

Justin Sarka
Down to Earth
Landscape & Irrigation

05/09/2024
Date

Avalon Groves CDD
Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

EXHIBIT 9





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

Estimate: #85135

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

Palms At Serenoa Dead Tree
Removal

June 28, 2024

Justin Sarka

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Removal of 104 Dead Trees				\$4,000.00
Debris Disposal Fee	Each	1	\$250.00	\$250.00
Fill Dirt Installed	Cubic Yard	5	\$127.45	\$637.26
Subtotal				\$4,887.26
Job Total				\$4,887.26

Removal of dead trees with in the community of Palms at Serenoa. This will include plant removal, disposal, and soil to fill the void in the ground. The report is attached with details from March as to the conditions of the trees at that time. If more tree are found to be dead at the time of project an additional proposal may be necessary.

Proposed By:

Agreed & Accepted By:

Justin Sarka

05/09/2024

Down to Earth
Landscape & Irrigation

Date

Avalon Groves CDD

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Avalon Groves Tree Inventory

Down To Earth
3/14/2024

Pond #	# Dead Trees	Species & Size (Gal)	Date Removed	Located
20/65	0			Vlg 1
21	0			Vlg 1
22	0			Vlg 1
23	0			Vlg 1
28	4			Vlg 1
39	2			Vlg 1
24	1			Vlg 1
25	1			Vlg 1
26	1			Vlg 1
27	3			Vlg 1
37	0			Vlg 1
38	0			Vlg 1
29	0			Vlg 2
30	0			Vlg 2
31	0			Vlg 2
32	0			Vlg 2
49	3			Vlg 2
33	9			Vlg 2
40	2			Vlg 2
36	2			Vlg 3 Serenoa Lakes
44	5			Vlg 3 Serenoa Lakes
45	1			Vlg 3 Serenoa Lakes
46	0			Vlg 3 Serenoa Lakes
47	2			Vlg 3 Serenoa Lakes
48	0			Vlg 3 Serenoa Lakes
50	0			Vlg 3 Serenoa Lakes
51	5			Vlg 3 Serenoa Lakes



Avalon Groves Tree Inventory

Down To Earth
3/14/2024

Pond #	# Dead Trees	Species & Size (Gal)	Date Removed	Located
52	1			Vlg 3 Serenoa Lakes
53	4			Vlg 3 Serenoa Lakes
54	0			Vlg 3 Serenoa Lakes
55	0			Vlg 3 Serenoa Lakes
56	0			Vlg 3 Serenoa Lakes
57	8			Vlg 3 Serenoa Lakes
63	4			Vlg 3 Serenoa Lakes
64	0			Vlg 3 Serenoa Lakes
41	0			Vlg 3/Multi-Family
42	0			Vlg 3/Multi-Family
43	0			Vlg 3/Multi-Family
61	0			Vlg 3/Multi-Family
62	0			Vlg 3/Multi-Family
59	0			Edgemont
1	0			Lake County



EXHIBIT 10





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

Estimate: #85136

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

Avalon Grove Dead Trees
Removal

June 28, 2024

Justin Sarka

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Removal of 58 Dead Trees	Each	1	\$2,500.00	\$2,500.00
Debris Disposal Fee	Each	1	\$150.00	\$150.00
Fill Dirt Installed	Cubic Yard	2.50	\$76.20	\$190.51
			Subtotal	\$2,840.51
			Job Total	\$2,840.51

Removal of dead trees with in the Avalon Grove CDD. This will include plant removal, disposal, and soil to fill the void in the ground. The report is attached with details from March as to the conditions of the trees at that time. If more tree are found to be dead at the time of project an additional proposal may be necessary.

Proposed By:

Agreed & Accepted By:

Justin Sarka

05/09/2024

Down to Earth
Landscape & Irrigation

Date

Avalon Groves CDD

Date

Avalon Groves Tree Inventory

Down To Earth
3/14/2024

Pond #	# Dead Trees	Species & Size (Gal)	Date Removed	Located
2	2			Palms at Serenoa
3	3			Palms at Serenoa
60	0			Palms at Serenoa
4	0			Palms at Serenoa
5	0			Palms at Serenoa
10	2			Palms at Serenoa
11	4			Palms at Serenoa
16	2			Palms at Serenoa
9	0			Palms at Serenoa
14	0			Palms at Serenoa
6	0			Palms at Serenoa
7	1			Palms at Serenoa
8	13			Palms at Serenoa
58	10			Palms at Serenoa
13	20			Palms at Serenoa
19	10			Palms at Serenoa
18	11			Palms at Serenoa
12	14			Palms at Serenoa
17	12			Palms at Serenoa
15	0			Palms at Serenoa



EXHIBIT 11





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

Estimate: #85244

Customer Address

Vesta Property Services
Mark C. Isley
250 International Pkwy, Ste 208
Lake Mary, Florida 32746
misley@vestapropertyservices.com

Billing Address

Kyle Darin
Vesta Property Services
13810 Sutton Park Drive North
Jacksonville, FL 32224

Physical Job Address

Avalon Groves CDD
17555 Sawgrass Bay Blvd.
Clermont, FL 34714

Job

Sod Replacement 17687 Saw
Palmetto Ave

Estimated Job Start Date

June 11, 2024

Proposed By

Justin Sarka

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Disposal Fee	Each	1	\$90.00	\$90.00
Pickup and Delivery Fee	Dollar	1	\$65.00	\$65.00
Irrigation Labor	Each	2	\$85.00	\$170.00
Bahia Sod	Per Pallet	2	\$380.00	\$760.00
Subtotal				\$1,085.00
Job Total				\$1,085.00

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/>.

Filling in missing turf on the west side 17687 Saw Palmetto Ave and CDD lift Station. This will be a rip out and replace.



Proposed By:

Agreed & Accepted By:

Justin Sarka
Down to Earth
Landscape & Irrigation

05/17/2024
Date

Vesta Property Services
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 12



Avalon Groves Community Development District
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2023 to April 30, 2024

	FY 2024 Adopted Budget	FY 2024 Month of April	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENT	\$ 991,760	\$ 10,766	\$ 976,030	\$ (15,730)	98%
3 LOT CLOSINGS	-	-	-	-	0%
4 INTEREST INCOME	-	-	-	-	0%
5 MISC. REVENUE	-	792	3,382	3,382	0%
6 TOTAL REVENUE	\$ 991,760	\$ 11,558	\$ 979,412	\$ (12,348)	98%
7 EXPENDITURES					
8 GENERAL ADMINISTRATIVE					
9 SUPERVISOR COMPENSATION	\$ 12,000	\$ 2,800	\$ 7,600	\$ (4,400)	63%
10 DISTRICT MANAGEMENT SERVICES	32,960	2,747	19,227	(13,733)	58%
11 BANK FEES	150	-	-	(150)	0%
12 AUDITING	3,400	-	3,750	350	110%
13 REGULATORY AND PERMIT FEES	175	-	175	-	100%
14 LEGAL ADVERTISEMENTS	4,000	374	977	(3,023)	24%
15 ENGINEERING SERVICES	15,000	2,045	41,714	26,714	278%
16 LEGAL SERVICES	25,000	4,056	28,158	3,158	113%
17 TECHNOLOGY & WEBSITE ADMIN.	2,015	-	1,665	(350)	83%
18 MISCELLANEOUS (appraisal, mailing, etc.)	1,500	310	6,115	4,615	408%
19 TOTAL GENERAL ADMINISTRATIVE	96,200	12,331	109,381	13,181	114%
20 INSURANCE					
21 INSURANCE	12,000	-	31,295	19,295	261%
22 TOTAL INSURANCE	12,000	-	31,295	19,295	261%
23 DEBT SERVICE ADMIN.					
24 DISCLOSURE REPORT	5,150	-	1,000	(4,150)	19%
25 ARBITRAGE REBATE REPORT	2,000	-	-	(2,000)	0%
26 TRUSTEE FEES	12,000	-	22,650	10,650	189%
27 Total Debt Service Administration	19,150	-	23,650	4,500	123%
28 UTILITIES:					
29 UTILITIES-ELECTRICITY	6,180	546	5,852	(328)	95%
30 STREETLIGHTS	230,000	20,680	147,360	(82,640)	64%
31 UTILITY WATER	40,000	314	7,005	(32,995)	18%
32 TOTAL UTILITIES:	276,180	21,540	160,217	(115,963)	58%
33 PHYSICAL ENVIRONMENT:					
34 LAKE & POND MAINTENANCE	54,600	3,370	23,304	(31,296)	43%
35 LANDSCAPE MAINTENANCE	314,715	28,882	228,606	(86,109)	73%
36 LANDSCAPE - REPLENISHMENT	15,285	-	4,545	(10,740)	30%
37 WETLAND MITIGATION & MONITORING	38,850	10,400	22,700	(16,150)	58%
38 FIELD MANAGEMENT	6,180	515	3,605	(2,575)	58%
39 FIELD CONTINGENCY	88,900	175	9,267	(79,633)	10%
40 HARDSCAPE REPAIRS & MAINT.	15,000	-	20	(14,980)	0%
41 STORMWATER REPORTING	25,000	-	-	(25,000)	0%
42 PORTER SERVICES	10,000	-	-	(10,000)	0%
43 POND PLANTINGS AND EROSION CONTROL	12,000	-	-	(12,000)	0%
44 FOUNTAIN REPAIR	2,700	-	-	(2,700)	0%
45 RESERVE STUDY	5,000	-	-	(5,000)	0%
46 TOTAL PHYSICAL ENVIRONMENT	588,230	43,343	292,048	(296,182)	50%
47 TOTAL EXPENDITURES	991,760	77,214	616,591	(375,169)	62%

	FY 2024 Adopted Budget	FY 2024 Month of April	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
48 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(65,656)	362,821	362,821	
49 OTHER FINANCING SOURCES & USES					
50 TRANSFERS IN	-	-	-	-	
51 TRANSFERS OUT	-	-	-	-	
52 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
53 FUND BALANCE - BEGINNING - UNAUDITED	306,542		306,542	-	
NET CHANGE IN FUND BALANCE	-	(65,656)	362,821	362,821	
54 FUND BALANCE - ENDING - PROJECTED	\$ 306,542		\$ 669,363	\$ 362,821	



EXHIBIT 13



AVALON GROVES CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2023 ACUTAL	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 TO FY25
REVENUE:				
SPECIAL ASSESEMENTS	\$ 881,064	\$ 991,760	\$ 1,271,762	\$ 280,002
SERENOA POA COST SHARE AGREEMENT	-	-	2,790	2,790
INTEREST	-	-	-	-
TOTAL REVENUE:	881,064	991,760	1,274,552	282,792
EXPENDITURES:				
GENERAL ADMINISTRATIVE:				
SUPERVISOR COMPENSATION	4,800	12,000	12,000	-
DISTRICT MANAGEMENT SERVICES	32,960	32,960	34,608	1,648
BANK FEES	-	150	150	-
AUDITING	-	3,400	3,800	400
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,968	4,000	4,000	-
ENGINEERING SERVICES	12,281	15,000	30,000	15,000
LEGAL SERVICES	44,621	25,000	60,000	35,000
TECHNOLOGY & WEBSITE ADMIN.	1,515	2,015	2,015	-
MISCELLANEOUS (appraisal, mailing, etc.)	5,376	1,500	1,500	-
TOTAL GENERAL ADMIN.	103,696	96,200	148,248	52,048
INSURANCE:				
INSURANCE	25,044	12,000	35,000	23,000
TOTAL INSURANCE	25,044	12,000	35,000	23,000
DEBT SERVICE ADMIN. :				
DISCLOSURE REPORT	5,150	5,150	5,408	258
ARBITRAGE REBATE REPORT	1,300	2,000	2,000	-
TRUSTEE FEES	10,500	12,000	17,500	5,500
TOTAL DEBT SERVICE ADMIN.	16,950	19,150	24,908	5,758
UTILITIES:				
UTILITIES-ELECTRICITY	19,745	6,180	20,000	13,820
STREETLIGHTS	215,213	230,000	295,000	65,000
UTILITY WATER	11,793	40,000	45,000	5,000
TOTAL UTILITIES:	246,751	276,180	360,000	83,820
PHYSICAL ENVIRONMENT:				
LAKE & POND MAINTENANCE	32,801	54,600	54,600	-
LANDSCAPE MAINTENANCE	288,482	314,715	314,715	-
LANDSCAPE - REPLENISHMENT	28,730	15,285	38,000	22,715
WETLAND MITIGATION & MONITORING	36,300	38,850	49,800	10,950
FIELD MANAGEMENT	6,180	6,180	6,489	309
FIELD CONTINGENCY	5,081	88,900	88,900	-
HARDSCAPE REPAIRS & MAINT.	-	15,000	15,000	-
STORMWATER REPORTING	-	25,000	25,000	-
PORTER SERVICES	-	10,000	10,000	-
POND PLANTINGS AND EROSION CONTROL	-	12,000	15,000	3,000
FOUNTAIN REPAIR	-	2,700	2,700	-
MIDGE FLY TREATMENT	-	-	53,592	53,592
PLAYGROUND REPAIRS & MAINT.	-	-	9,000	9,000
WILDLIFE REMOVAL	-	-	18,600	18,600
RESERVE STUDY	-	5,000	5,000	-
TOTAL PHYSICAL ENVIRONMENT	397,573	588,230	706,396	118,166
TOTAL EXPENDITURES:	790,015	991,760	1,274,552	282,792
EXCESS OVER (UNDER) REVENUES:	91,049	-	-	-

**AVALON GROVES CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL BUDGETED AMOUNT	COMMENTS (SCOPE OF SERVICE)
SUPERVISOR COMPENSATION		\$12,000	Per FS 190 - 5 Supervisors x 12 meetings @ \$200/mtg
DISTRICT MANAGEMENT SERVICES	Vesta	\$34,608	(Auto renews 10/1)
DISTRICT ACCOUNTING SERVICES	Vesta	\$0	(Part of Mgmt Contract renews 10/1)
BANK FEES	Bank United	\$150	
AUDITING SERVICES	DMHB	\$3,800	
REGULATORY AND PERMIT FEES	State of Florida	\$175	
LEGAL ADVERTISEMENTS	Lake Sentinel (Orlando Sentinel)	\$4,000	
ENGINEERING SERVICES	Stantec	\$30,000	(Ongoing until termination)
LEGAL SERVICES	Kutak Rock	\$60,000	(Ongoing until termination)
TECHNOLOGY & WEBSITE ADMINISTRATION	Campus Suite	\$2,015	ADA compliant website - includes monthly scans of the website and website platform (Annual payment - Ongoing until termination)
MISCELLANEOUS		\$1,500	
INSURANCE	Egis	\$35,000	(Accepted policy starts 10/1)
DISCLOSURE REPORT	Vesta	\$5,408	Series 2017A-1 & 2017A-2 bonds, service provided by District Manager
ARBITRAGE REBATE	LLS Tax Solutions	\$2,000	Series 2017A-1 & 2017A-2 bonds
TRUSTEE FEES	Regions	\$17,500	
UTILITIES - ELECTRIC	SECO	\$20,000	Estimated for wells/lift stations (Ongoing until accounts closed)
STREETLIGHTS	HV Solar Lighting	\$295,000	(20-yr agreement w/amendments end c. 4/2/2039)
UTILITY WATER	Sunshine Water Services	\$45,000	(Ongoing until accounts closed)
LAKE & POND MAINTENANCE	Steadfast Environmental	\$54,600	Lake management service including algae, border grass, and invasive plant control for 34 stormwater ponds. (Annual contract renews 10/1)
LANDSCAPE MAINTENANCE	Down to Earth	\$314,715	(Annual contract renews 10/1)
LANDSCAPE REPLENISHMENT		\$38,000	Miscellaneous
WETLAND MITIGATION & MONITORING	BioTech Consulting	\$49,800	Quarterly Maintenance, Bi-annual monitoring, Annual Monitoring, Wetland Maintenance. (Auto renews 10/1 for duration of permit requirements [5 yrs] Most recent engagement will end 2028)
FIELD MANAGEMENT	Vesta	\$6,489	Field Services to walk the campus for landscape maintenance review and various infrastructure improvements that need to be addressed. (Auto renews 10/1)
FIELD CONTINGENCY		\$88,900	Contingency as needed and estimated monument lighting costs.
HARDSCAPE REPAIRS & MAINTENANCE		\$15,000	
STORMWATER REPORTING	Stantec	\$25,000	
PORTER SERVICES	Clean Star Services	\$10,000	Charges \$100/month per can for 3x/wk pickup at pond 28, mailboxes and tot lot. (Billed monthly - ongoing until termination)
POND PLANTINGS AND EROSION CONTROL	Steadfast Environmental	\$15,000	
FOUNTAIN REPAIR	Cascade Fountains	\$2,700	\$175 per quarter for regular maintenance plus \$2K for repairs (Ongoing until termination)
MIDGE FLY TREATMENT		\$53,592	NEW LINE FY2025
PLAYGROUND REPAIRS & MAINTENANCE		\$9,000	NEW LINE FY2025
WILDLIFE REMOVAL		\$18,600	NEW LINE FY2025
RESERVE STUDY		\$5,000	
Total		\$1,274,552	

**AVALON GROVES CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

ADMIN BUDGET	
NET O&M ADMIN BUDGET	\$208,155.50
COUNTY COLLECTION COSTS	\$4,428.84
EARLY PAYMENT DISCOUNT	<u>\$8,857.68</u>
GROSS O&M ADMIN ASSESSMENT	<u>\$221,442.02</u>

FIELD BUDGET	
NET O&M FIELD BUDGET	\$1,066,396.00
COUNTY COLLECTION COSTS	\$22,689.28
EARLY PAYMENT DISCOUNT	<u>\$45,378.55</u>
GROSS O&M FIELD ASSESSMENT	<u>\$1,134,463.83</u>

UNIT SIZE & PHASE	UNITS ASSESSED							ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT				
	O&M	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	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT
PALMS AT SERENOA (AA1)																	
SINGLE FAMILY (PH. 1 & 2)	301	300		300				1.00	301.0	20.41%	\$45,189.19	\$150.13	1.00	301.0	20.41%	\$231,507.53	\$769.13
SINGLE FAMILY (PH. 3 & 4)	276	276			276			1.00	276.0	18.71%	\$41,435.93	\$150.13	1.00	276.0	18.71%	\$212,279.33	\$769.13
SERENOA VILLAGE (AA2)																	
SINGLE FAMILY 40'-45'	83		82					1.00	83.0	5.63%	\$12,460.81	\$150.13	1.00	83.0	5.63%	\$63,837.63	\$769.13
SINGLE FAMILY 50'	295		289					1.00	295.0	20.00%	\$44,288.40	\$150.13	1.00	295.0	20.00%	\$226,892.77	\$769.13
SINGLE FAMILY 60'	102		95					1.00	102.0	6.92%	\$15,313.28	\$150.13	1.00	102.0	6.92%	\$78,451.06	\$769.13
SERENOA LAKES (AA3)																	
MULTI-FAMILY	300							0.10	30.0	2.03%	\$4,503.91	\$15.01	0.10	30.0	2.03%	\$23,073.84	\$76.91
SINGLE FAMILY 40'	133					133		1.00	133.0	9.02%	\$19,967.31	\$150.13	1.00	133.0	9.02%	\$102,294.03	\$769.13
SINGLE FAMILY 50'	115					115		1.00	115.0	7.80%	\$17,264.97	\$150.13	1.00	115.0	7.80%	\$88,449.72	\$769.13
SINGLE FAMILY 60'	48					47		1.00	48.0	3.25%	\$7,206.25	\$150.13	1.00	48.0	3.25%	\$36,918.14	\$769.13
EDGEMONT (AA4)																	
SINGLE FAMILY	92						92	1.00	92.0	6.24%	\$13,811.98	\$150.13	1.00	92.0	6.24%	\$70,759.78	\$769.13
	1745	576	466	300	276	295	92	1475.0	100.00%		\$221,442.02		1475.0	100.00%		\$1,134,463.83	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾							TOTAL PER UNIT ⁽³⁾	FY 2024 PER UNIT		
	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		\$ VARIANCE PER UNIT	% VARIANCE PER UNIT	
PALMS AT SERENOA (AA1)											
SINGLE FAMILY (PH. 1 & 2)	\$919.26	\$312.43		\$744.31				\$1,975.99	\$1,784.98	\$191.02	10.7%
SINGLE FAMILY (PH. 3 & 4)	\$919.26	\$312.43			\$744.30			\$1,975.98	\$1,784.97	\$191.02	10.7%
SERENOA VILLAGE (AA2)											
SINGLE FAMILY 40'-45'	\$919.26		\$1,041.73					\$1,960.99	\$1,769.97	\$191.02	10.8%
SINGLE FAMILY 50'	\$919.26		\$1,145.90					\$2,065.16	\$1,874.15	\$191.02	10.2%
SINGLE FAMILY 60'	\$919.26		\$1,250.08					\$2,169.34	\$1,978.32	\$191.02	9.7%
SERENOA LAKES (AA3)											
MULTI-FAMILY	\$91.93							\$91.93			
SINGLE FAMILY 40'	\$919.26					\$1,103.86		\$2,023.12	\$1,832.11	\$191.02	10.4%
SINGLE FAMILY 50'	\$919.26					\$1,226.52		\$2,145.77	\$1,954.76	\$191.02	9.8%
SINGLE FAMILY 60'	\$919.26					\$1,471.82		\$2,391.08	\$2,200.06	\$191.02	8.7%
EDGEMONT (AA4)											
SINGLE FAMILY	\$919.26						\$1,487.92	\$2,407.17	\$2,216.16	\$191.02	8.6%

⁽¹⁾ Reflects the total number of lots with Series 2017A (AA1), 2017A-1 (AA2), 2019, 2021 (AA1), 2021 (AA3) and 2022 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2017A (AA1), 2017A-1 (AA2), 2019, 2021 (AA1), 2021 (AA3) and 2022 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2024 Lake County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

AVALON GROVES CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
DEBT SERVICE SCHEDULE

	Series 2017A (AA1)	Series 2017A-1 (AA2)	Series 2019 (AA1 PH.1&2)	Series 2021 (AA1 PH.3&4)	Series 2021 (AA3)	Series 2022 (AA4)	Total Debt Service
REVENUE							
SPECIAL ASSESSMENTS (NET MADS)	\$ 170,338	\$ 500,600	\$ 210,250	\$ 193,100	\$ 336,400	\$ 128,675	\$ 1,539,363
TOTAL REVENUE	170,338	500,600	210,250	193,100	336,400	128,675	1,539,363
EXPENDITURES							
INTEREST EXPENSE							
05/01/25	62,106	188,663	66,074	56,369	101,225	44,638	519,074
11/01/25	60,981	185,303	66,074	55,469	99,622	43,838	511,286
PRINCIPAL RETIREMENT							
05/01/25	45,000	125,000	-	80,000	135,000	40,000	425,000
11/01/25	-	-	75,000	-	-	-	75,000
TOTAL EXPENDITURES	168,088	498,966	207,148	191,838	335,847	128,475	1,530,360
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,250	1,630	3,100	1,260	550	200	8,990

NET DEBT SERVICE	\$ 1,539,362.50
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 98,257.18
GROSS DEBT SERVICE ASSESSMENTS	\$ 1,637,619.68

AVALON GROVES CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
SERIES 2017 (ASSESSMENT AREA ONE, PHASES 1-4) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2023						2,230,000
5/1/2024	45,000	5.000%	63,231.25	108,231.25		2,185,000
11/1/2024		5.000%	62,106.25	62,106.25	170,337.50	2,185,000
5/1/2025	45,000	5.000%	62,106.25	107,106.25		2,140,000
11/1/2025		5.000%	60,981.25	60,981.25	168,087.50	2,140,000
5/1/2026	45,000	5.000%	60,981.25	105,981.25		2,095,000
11/1/2026		5.000%	59,856.25	59,856.25	165,837.50	2,095,000
5/1/2027	50,000	5.000%	59,856.25	109,856.25		2,045,000
11/1/2027		5.000%	58,606.25	58,606.25	168,462.50	2,045,000
5/1/2028	50,000	5.000%	58,606.25	108,606.25		1,995,000
11/1/2028		5.000%	57,356.25	57,356.25	165,962.50	1,995,000
5/1/2029	55,000	5.750%	57,356.25	112,356.25		1,940,000
11/1/2029		5.750%	55,775.00	55,775.00	168,131.25	1,940,000
5/1/2030	60,000	5.750%	55,775.00	115,775.00		1,880,000
11/1/2030		5.750%	54,050.00	54,050.00	169,825.00	1,880,000
5/1/2031	60,000	5.750%	54,050.00	114,050.00		1,820,000
11/1/2031		5.750%	52,325.00	52,325.00	166,375.00	1,820,000
5/1/2032	65,000	5.750%	52,325.00	117,325.00		1,755,000
11/1/2032		5.750%	50,456.25	50,456.25	167,781.25	1,755,000
5/1/2033	70,000	5.750%	50,456.25	120,456.25		1,685,000
11/1/2033		5.750%	48,443.75	48,443.75	168,900.00	1,685,000
5/1/2034	75,000	5.750%	48,443.75	123,443.75		1,610,000
11/1/2034		5.750%	46,287.50	46,287.50	169,731.25	1,610,000
5/1/2035	80,000	5.750%	46,287.50	126,287.50		1,530,000
11/1/2035		5.750%	43,987.50	43,987.50	170,275.00	1,530,000
5/1/2036	80,000	5.750%	43,987.50	123,987.50		1,450,000
11/1/2036		5.750%	41,687.50	41,687.50	165,675.00	1,450,000
5/1/2037	85,000	5.750%	41,687.50	126,687.50		1,365,000
11/1/2037		5.750%	39,243.75	39,243.75	165,931.25	1,365,000
5/1/2038	90,000	5.750%	39,243.75	129,243.75		1,275,000
11/1/2038		5.750%	36,656.25	36,656.25	165,900.00	1,275,000
5/1/2039	95,000	5.750%	36,656.25	131,656.25		1,180,000
11/1/2039		5.750%	33,925.00	33,925.00	165,581.25	1,180,000
5/1/2040	105,000	5.750%	33,925.00	138,925.00		1,075,000
11/1/2040		5.750%	30,906.25	30,906.25	169,831.25	1,075,000
5/1/2041	110,000	5.750%	30,906.25	140,906.25		965,000
11/1/2041		5.750%	27,743.75	27,743.75	168,650.00	965,000
5/1/2042	115,000	5.750%	27,743.75	142,743.75		850,000
11/1/2042		5.750%	24,437.50	24,437.50	167,181.25	850,000
5/1/2043	120,000	5.750%	24,437.50	144,437.50		730,000
11/1/2043		5.750%	20,987.50	20,987.50	165,425.00	730,000
5/1/2044	130,000	5.750%	20,987.50	150,987.50		600,000
11/1/2044		5.750%	17,250.00	17,250.00	168,237.50	600,000
5/1/2045	135,000	5.750%	17,250.00	152,250.00		465,000
11/1/2045		5.750%	13,368.75	13,368.75	165,618.75	465,000
5/1/2046	145,000	5.750%	13,368.75	158,368.75		320,000
11/1/2046		5.750%	9,200.00	9,200.00	167,568.75	320,000
5/1/2047	155,000	5.750%	9,200.00	164,200.00		165,000
11/1/2047		5.750%	4,743.75	4,743.75	168,943.75	165,000
5/1/2048	165,000	5.750%	4,743.75	169,743.75	169,743.75	-
Total	\$2,230,000.00		1,963,993.75	4,193,993.75	4,193,993.75	

Max annual ds: \$170,337.50

Footnote:

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

AVALON GROVES CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
SERIES 2017A-1 (ASSESSMENT AREA TWO) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2023						6,460,000
5/1/2024	115,000	5.375%	191,753	306,753		6,345,000
11/1/2024		5.375%	188,663	188,663	495,416	6,345,000
5/1/2025	125,000	5.375%	188,663	313,663		6,220,000
11/1/2025		5.375%	185,303	185,303	498,966	6,220,000
5/1/2026	130,000	5.375%	185,303	315,303		6,090,000
11/1/2026		5.375%	181,809	181,809	497,113	6,090,000
5/1/2027	140,000	5.375%	181,809	321,809		5,950,000
11/1/2027		5.375%	178,047	178,047	499,856	5,950,000
5/1/2028	145,000	5.375%	178,047	323,047		5,805,000
11/1/2028		5.375%	174,150	174,150	497,197	5,805,000
5/1/2029	155,000	6.000%	174,150	329,150		5,650,000
11/1/2029		6.000%	169,500	169,500	498,650	5,650,000
5/1/2030	165,000	6.000%	169,500	334,500		5,485,000
11/1/2030		6.000%	164,550	164,550	499,050	5,485,000
5/1/2031	175,000	6.000%	164,550	339,550		5,310,000
11/1/2031		6.000%	159,300	159,300	498,850	5,310,000
5/1/2032	185,000	6.000%	159,300	344,300		5,125,000
11/1/2032		6.000%	153,750	153,750	498,050	5,125,000
5/1/2033	195,000	6.000%	153,750	348,750		4,930,000
11/1/2033		6.000%	147,900	147,900	496,650	4,930,000
5/1/2034	210,000	6.000%	147,900	357,900		4,720,000
11/1/2034		6.000%	141,600	141,600	499,500	4,720,000
5/1/2035	220,000	6.000%	141,600	361,600		4,500,000
11/1/2035		6.000%	135,000	135,000	496,600	4,500,000
5/1/2036	235,000	6.000%	135,000	370,000		4,265,000
11/1/2036		6.000%	127,950	127,950	497,950	4,265,000
5/1/2037	250,000	6.000%	127,950	377,950		4,015,000
11/1/2037		6.000%	120,450	120,450	498,400	4,015,000
5/1/2038	265,000	6.000%	120,450	385,450		3,750,000
11/1/2038		6.000%	112,500	112,500	497,950	3,750,000
5/1/2039	280,000	6.000%	112,500	392,500		3,470,000
11/1/2039		6.000%	104,100	104,100	496,600	3,470,000
5/1/2040	300,000	6.000%	104,100	404,100		3,170,000
11/1/2040		6.000%	95,100	95,100	499,200	3,170,000
5/1/2041	320,000	6.000%	95,100	415,100		2,850,000
11/1/2041		6.000%	85,500	85,500	500,600	2,850,000
5/1/2042	335,000	6.000%	85,500	420,500		2,515,000
11/1/2042		6.000%	75,450	75,450	495,950	2,515,000
5/1/2043	360,000	6.000%	75,450	435,450		2,155,000
11/1/2043		6.000%	64,650	64,650	500,100	2,155,000
5/1/2044	380,000	6.000%	64,650	444,650		1,775,000
11/1/2044		6.000%	53,250	53,250	497,900	1,775,000
5/1/2045	405,000	6.000%	53,250	458,250		1,370,000
11/1/2045		6.000%	41,100	41,100	499,350	1,370,000
5/1/2046	430,000	6.000%	41,100	471,100		940,000
11/1/2046		6.000%	28,200	28,200	499,300	940,000
5/1/2047	455,000	6.000%	28,200	483,200		485,000
11/1/2047		6.000%	14,550	14,550	497,750	485,000
5/1/2048	485,000	6.000%	14,550	499,550	499,550	-
Total	\$6,460,000.00		5,996,497	12,456,497	12,456,497	

Max annual ds: \$500,600.00

Footnote:

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

AVALON GROVES CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
SERIES 2019 (ASSESSMENT AREA ONE, PHASES 1 & 2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
5/1/2023		3.350%	68,503	68,503		3,290,000
11/1/2023	70,000	3.350%	68,503	138,503	207,005.00	3,220,000
5/1/2024		3.350%	67,330	67,330		3,220,000
11/1/2024	75,000	3.350%	67,330	142,330	209,660.00	3,145,000
5/1/2025		3.700%	66,074	66,074		3,145,000
11/1/2025	75,000	3.700%	66,074	141,074	207,147.50	3,070,000
5/1/2026		3.700%	64,686	64,686		3,070,000
11/1/2026	80,000	3.700%	64,686	144,686	209,372.50	2,990,000
5/1/2027		3.700%	63,206	63,206		2,990,000
11/1/2027	80,000	3.700%	63,206	143,206	206,412.50	2,910,000
5/1/2028		3.700%	61,726	61,726		2,910,000
11/1/2028	85,000	3.700%	61,726	146,726	208,452.50	2,825,000
5/1/2029		3.700%	60,154	60,154		2,825,000
11/1/2029	85,000	3.700%	60,154	145,154	205,307.50	2,740,000
5/1/2030		4.125%	58,581	58,581		2,740,000
11/1/2030	90,000	4.125%	58,581	148,581	207,162.50	2,650,000
5/1/2031		4.125%	56,725	56,725		2,650,000
11/1/2031	95,000	4.125%	56,725	151,725	208,450.00	2,555,000
5/1/2032		4.125%	54,766	54,766		2,555,000
11/1/2032	95,000	4.125%	54,766	149,766	204,531.25	2,460,000
5/1/2033		4.125%	52,806	52,806		2,460,000
11/1/2033	100,000	4.125%	52,806	152,806	205,612.50	2,360,000
5/1/2034		4.125%	50,744	50,744		2,360,000
11/1/2034	105,000	4.125%	50,744	155,744	206,487.50	2,255,000
5/1/2035		4.125%	48,578	48,578		2,255,000
11/1/2035	110,000	4.125%	48,578	158,578	207,156.25	2,145,000
5/1/2036		4.125%	46,309	46,309		2,145,000
11/1/2036	115,000	4.125%	46,309	161,309	207,618.75	2,030,000
5/1/2037		4.125%	43,938	43,938		2,030,000
11/1/2037	120,000	4.125%	43,938	163,938	207,875.00	1,910,000
5/1/2038		4.125%	41,463	41,463		1,910,000
11/1/2038	125,000	4.125%	41,463	166,463	207,925.00	1,785,000
5/1/2039		4.125%	38,884	38,884		1,785,000
11/1/2039	130,000	4.125%	38,884	168,884	207,768.75	1,655,000
5/1/2040		4.375%	36,203	36,203		1,655,000
11/1/2040	135,000	4.375%	36,203	171,203	207,406.25	1,520,000
5/1/2041		4.375%	33,250	33,250		1,520,000
11/1/2041	140,000	4.375%	33,250	173,250	206,500.00	1,380,000
5/1/2042		4.375%	30,188	30,188		1,380,000
11/1/2042	145,000	4.375%	30,188	175,188	205,375.00	1,235,000
5/1/2043		4.375%	27,016	27,016		1,235,000
11/1/2043	155,000	4.375%	27,016	182,016	209,031.25	1,080,000
5/1/2044		4.375%	23,625	23,625		1,080,000
11/1/2044	160,000	4.375%	23,625	183,625	207,250.00	920,000
5/1/2045		4.375%	20,125	20,125		920,000
11/1/2045	170,000	4.375%	20,125	190,125	210,250.00	750,000
5/1/2046		4.375%	16,406	16,406		750,000
11/1/2046	175,000	4.375%	16,406	191,406	207,812.50	575,000
5/1/2047		4.375%	12,578	12,578		575,000
11/1/2047	185,000	4.375%	12,578	197,578	210,156.25	390,000
5/1/2048		4.375%	8,531	8,531		390,000
11/1/2048	190,000	4.375%	8,531	198,531	207,062.50	200,000
5/1/2049		4.375%	4,375	4,375		200,000
11/1/2049	200,000	4.375%	4,375	204,375	208,750.00	-
Total	\$3,290,000		2,313,539	5,603,539	5,603,539	

Max annual ds: \$210,250.00

Footnote:

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

AVALON GROVES CDD
SERIES 2021 (ASSESSMENT AREA ONE, PHASES 3 & 4) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
						3,340,000
11/1/2023		2.250%	57,213	57,213	57,213	3,340,000
5/1/2024	75,000	2.250%	57,213	132,213		3,265,000
11/1/2024		2.250%	56,369	56,369	188,581	3,265,000
5/1/2025	80,000	2.250%	56,369	136,369		3,185,000
11/1/2025		2.250%	55,469	55,469	191,838	3,185,000
5/1/2026	80,000	2.250%	55,469	135,469		3,105,000
11/1/2026		2.75%	54,569	54,569	190,038	3,105,000
5/1/2027	85,000	2.75%	54,569	139,569		3,020,000
11/1/2027		2.75%	53,400	53,400	192,969	3,020,000
5/1/2028	85,000	2.75%	53,400	138,400		2,935,000
11/1/2028		2.75%	52,231	52,231	190,631	2,935,000
5/1/2029	85,000	2.75%	52,231	137,231		2,850,000
11/1/2029		2.75%	51,063	51,063	188,294	2,850,000
5/1/2030	90,000	2.75%	51,063	141,063		2,760,000
11/1/2030		2.75%	49,825	49,825	190,888	2,760,000
5/1/2031	90,000	2.75%	49,825	139,825		2,670,000
11/1/2031		3.125%	48,588	48,588	188,413	2,670,000
5/1/2032	95,000	3.125%	48,588	143,588		2,575,000
11/1/2032		3.125%	47,103	47,103	190,691	2,575,000
5/1/2033	100,000	3.125%	47,103	147,103		2,475,000
11/1/2033		3.125%	45,541	45,541	192,644	2,475,000
5/1/2034	100,000	3.125%	45,541	145,541		2,375,000
11/1/2034		3.125%	43,978	43,978	189,519	2,375,000
5/1/2035	105,000	3.125%	43,978	148,978		2,270,000
11/1/2035		3.125%	42,338	42,338	191,316	2,270,000
5/1/2036	110,000	3.125%	42,338	152,338		2,160,000
11/1/2036		3.125%	40,619	40,619	192,956	2,160,000
5/1/2037	110,000	3.125%	40,619	150,619		2,050,000
11/1/2037		3.125%	38,900	38,900	189,519	2,050,000
5/1/2038	115,000	3.125%	38,900	153,900		1,935,000
11/1/2038		3.125%	37,103	37,103	191,003	1,935,000
5/1/2039	120,000	3.125%	37,103	157,103		1,815,000
11/1/2039		3.125%	35,228	35,228	192,331	1,815,000
5/1/2040	120,000	3.125%	35,228	155,228		1,695,000
11/1/2040		3.125%	33,353	33,353	188,581	1,695,000
5/1/2041	125,000	3.125%	33,353	158,353		1,570,000
11/1/2041		4.00%	31,400	31,400	189,753	1,570,000
5/1/2042	130,000	4.00%	31,400	161,400		1,440,000
11/1/2042		4.00%	28,800	28,800	190,200	1,440,000
5/1/2043	135,000	4.00%	28,800	163,800		1,305,000
11/1/2043		4.00%	26,100	26,100	189,900	1,305,000
5/1/2044	140,000	4.00%	26,100	166,100		1,165,000
11/1/2044		4.00%	23,300	23,300	189,400	1,165,000
5/1/2045	145,000	4.00%	23,300	168,300		1,020,000
11/1/2045		4.00%	20,400	20,400	188,700	1,020,000
5/1/2046	155,000	4.00%	20,400	175,400		865,000
11/1/2046		4.00%	17,300	17,300	192,700	865,000
5/1/2047	160,000	4.00%	17,300	177,300		705,000
11/1/2047		4.00%	14,100	14,100	191,400	705,000
5/1/2048	165,000	4.00%	14,100	179,100		540,000
11/1/2048		4.00%	10,800	10,800	189,900	540,000
5/1/2049	175,000	4.00%	10,800	185,800		365,000
11/1/2049		4.00%	7,300	7,300	193,100	365,000
5/1/2050	180,000	4.00%	7,300	187,300		185,000
11/1/2050		4.00%	3,700	3,700	191,000	185,000
5/1/2051	185,000	4.00%	3,700	188,700	188,700	-
Total	\$ 3,340,000		\$ 2,052,175	\$ 5,392,175	\$ 5,392,175	

Footnote:

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

Max annual ds: 193,100

AVALON GROVES CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
SERIES 2021 (ASSESSMENT AREA THREE) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
5/1/2024	130,000	2.375%	102,769	232,769		5,800,000
11/1/2024		2.375%	101,225	101,225	333,994	5,670,000
5/1/2025	135,000	2.375%	101,225	236,225		5,535,000
11/1/2025		2.375%	99,622	99,622	335,847	5,535,000
5/1/2026	135,000	2.375%	99,622	234,622		5,400,000
11/1/2026		3.00%	98,019	98,019	332,641	5,400,000
5/1/2027	140,000	3.00%	98,019	238,019		5,260,000
11/1/2027		3.00%	95,919	95,919	333,938	5,260,000
5/1/2028	145,000	3.00%	95,919	240,919		5,115,000
11/1/2028		3.00%	93,744	93,744	334,663	5,115,000
5/1/2029	150,000	3.00%	93,744	243,744		4,965,000
11/1/2029		3.00%	91,494	91,494	335,238	4,965,000
5/1/2030	155,000	3.00%	91,494	246,494		4,810,000
11/1/2030		3.00%	89,169	89,169	335,663	4,810,000
5/1/2031	160,000	3.00%	89,169	249,169		4,650,000
11/1/2031		3.00%	86,769	86,769	335,938	4,650,000
5/1/2032	165,000	3.00%	86,769	251,769		4,485,000
11/1/2032		3.375%	84,294	84,294	336,063	4,485,000
5/1/2033	165,000	3.375%	84,294	249,294		4,320,000
11/1/2033		3.375%	81,509	81,509	330,803	4,320,000
5/1/2034	175,000	3.375%	81,509	256,509		4,145,000
11/1/2034		3.375%	78,556	78,556	335,066	4,145,000
5/1/2035	180,000	3.375%	78,556	258,556		3,965,000
11/1/2035		3.375%	75,519	75,519	334,075	3,965,000
5/1/2036	185,000	3.375%	75,519	260,519		3,780,000
11/1/2036		3.375%	72,397	72,397	332,916	3,780,000
5/1/2037	190,000	3.375%	72,397	262,397		3,590,000
11/1/2037		3.375%	69,191	69,191	331,588	3,590,000
5/1/2038	200,000	3.375%	69,191	269,191		3,390,000
11/1/2038		3.375%	65,816	65,816	335,006	3,390,000
5/1/2039	205,000	3.375%	65,816	270,816		3,185,000
11/1/2039		3.375%	62,356	62,356	333,172	3,185,000
5/1/2040	210,000	3.375%	62,356	272,356		2,975,000
11/1/2040		3.375%	58,813	58,813	331,169	2,975,000
5/1/2041	220,000	3.375%	58,813	278,813		2,755,000
11/1/2041		4.00%	55,100	55,100	333,913	2,755,000
5/1/2042	230,000	4.00%	55,100	285,100		2,525,000
11/1/2042		4.00%	50,500	50,500	335,600	2,525,000
5/1/2043	240,000	4.00%	50,500	290,500		2,285,000
11/1/2043		4.00%	45,700	45,700	336,200	2,285,000
5/1/2044	245,000	4.00%	45,700	290,700		2,040,000
11/1/2044		4.00%	40,800	40,800	331,500	2,040,000
5/1/2045	260,000	4.00%	40,800	300,800		1,780,000
11/1/2045		4.00%	35,600	35,600	336,400	1,780,000
5/1/2046	270,000	4.00%	35,600	305,600		1,510,000
11/1/2046		4.00%	30,200	30,200	335,800	1,510,000
5/1/2047	280,000	4.00%	30,200	310,200		1,230,000
11/1/2047		4.00%	24,600	24,600	334,800	1,230,000
5/1/2048	290,000	4.00%	24,600	314,600		940,000
11/1/2048		4.00%	18,800	18,800	333,400	940,000
5/1/2049	300,000	4.00%	18,800	318,800		640,000
11/1/2049		4.00%	12,800	12,800	331,600	640,000
5/1/2050	315,000	4.00%	12,800	327,800		325,000
11/1/2050		4.00%	6,500	6,500	334,300	325,000
5/1/2051	325,000	4.00%	6,500	331,500	331,500	-
Total	\$ 5,800,000		\$ 3,552,788	\$ 9,352,788	\$ 9,352,788	

Footnote:

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

Max annual ds: 336,400

AVALON GROVES CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
SERIES 2022 (AA4) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2022		4.000%	46,038			2,105,000
5/1/2023	35,000	4.000%	46,038	81,038		2,070,000
11/1/2023		4.000%	45,338	45,338	126,375	2,070,000
5/1/2024	35,000	4.000%	45,338	80,338		2,035,000
11/1/2024		4.000%	44,638	44,638	124,975	2,035,000
5/1/2025	40,000	4.000%	44,638	84,638		1,995,000
11/1/2025		4.000%	43,838	43,838	128,475	1,995,000
5/1/2026	40,000	4.000%	43,838	83,838		1,955,000
11/1/2026		4.000%	43,038	43,038	126,875	1,955,000
5/1/2027	40,000	4.000%	43,038	83,038		1,915,000
11/1/2027		4.125%	42,238	42,238	125,275	1,915,000
5/1/2028	45,000	4.125%	42,238	87,238		1,870,000
11/1/2028		4.125%	41,309	41,309	128,547	1,870,000
5/1/2029	45,000	4.125%	41,309	86,309		1,825,000
11/1/2029		4.125%	40,381	40,381	126,691	1,825,000
5/1/2030	45,000	4.125%	40,381	85,381		1,780,000
11/1/2030		4.125%	39,453	39,453	124,834	1,780,000
5/1/2031	50,000	4.125%	39,453	89,453		1,730,000
11/1/2031		4.125%	38,422	38,422	127,875	1,730,000
5/1/2032	50,000	4.125%	38,422	88,422		1,680,000
11/1/2032		4.375%	37,391	37,391	125,813	1,680,000
5/1/2033	55,000	4.375%	37,391	92,391		1,625,000
11/1/2033		4.375%	36,188	36,188	128,578	1,625,000
5/1/2034	55,000	4.375%	36,188	91,188		1,570,000
11/1/2034		4.375%	34,984	34,984	126,172	1,570,000
5/1/2035	60,000	4.375%	34,984	94,984		1,510,000
11/1/2035		4.375%	33,672	33,672	128,656	1,510,000
5/1/2036	60,000	4.375%	33,672	93,672		1,450,000
11/1/2036		4.375%	32,359	32,359	126,031	1,450,000
5/1/2037	65,000	4.375%	32,359	97,359		1,385,000
11/1/2037		4.375%	30,938	30,938	128,297	1,385,000
5/1/2038	65,000	4.375%	30,938	95,938		1,320,000
11/1/2038		4.375%	29,516	29,516	125,453	1,320,000
5/1/2039	70,000	4.375%	29,516	99,516		1,250,000
11/1/2039		4.375%	27,984	27,984	127,500	1,250,000
5/1/2040	70,000	4.375%	27,984	97,984		1,180,000
11/1/2040		4.375%	26,453	26,453	124,438	1,180,000
5/1/2041	75,000	4.375%	26,453	101,453		1,105,000
11/1/2041		4.375%	24,813	24,813	126,266	1,105,000
5/1/2042	80,000	4.375%	24,813	104,813		1,025,000
11/1/2042		4.50%	23,063	23,063	127,875	1,025,000
5/1/2043	80,000	4.50%	23,063	103,063		945,000
11/1/2043		4.50%	21,263	21,263	124,325	945,000
5/1/2044	85,000	4.50%	21,263	106,263		860,000
11/1/2044		4.50%	19,350	19,350	125,613	860,000
5/1/2045	90,000	4.50%	19,350	109,350		770,000
11/1/2045		4.50%	17,325	17,325	126,675	770,000
5/1/2046	95,000	4.50%	17,325	112,325		675,000
11/1/2046		4.50%	15,188	15,188	127,513	675,000
5/1/2047	100,000	4.50%	15,188	115,188		575,000
11/1/2047		4.50%	12,938	12,938	128,125	575,000
5/1/2048	105,000	4.50%	12,938	117,938		470,000
11/1/2048		4.50%	10,575	10,575	128,513	470,000
5/1/2049	110,000	4.50%	10,575	120,575		360,000
11/1/2049		4.50%	8,100	8,100	128,675	360,000
5/1/2050	115,000	4.50%	8,100	123,100		245,000
11/1/2050		4.50%	5,513	5,513	128,613	245,000
5/1/2051	120,000	4.50%	5,513	125,513	125,513	125,000
11/1/2051		4.50%	2,813	2,813	2,813	125,000
5/1/2052	125,000	4.50%	2,813	127,813	127,813	-
Total	\$ 2,105,000		\$ 1,750,225	\$ 3,809,188	\$ 3,809,188	

Footnote:

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

Max annual ds: 128,675

EXHIBIT 14



RESOLUTION 2024-06

[FY 2025 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2025; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATON; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Avalon Groves Community Development District (“**District**”) prior to June 15, 2024, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 22, 2024

HOUR: 7:00 p.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.



PASSED AND ADOPTED THIS 23RD DAY OF MAY, 2024.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget



EXHIBIT 15



1 MINUTES OF WORKSHOP
2 AVALON GROVES
3 COMMUNITY DEVELOPMENT DISTRICT

4 A workshop of the Board of Supervisors of the Avalon Groves Community Development
5 District was held on Wednesday, April 24, 2024 at 6:00 p.m., at the Sawgrass Bay Elementary
6 School, 16325 Superior Blvd., Clermont, Florida 34714. The Workshop was convened for the
7 sole purpose of discussing traffic issues on Sawgrass Bay Blvd., and the Sawgrass Bay
8 Blvd./Flemings Road connection with Orange and Lake County officials. No decisions were
9 made, nor action taken, on behalf of the CDD at this workshop.

10 *A list of the questions submitted to County Officials by the HOA are attached to these*
11 *minutes.*

12 Present were

13 Eugene Mastrangeli (S5)	Vice Chair, Avalon Groves CDD
14 Carl Weston (S1)	Assistant Secretary, Avalon Groves CDD
15 Robert Wolski (S2)	Assistant Secretary, Avalon Groves CDD
16 Michael Aube (S3)	Assistant Secretary, Avalon Groves CDD
17 Kyle Darin	District Manager, Avalon Groves CDD
18 Douglas B. Shields	District 1 Commissioner and Vice Chair, 19 Lake County Board of County 20 Commissioners,
21 Jennifer Barker	County Manager, Lake County
22 Fred Schneider	Assistant County Manager, Lake County
23 Jeff Earhart	Engineering Director, Lake County
24 George Gadiel	Senior Traffic Engineer, Lake County
25 Nicole Wilson	District 1 Commissioner, Orange County 26 Board of County Commissioners and 27 Orange County Vice Mayor
28 Jon Weiss	Deputy Administrator, Orange County
29 Brian Sanders, E.I.	Chief Planner, Orange County 30 Transportation Planning Division
31 Brian Saunders	Chief Planner, Orange County 32 Transportation Planning
33 Joe Kunkel	Director, Orange County Public Works
34 Andrew Dietzen	Communications Aide, Commissioner 35 Wilson, Orange County
36 Taylor Yarkosky	Florida State Representative – District 25
37 Amanda Joy Geltz	District Aide, Representative Yarkosky
38 Aaron Cort	
39 Susie Bechelli	
40 Cheri Johnson	President, Serenoa Property Owners 41 Association

Cam Newell

Secretary, Serenoa Property Owners
Association

Marian Aube

Director, Serenoa Property Owners
Association

Mr. Mastrangeli recorded the following:

The Serenoa POA, Palms at Serenoa HOA, and Avalon Groves CDD
representatives in attendance were introduced.

Orange County Commissioner Nicole Wilson and her team discussed items
related to the connection of Sawgrass Bay Blvd. and Flemings Road..

Lake County Commissioner Douglas Shields and his team discussed items related
to ingress/egress issues and safety along Sawgrass Bay Blvd..

Questions and concerns regarding the Orange County connection from Flemings
Road to Sawgrass Bay Blvd were heard, after which the Orange County
representatives excused themselves.

Questions and concerns regarding safety on Sawgrass Bay Blvd were heard.

The Workshop was adjourned at 8 p.m.

**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 May 23, 2024.**

☐ Kyle Darin, Secretary

☐ _____, Assistant Secretary

☐ William Tyler Flint, Chair

☐ Eugene Mastrangeli, Vice Chair

Palms at Serenoa HOA Resident Questions for 4-24-2024 Meeting

- 1- Who , or what organization, posted the sign at the end of Sawgrass? I haven't looked at the sign in a couple of months, I have seen it more than a dozen times. I've never seen authorship on the sign.

2- Can Speed Tables be incorporated into future Sawgrass work? If not, why? Speed tables are used literally everywhere, why not here?

3a- Does a Flemings road connection project actually exist & have approved Orange County funding?

3b- If the specific project exists, who are the actual contact organizations within Orange AND Lake Counties responsible for the Fleming project? What is their respective contact information?

Thanks,
Mark O'Halloran
17861 Blazing Star Circle

- I'm very interested in the traffic situation at the Palms at Serenoa entrance from Sawgrass Bay Blvd. As it stands, it can be difficult to see traffic coming in certain situations. I feel that an increase in auto traffic will make this area unsafe.

Will there be a light or traffic circle installed at this particular intersection and other intersections along Sawgrass Bay Blvd to slow down traffic?

Thank You.

Tobin Fingar

- Can we get a detailed explanation of the steps which must be accomplished in order to complete and open the connector? Please note responsible parties for each step. As we approach January 2026, will there be a way to track progress toward completion of it?

Why was the dirt road connector recently opened enabling passage and then deemed illegal pursuant to the county sign signifying there is no intention to allow such crossings? Before the connector is officially opened, will there be a period when dirt road passage is allowed similar to what was done on Schofield Road?

Are there any updates regarding the shopping center at Pacific Ace Way?

Mike Culnan

- When is the county going to install a traffic light at Wellness Way and Hwy 27?

Thanks,
Doris Moore
3481 Sparkleberry Ct



- Is there any information on current or potential collaboration agreements for Lake and Orange County Fire and Safety. As i do plan on staying here (Palms of Serenoa) very long term, I am most interested in the Fire and Medical aspects of this. Is there, or will there be cross communications with Orange and Lake County 911?

thank you. I personally see all positives for this effort.

Samuel H. Jones III

17682 Blazing Star Circle

- As you know, when traveling east on Sawgrass Bay Blvd, there is a 'blind bend' right before the gates to PAS. The concern is the safety of turning left out of PAS, when there are multiple and probably speeding vehicles coming both ways. Even though other community residents that live off Sawgrass Bay Blvd have to turn left to go east, they do not have a 'blind bend', to contend with. Either three-way 'Stop Signs' or 'Stop Lights' would need to be implemented.

What will be in place to ensure the safety of the residents and their visitors wanting to turn left to travel southeast on Sawgrass Bay Blvd?

It is important that Lake County understands the 'blind bend' situation that we have.

Thank you,

Maria & Jim Kraus

- Lake County Question - will Sawgrass Bay Blvd be four lanes all the way to the connection, before it opens?

Thanks

Greg and Susan Myers

- As someone who crosses Sawgrass Bay Blvd multiple times per week for recreational purposes (biking, running, walking), I would like to know what can be done to improve the safety of pedestrians using the sidewalks and crossing at the intersections - particularly on the blind corners like the one at Bay Cedar Way. I appreciate the flashing pedestrian signs but they are hidden by much of the trees and other foliage. The crosswalk at that intersection is also hidden. Many times I have stood there watching multiple cars pass and once had to quickly jump onto the curb because someone was coming too fast around the blind corner. While I appreciate the trees, they are really causing safety concerns as traffic cannot see around it.

I think the lowered speed limit was overdue, but too many cars are still speeding. Is there anything that can be done about this? The stoplight is helping some but I've seen accidents there already.

Adding more traffic with a road opening onto Flemings, these issues are going to be even more prominent at least until a sidewalk is built on the other side of the street. Are there plans for that sidewalk to be extended?

Thank you.

Cheryl Flesch



- I was told before I purchased my home in 2020 that there would be an opening to Flamingo Crossings within a year or two and I have lived here three years and we still don't have access. I bought at Serenoa because of this access; I work at Disney World and I was looking for a home closer to work. The traffic on 27 in the morning and evening is horrible and then getting onto 192 it gets even worse. When is the road going to be opened?

Laurie and Frank Acevedo

- In response to the community concerns, I offer the following:

One of the things that enticed my wife and I to move into PAS was the fact that there would be a "shortcut" to get to Disney and other things in the New Horizon areas. After being a resident at PAS for 5 months I still look forward to the connection to be installed. What Lake County needs to do is to enforce the speed limit on Sawgrass. Too many times it appears that we are in Indianapolis at the 500 rather than in Clermont Florida! There are other traveled roads in Lake County that use "speed tables" to regulate traffic speed. Lakeshore Drive has speed tables installed to regulate the speed and it seems effective. I know they are unpopular but they can be effective.

Whether the connection moves forward or not (I hope it does), Lake County needs to move forward with controlling vehicle speeds.

Unfortunately, we will not be able to attend the meeting as we will be out of town.

Thank you for considering my concerns.

Tom Verlihay
17555 Blazing Star Circle

Respectfully submitted by:

Shannon Bernard, LCAM for PAS HOA

SBernard@lelandmanagement.com



SAWGRASS BAY BIVD. connection to FLEMINGS RD.

QUESTION

To me there are 2 options:

One, Completely block the cut thru. OR Two,

Lay down gravel to make travel BETTER

Either way would be better or not for the public

This all needs to be DONE while both counties decide what's need to be

Handle at these 2 roads

DONALD ROELL

17389 Blazing Star Circle

Clermont, FL 34714

863-232-8196



SERENOA POA TOWN HALL MEETING 4/24/24 - QUESTIONS

1. We are very curious about the opening date of the new cut through the road to western way from our development. With the number of houses and growing cars, only one exit from all of them seems like a growing safety concern for us in the back of development.
2. Will a traffic light or four-way stop be installed at Villages 1 and 2 (Serenoa Blvd and Goldcrest Loop)? Otherwise, it will be challenging and dangerous for folks to exit the neighborhoods, and especially if making left turns.
3. If you do not put roundabouts at each one of the village entrances, there are going to be some serious accidents on sawgrass Bay boulevard. The speed is ridiculous, and people are riding their bikes and walking without roundabouts to slow people up and keep the traffic flow moving. It will most likely be a disastrous situation. Putting red lights in will not help because it will literally stop traffic and bog it up. It's important like they did on Hartwood Marsh to keep the traffic flowing but at a speed that is slower so people can get in and out of their village entrances and not have people get killed as a crossing the street.
4. continuation of the road from sawgrass Bay boulevard to Avalon is less than a quarter of a mile. It is going to help people exponentially in terms of their ability to get to and from employment in a much quicker time. As you look at the flow of traffic on Sawgrass Bay. Once that road is open it will be important to keep it moving but at a pace much slower than these people are driving it right now. If the plan is for the developers on the other side of sawgrass Bay to pay for that road connector. Then they need to put the money up front and get this done. It's been a long time waiting and there are serious issues from a health perspective, fire, ambulance etc. Not having that opening with people in village Three and the apartments way at the end. Having to drive so far out to get access to anything.
5. Another potential option is Speed Bumps along Sawgrass bay blvd and maybe even a combination of both speed bumps and a couple of roundabouts. I understand things cost money but resident satisfaction and safety delivers desire to be in a neighborhood and keeps property values up.
6. When can we expect the connection to be completed? Is there any chance that the connection will be completed before early 2026? The delay is impacting the overall desirability of the community and causing many people to consider moving elsewhere.
7. What measures are being taken to address the possibility of increased traffic on Sawgrass Bay?
8. Will the connection include the addition of traffic lights and sidewalks? Are there any design documents or plans that can be shared with the community?
9. Do you have an approx. date when the connection is going to be open?
10. Is there a chance to have another connection to Jewelfish Road?
11. When will Sawgrass Bay Blvd and Flemings Road connection be installed? We have moved here in June of last year and I have seen a number of signs indicating connection (e.g., Jan 2025, now sign at connection indicates Jan 2026) and heard from someone at Pulte as new Alton Apartment construction finishes up this summer, construction on the connection will begin.
12. Additionally, I would like to know what the officials have to say and if the work has even gotten all the approvals to begin construction and, if so, when this connection will take place.
13. Then the second question I have is will Sawgrass Bay Blvd be changed into a four-lane roadway, and, if so, will we get roundabouts at all the Village entrances to help keep the traffic moving through the area like Hartwood March Road is set up? If this happens, will the speed limit be changed?

14. Lake County: What specifically will you do to address intersections prior to connection. Especially village 2 and 3? Why have you not included the expansion to 4 lanes given all the updated data on people in horizon west and Disney employees looking to use this connection?

Orange county: Can you provide updated timelines for this connection, and will it be 4 lanes just like the western way? If not, why given the amount of cars using it to get to Davenport currently on Avalon? What will the connection road look like at the roundabout and access through the Ashton woods neighborhood?

15. I feel very unsafe on Lake County Roads...and Orange County for that sake. Why is Lake County patrolling the end of the road, and apparently giving out tickets as one resident said it cost them \$169. This is utterly ridiculous. Especially when we have people going 90 on a regular basis down 27, a high accident rate and no apparent strategic plan for a stop light or turning lane at a new major intersection 27 and Schofield. I say no apparent strategic plan, since the road is going to be open a year in Sept. When is Lake County (and Orange County for that matter) going to start having the safety and concern for its citizens, instead of playing games?
16. Can anything be done to make the crossing for pedestrians safer by Serenoa Blvd and Goldcrest on Sawgrass Bay. Vehicles are not seeing the pedestrians crossing.
17. Can signs be erected for when the bus stops on Sawgrass Bay to load and unload to prevent vehicles from stopping/parking in the roadway. When vehicles stop the children are running out into traffic and running across the roadway. Parents/guardians are to be picking up in the community center. Erecting signs that prevent vehicles from loading or unloading children on or along Sawgrass Bay will greatly reduce the risk of a potential tragedy.
18. What is the reason that construction trucks are being rerouted down Sawgrass Bay for Sanctuary instead of coming in off hwy 27? This makes little sense since we have children who are coming and going from school and construction trucks are running the Sawgrass Bay route at high speeds. Can they be directed to use the Sanctuary entry off hwy 27.
19. Can we get more law enforcement patrol on Sawgrass?
20. What will the speed limit be on Sawgrass Bay Blvd?
21. Will there be any vehicle size/load restrictions for through traffic?
22. Will there be a stop light at the intersection of Sawgrass Bay Blvd and Serenoa Way (the intersection that serves Villages 1 and 2) ?
23. Will there be any speed bumps?
24. Is the timeline of January 2026 still accurate?
25. Is there anything that can be done to expedite this work?
26. Is Orange County also committed to delivering their part of the project by January 2026?
27. If the community is cut off due to an emergency event from Sanctuary Way to US-27, what is the egress route for residents of Serenoa Villages 1, 2, 3 and the Alton at Serenoa apartment complex?
28. Regarding the new traffic signal by the future retail space: it is too tight for a vehicle to pass a cyclist with 4 feet of clearance. How will this be addressed?



29. What is Lake County doing about vehicles going through the proposed road? A secondary road was made after a car got stuck.
30. Why does it take so long to complete a road of less than 300 feet?
31. How soon after the community is finished can we get speed bumps to slow people through the community?
32. The concerns I have are the control of heavy flow of traffic and the desired speed limit allowed and strictly monitored between these two roads.
33. With the evident probability of more traffic entering onto Sawgrass Bay Blvd coming in off of 27 and to more outside traffic onto Fleming's road this is a very BIG concern for residents living here in Serenoa to the safety of our neighborhoods and community.
34. What will be put in place to seriously help control these two very big issues of concern??
35. I really do hope these matters of high concern will be taken very seriously for our Serenoa community
36. What is the plan for ensuring a safe turn into Village II given the access gate backups?
37. What can be said or done to get this connection completed way sooner than January 2026 since this connection was promised to residents of Sawgrass bay and Serenoa to be completed years ago.
38. Will Sawgrass Bay Blvd connect to Flemings Road by January 2026 and be open for public use?
39. I attended an Orange County virtual meeting on Oct 27, ,2021 and it was stated by Ian Phyers that the latest date for Flemings Road construction to START would be JULY 1, 2025 and connection made by January 2026. This meeting was recorded and is available to view on OCFL Commissioner Nicole Wilson Facebook page. Is this still accurate?
40. Who is the developer in charge of getting Flemings Road constructed and ready for connection?
41. Do all four lanes on Flemings Road need to be completed before it connects to Sawgrass Bay Blvd?
42. How long do you anticipate the construction of Flemings Road to take before it is connected to Lake County? Will it be the agreed upon date of January 2026 as written in the RAC Agreement?
43. When will Lake County start construction on the roundabout? How long will that construction last? Are the study and design phases complete for the roundabout?
44. What are the specific plans and timelines for both pedestrian sidewalks and bike paths/lanes along the full route between 27 and Avalon, in both directions?
45. Why was a streetlight added on Sawgrass Bay to an intersection for a new development that is completely unnecessary? Wouldn't it have made more sense to put a streetlight at the intersection where children cross the street to get to the elementary school?
46. What concerns does Orange County and its residents have, if any, about the connection of Sawgrass Bay to Orange County? What are the competing interests that are keeping it from getting started?
47. Is the January 2026 completion date for the connection between Lake and Orange County a certainty? How probable is it that the completion date will be pushed further into the future?



48. Sawgrass Bay Blvd currently ends in a cul-de-sac that is much longer than the 1320 feet maximum and has been this way for over 5 years. How is this allowed to continue?
49. From the Sawgrass Bay/Sanctuary Lights, there are 100s and 100s of residents that have no way out of the community should there be a blockage/accident or some other incident on Sawgrass. How is this allowed to continue?
50. There must be a maximum/minimum emergency response time criteria used by police/fire? Is it being exceeded to reach Village 2, 3, or Alton Apartments?
51. Who is responsible for completing the road connection?
52. Can a gated temporary road be opened for residents of Serenoa?
53. How much funding and resources is needed to complete the connection?
54. From start to finish, how much time is needed to finish the connection as it is now?
55. What is needed to prioritize this connection and get it completed earlier than 1/1/2026?
56. Can they do an interim solution. Why can construction use and not residents?
57. Emergency issue, we don't have choices for evacuations.
58. Awful speeding
59. No attention to stop signs on Sawgrass and villages
60. Speed bumps sawgrass. Village 2
61. Patrolling in villages by sheriff
62. Not stopping for pedestrians in sidewalk crossing Sawgrass
63. Parking in front of hydrants
64. Very unsafe in general
65. Has there been any progress toward this goal from the Orange County side? The Transportation Projects site has not been updated recently and shows the project "Currently in Negotiations, Design Phase." It seems to have stalled in this phase.
66. Once the connection is complete, what are the plans for traffic control in order to ensure safe and easy access to the neighborhoods in Serenoa and along Sawgrass Bay Blvd? I'm assuming there will be substantially increased traffic so turning left from the west-bound lane would likely prove difficult and lead to traffic back-ups, delays, and a myriad of safety issues.
67. Are there plans to widen Sawgrass Bay Blvd inside Serenoa (from the Palms) to the full 4-lanes to accommodate the increased traffic from the connection? If so, when can we expect that construction to begin?
68. Is there a plan in place to monitor and enforce speed controls for the increased traffic flow? This is already a concern on the unconnected Sawgrass Bay Blvd.
69. Could we look at putting a through traffic limitation once Sawgrass Bay Blvd is connected to Flemings? No vehicles over a certain size or weight.
70. Will there need to be lane expansion on Flemings before the connection to Sawgrass can be completed?
71. Will Sawgrass need to be expanded near the connection?
72. When is the finish date of the connection?
73. Why can't the area be paved for local traffic only



74. It looks like Flemings road is no more after the current cut through, is that permanent, planned or what?
75. On the April 16th-17th there was a lot of late night working going at the cut through entrance, what was going on it kept us awake with all the construction noise and work lights.
76. When leaving village 3, Saw Palmetto going onto Saw Grass Bay Blvd, the road marking indicate no left turns only right turns, which leads you to the dead end. This was verified by a Sheriff deputy as what the marking mean on the road. Is this permanent that we need to turn only right to the dead end and then u turn to come back?
77. Is there any plans to tear out the sign showing people how to use the cut through. It seems rather silly if you trying to have people not use it and save 30 minutes and 13 miles that you would leave a sign telling people how to do it. And since this is on lake county property its a suggestion that the county has no problem with the sign and using it. One sign says its trespassing the other sign tells you how to do it.
78. Is there any plans on making Saw Grass Bay Blvd into 4 lanes and if not have they done any traffic studies. We have a great view of the cut through and have been keeping track of what we see, weekend about 70 cars a day and week days 116 since this news covered the new cut through? If that many people a day are willing to risk the cut through wouldn't it be expected the traffic to be much more when done.
79. Is there plans on putting K rails or some permanent structure at the Orange county entrance to the cut through to cut traffic?
80. Has the counties thought about putting a temp light at the cut through, when its rush hour sometimes the traffic gets backed up and its really only one lane today, having a traffic single that would tell when its safe to cut through would be a good safety measure.
81. Has the county thought about making this a toll cut through to raise money and get it paved quicker. I am certain people would be willing to pay to save 30 minutes and 13 miles.
82. I dont think anyone wants a poor planning mistake like Schofield where we have a huge issue with traffic on the Orange county side and a traffic issue on 27 where I am just waiting for the deaths to roll in from that intersection. Are the counties planning on making sure the 2 lane road (saw Grass Blvd), that goes to 4 lanes then back to 2 has the abilities to handle the traffic. And also the loading of the turn lane at 27 will that support the thousands of extra cars a day? Is there any thought to putting traffic tables like other roads in the county to limit speeds on Saw Grass Bay which already seem to be used for racing in the evenings?
83. Has the counties thought about expanding some of the retention ponds at the end of Saw Grass Bay Blvd to further limit people coming through, aka like a mote.
84. Since everything that has been tried to limit traffic from the new cut through has failed and even increased traffic has the counties thought about putting a permanent police presence at the end of the street at least for several months.
85. Has the counties thought about tearing up all of Flemings road so no one will be able to get to the cut through, it seems like someone had that idea but stopped at the entrance of the cut through. All the equipment was there and further 200' and we wouldn't need a meeting.
86. Is the time line of Jan 2026 real, knowing how slow projects go here, it would seem highly aggressive.
87. As I understand no car traffic, but can the counties allow bike traffic over the cut through, it does zero damage and is a nice ride.

88. It seems like such a simple solution, connect the roads, it saves millions of dollars of wasted time and fuel. Everyone seems to want it, they are building their own roads as fast as the county changes things.
89. It has been rumored that the builders on the Orange county side of the cut through don't want the road finished since it might take away from their sales and have been lobbying Oracle county elected officials. The saw Grass Bay area is nearly built out. Even if they started building the road this week, by the time they finished nearly the whole community is built out.
90. What safety precautions and measures are planned for pedestrian and vehicular traffic for having to get mail in a different location and village?
91. We have heard a lot of conflicting information about this project. Would you please take it back and clarify the details from the basics, confirm if you realistically expect the connection to be completed by 2026 and what would be the hold UPS that could delay this project.
92. If Orange County proceeds to build 4 lanes, how and when does Lake County plan to widen our side of the road to ensure it doesn't create a bottle neck in our neighborhood?
93. Do you plan to add turn lanes on Sawgrass where there are none today in Serenoa? Especially while it is still a 2 lane road? And in the future adding turn lanes in the intersection between Sawgrass and Superior (road to school)?
94. If during the construction the neighborhood landscape is removed, do you plan to replace the landscape as it was before with same trees, same size?
95. In Serenoa, near the clubhouse, can you add a pedestrian crossroad that is activated by pushing a button which turns on blinking lights? Now we have one that is always blinking, which has now become part of the background and people have stopped noticing it.
96. Is there a way to hold Sunshine Water accountable for taking care of their lot?
97. Why can't sawgrass bay blvd be completed and connected to Flemings just how Schofield was connected. Same type of road on the Orange County side.
98. Are there still plans to expand Sawgrass Bay Blvd from 2 to 4 lanes from the Palms to the Lake/Orange county line once the connection is approved and completed?
99. If the expansion is to be completed from 2 to 4 lanes, how will the entrance/exit from Village #2 be improved to allow left hand turns when leaving or entering the village due to the lack of room between the gate and the road for turn lanes?
100. Once the connection between Lake and Orange counties is completed will Orange County Emergency Service cross the county line for medical or fire emergencies in Serenoa?
101. Are there any plans to install additional stop signs or a traffic light near the Palms or the Edgemont Development?
102. Is a bike lane/path in any of the current plans for the Serenoa section of Sawgrass Bay Blvd?
103. In an effort to calm the traffic flow on Sawgrass Bay Blvd., I am requesting that stop signs and painted crosswalks be installed at Sawgrass Bay Blvd and Fescue Street, and also at Sawgrass Bay Blvd and Yelloweyed

Drive. These additional traffic safety measures would make both intersections a true Four-Way stop just like the intersection of Sawgrass Bay Blvd and Superior Blvd. It should be noted that both of these proposed Four-Way stop intersections are currently active School Bus pick up and drop off locations for young children Monday through Friday. This would also enhanced the safety of young children as they cross Sawgrass Bay Blvd to get on and off the School Bus.

I believe the additional Four-Way Stop signs at these locations is desperately needed to address the excessive speeding and erratic driving along Sawgrass Bay Blvd.

It is requested that these measures be taken immediately and before Sawgrass Bay Blvd connects with Flemings Road, which will see a drastic increase in vehicle traffic beginning in early 2026.

The current posted speed limit of 35 MPH along Sawgrass Bay Blvd is ineffective and these additional traffic control measures would make our communities safer.

104. With the number of homes in Serenoa (Villages 1,2,3 - 777 & The Palms 577), (not counting the apartments or Edgemont due to low or no occupancy), over 50% of the residents are over 55 years of age.

There is no Secondary Access for any Emergency Services- EMS/FIRE/HOSPITAL/ ER or any necessary Evacuation. The nearest Fire station is 5.4 miles and 11 minutes (from Village 2). With this distance the result of an Emergency can be Fatal! Is there a plan to build an EMS/FIRE STATION closer than 11 miles? Is the location on Sawgrass Bay where the shopping center is on hold a viable location for a sub station?

The 2 Crosswalks on Sawgrass Bay, especially between Goldcrest and the clubhouse entrance are highly trafficked due to the location of the Bus Stop and the walkers of the community. Although there are Pedestrian signs & Flashing lights (TY Commissioner), very few abide by the signs & Stop. Vehicles driving down Sawgrass pay NO attention to the Pedestrian signs. This could have Catastrophic Consequences! There is an Urgent need to place signs in the road in both directions of the Crosswalks.

STATE LAW - STOP FOR PEDESTRIANS WITHIN THE CROSSWALK

Are these signs possible?

Also, signage needed stating, "No Stopping on Sawgrass Bay" especially before & after the Crosswalk at Goldcrest (Parents dropping/picking up kids from bus stop). Very Dangerous!

105. Concerns for Speed on Sawgrass
Can active patrols be increased.

106. It is concerning that there is only one exit out of Serenoa. If there is an accident or road block then we are stuck with no way out.

107. Can the extension to Flemings Rd be moved up / completed before Jan. 2026? This is a safety concern for all Serenoa Residents, and I assume Ovation on the other side as well since they too only have one exit to Avalon Rd.

108. If the extension cannot be moved up, is there a written contract with the parties that legally holds them accountable to complete the road by Jan 2026?

EXHIBIT 16



After Audit Committee, the meeting moved to item V.A. Authorization of Staff to Proceed with Publication of RFP for Auditing Services.

After Authorization of Staff to Proceed with Publication of RFP for Auditing Services, the meeting moved to item IV.A. Staff Reports – District Engineer.

THIRD ORDER OF BUSINESS: Audit Committee

A. Open Audit Committee Meeting

On a MOTION by Mr. Aube, SECONDED by Mr. Mastrangeli, WITH ALL IN FAVOR, the Board opened the Audit Committee Meeting, for Avalon Groves Community Development District.

B. Exhibit 1: Review of RFP and Evaluation Criteria

Mr. Davenport presented an overview of the RFP advertisement, instructions and evaluation criteria and answered questions.

C. Recommendation to Proceed with Publication of RFP

D. Schedule Next Meeting Date

The next Audit Committee meeting was scheduled in conjunction with the July 25, 2024 regular CDD meeting.

E. Adjourn Audit Committee Meeting

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board closed the Audit Committee Meeting, for Avalon Groves Community Development District.

FOURTH ORDER OF BUSINESS: Staff Reports

A. District Engineer – *Greg Woodcock, Stantec*

1. Update on Pine Tree on 17878 Blazing Star Circle

Mr. Woodcock advised that based on a review, the Pine tree is located on the residents property and not a CDD issue.

2. Update on Review of Excavation Work Near Ponds 58 & 8

Mr. Woodcock noted a turbidity barrier in the pond which should be removed if construction is completed. Excavation in the area is related to the development in the neighboring area, no excavation was observed in or around the ponds.

3. Exhibit 2: Update on Sawgrass Bay Blvd. Ownership

Mr. Woodcock relayed that the CDD owns the parcels on the south side of the road, including the pond and the County owns the right-of-way and the parcel adjacent to the right-of-way. Plans indicate the pond in the south-east corner will be extended to accommodate additional run-off from roundabout and other impervious road features.

Mr. Woodcock met with a SJRWMD representative on site regarding the wetland clearing on Saw Palmetto Avenue. There is clearing associated with four lots,

and the SJRWMD requested a restoration and planting plan be submitted for their approval. Once they approve it, the CDD can move forward with restoring the areas to their original condition. Coordination will be needed for reimbursement or having the residents pay for that restoration.

Mr. Woodcock will review the area around Pond 13 where the erosion fencing has been exposed and damaged by vehicular traffic. He advised that if it's feasible to remove, his team will remove it while on site.

Mr. Woodcock acknowledged receipt of an email regarding the tree planting request submitted to the HOA, but has not yet reviewed it.

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

1. Exhibit 3: CDD 101 Presentation

This item was presented out of order, after item IV.C.3. Landscape Maintenance Report

Mr. Earlywine and Mr. Davenport facilitated the CDD 101 Presentation.

The Board discussed scheduling workshops as an additional opportunity to discuss CDD business in the Sunshine.

On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board approved scheduling monthly CDD workshops at 10 a.m. two weeks prior to the regular meeting and directed staff to proceed with advertising for the remainder of the fiscal year, for Avalon Groves Community Development District.

The balance of this item was presented after item V.C. Review of April 24, 2024 Sawgrass Bay Blvd/Flemings Rd Workshop.

Mr. Davenport presented an update to the easement policy previously discussed by the Board.

Audience comments on the presented policy were heard.

On a MOTION by Mr. Aube, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board approved the presented easement policy, for Avalon Groves Community Development District.

Mr. Davenport will contact the HOA to assist with implementation. Mr. Woodcock will review the existing encroachments.

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

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

Mr. Darin noted that Mr. Isley was on-site on April 24th and he continues to work with Down To Earth on the irrigation issues.

a. Exhibit 5: A&A Playground Safety Inspection

Mr. Darin reported that two of the items noted in the inspection have been addressed or are in-progress – the mulch and mulch.

2. Exhibit 6: Aquatic Maintenance Report – *Steadfast Environmental*



Steadfast will be informed of the multiple reports of growth. Mr. Woodcock will print colored copies of the pond map.

3. Exhibit 7: Landscape Maintenance Report – *Down To Earth*

This item was presented out of order, after item II. Audience Comments – Agenda Items

Mr. Davis presented the landscape maintenance report. Mr. Sarka was introduced as the new Account Manager. Mr. Sarka will be working with Mr. Isley on irrigation. The exposed irrigation lines at the playground will be reviewed. Vegetation encroachment onto CDD property at 17525 Butterfly Pea Ct. were discussed. The landscape crew will cut back dead fronds and vegetation on the Butterfly Pea Court island.

A request was made for the number of trees on each pond and for all weekly reports to be provided to the District for inclusion in the agenda packet.

a. Exhibit 8: Consideration of Proposal to Remove Two Dead Palms Behind Bracken Fern Lane - \$1,017.49

Cause of death is not clear, therefore no replacement planting is recommended at this time.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved the Down To Earth proposal to remove two dead palms behind Bracken Fern Lane in the amount of \$1,017.49, for Avalon Groves Community Development District.

D. Serenoa POA Amenity Manager

Mr. Landry was not present.

E. Palms at Serenoa HOA Amenity Manager

Mr. Wolski provided an update on the Palms at Serenoa HOA projects. He asked if there was a fence option between Edgemont and Palms at Serenoa. Mr. Woodcock will review the area.

1. Exhibit 9: Discussion on Easement Tree Planting Request

This item was discussed under the District Engineer's report and was tabled until the next meeting pending review by the District Engineer

FIFTH ORDER OF BUSINESS: Business Matters

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

This item was presented out of order, after item III. Audit Committee.

On a MOTION by Mr. Wolski, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board authorized staff to proceed with publication of the RFP for Auditing Services, for Avalon Groves Community Development District.

- B. The meeting moved to Exhibit 10: 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

On a MOTION by Mr. Aube, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved engaging LLS Tax Solutions Inc. for Bond Series 2017A-1 and Bond Series 2017A-2 Arbitrage Reporting for March 2025 and 2026, for Avalon Groves Community Development District.

- C. Review of April 24, 2024 Sawgrass Bay Blvd/Flemings Rd Workshop
This item was presented out of order, after item IV.B.1. CDD 101 Presentation

Mr. Aube provided an overview of the discussions during the workshop.

It was suggested that the CDD, HOA, and POA create a team to allow for more effective communication with Lake and Orange County and to relay updates to residents.

Mr. Darin advised that the District has not received a response to the letter sent to the Lake County Commissioners regarding the completion of Sawgrass Bay Blvd. and the letter to Orange County Commissioners was declined. Mr. Darin will email a copy of the letter to the County Attorneys. A request was made to forward a copy of the letter sent to the County Commissioners and the decline notice from Orange County to the Supervisors.

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

Discussion on this item was postponed until the May workshop.

SIXTH ORDER OF BUSINESS: Consent Agenda

- A. Exhibit 11: Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held March 13, 2024
- B. Exhibit 12: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 28, 2024
- C. Exhibit 13: Consideration and Acceptance of the February 2024 Unaudited Financial Report
- D. Exhibit 14: 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

On a MOTION by Mr. Wolski, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved the Consent Agenda – items A-D 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)

A comment was heard on hog damage repairs and sidewalk repairs at the western entrance of Goldcrest Loop by the dog park. Mr. Isley will review the repair.

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

Mr. Aube requested copies of the newsletter and for them to be posted to the website and a status report on the communication reports.

Mr. Mastrangeli asked about tracking communications to District Manager. These are included in the communication reports.

NINTH ORDER OF BUSINESS: Action Items Summary

District Manager

- Verify separate O&M for Edgemont in budget
- Arrange BOS Workshop on Thursday 2 weeks prior to the regular meeting. Add to District's website calendar and advertise for remainder of FY in one advertisement

- Mr. Aube requested copies of Feb, March and April newsletters

- Add final status or resolution column to chart in field report

District Engineer

- Provide colored pond maps

Down to Earth

- Evaluate hog damage on pond 40

Field Manager

- Evaluate sidewalk repairs at western entrance of Goldcrest Loop and by pump station near dog park and track down who completed them

TENTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Avalon Groves Community Development District meeting is scheduled for 7 p.m. on May 23, 2024 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

ELEVENTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Weston, SECONDED by Mr. Mastrangeli, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:24 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 May 23, 2024.

☐ Kyle Darin, Secretary

☐ _____, Assistant Secretary

☐ William Tyler Flint, Chair

☐ Eugene Mastrangeli, Vice Chair

EXHIBIT 17



Supervisors discussed how to address the easement awareness process for residents submitting ACC applications and the means for providing general information to those specific residents that are affected with easements on their property. Feedback from Serenoa POA was provided regarding direct alignment between the CDD and the residents in managing communication. A process and policy developed by District Counsel will be discussed at the next meeting.

E. Other Business

1. Execution and accountability and 360 review on performance
(*Mastrangeli*)

Improvements for tracking and communicating updates on issues being addressed, especially where longer lead times are required to correct were discussed. A need for timely updates to reduce residents' frustration was noted, and the potential for "Topic Champions" to be involved in the resolution or at the least in the exchange discussion.

2. Development of a Horticulture Committee (*Aube*)

A resident had raised the idea of creating a resident horticulture committee to work with the CDD or a "Topic Champion" to assist in addressing and resolving the landscape issues.

3. Village 2 Mailboxes (*Aube*)

Mr. Aube advised that he had discussed the mailbox location for Village 2 with Congressman David Webster, specifically the concerns raised by residents regarding crossing Sawgrass Bay Blvd to access the mailbox in Village 1. Further discussions with the Congressman and Post Office are anticipated.

FOURTH AGENDA ITEM: Audience Comments – Agenda Items (*Limited to 3 minutes per individual for agenda items*)

FIFTH AGENDA ITEM: Adjournment

The workshop was adjourned at 12:05 p.m.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at a regular 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 May 23, 2024.

☐ Kyle Darin, Secretary

☐ _____, Assistant Secretary

☐ William Tyler Flint, Chair

☐ Eugene Mastrangeli, Vice Chair

Supervisor's Portfolio Oversight Subject Matters:

A: LANDSCAPE AND ENVIRONMENTAL

- Landscape management
- Lakes and Ponds
- Storm water system
- Wildlife Management

B: AMENITIES

- Playground and equipment
- Mail Facilities
- Lights
- Sidewalks and roads

C: PUBLIC SAFETY

- Vehicular & Pedestrian Traffic
- POA, HOA, Lake County relationships

D: FINANCE

- FY 2025 Budget
- Contract Management
- Audit Review

E: PUBLIC INFORMATION

- Communication, website and information distribution

F: ACCOUNTABILITY

- Complaint Systems
- Governance Management
- Election and Training of Supervisors
- Public Disclosures and Requirements & Compliance



EXHIBIT 18



Avalon Groves
Community Development District

Financial Statements
(Unaudited)

Preliminary

April 30, 2024



Avalon Groves Community Development District
Balance Sheet
April 30, 2024

	General Fund	Debt Service 2017	Debt Service 2017 A-1	Debt Service 2019	Debt Service 2021 Ph 3/4	Debt Service 2021	Debt Service 2022	TOTAL
1 ASSETS								
2 OPERATING ACCOUNT	\$ 731,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 731,459
3 TRUST ACCOUNTS:								
4 REVENUE FUND	-	59,423	225,972	206,482	48,381	14,105	46,667	601,030
5 INTEREST FUND	-	62,531	191,753	67,330	57,213	102,769	45,338	526,934
6 RESERVE FUND	-	189,720	561,511	105,603	48,492	168,964	32,314	1,106,603
7 PREPAYMENT FUND	-	4,220	2,012	1,492	-	234	-	7,959
8 SINKING FUND	-	45,000	115,000	21	75,000	130,001	35,000	400,022
9 COST OF ISSUANCE	-	-	-	14,209	1,216	13,983	-	29,407
10 BOND REDEMPTION	-	-	-	49	-	-	-	49
11 ACQUISITION & CONSTRUCTION	-	0	1	9,186	381	71,487	8,132	89,187
12 ACCOUNTS RECEIVABLE	-	-	-	-	-	-	-	-
13 ON-ROLL ASSESSMENTS RECEIVABLE	15,730	2,702	8,037	3,335	3,063	5,339	2,041	40,246
14 DUE FROM OTHER FUNDS	-	3,568	10,615	4,404	4,045	7,051	2,695	32,377
15 PREPAID EXPENSES	-	-	-	-	-	-	-	-
16 DEPOSITS	541	-	-	-	-	-	-	541
17 TOTAL ASSETS	\$ 747,730	\$ 367,165	\$ 1,114,901	\$ 412,110	\$ 237,791	\$ 513,932	\$ 172,187	\$ 3,565,815
18 LIABILITIES								
19 ACCOUNTS PAYABLE	\$ 30,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,240
20 ON-ROLL DEFERRED REVENUE	15,730	2,702	8,037	3,335	3,063	5,339	2,041	40,246
21 ACCRUED EXPENSES	-	-	-	-	-	-	-	-
22 DUE TO OTHER FUNDS	32,377	-	-	-	-	-	-	32,377
23 TOTAL LIABILITIES	78,347	2,702	8,037	3,335	3,063	5,339	2,041	102,863
24 FUND BALANCE								
25 NONSPENDABLE								
26 PREPAID & DEPOSITS	541	-	-	-	-	-	-	541
27 CAPITAL RESERVES	-	-	-	-	-	-	-	-
28 OPERATING CAPITAL	-	-	-	-	-	-	-	-
29 UNASSIGNED	668,842	364,463	1,106,863	408,775	234,728	508,593	170,146	3,462,411
30 TOTAL FUND BALANCE	669,383	364,463	1,106,863	408,775	234,728	508,593	170,146	3,462,952
31 Total Liabilities & Fund Balance	\$ 747,730	\$ 367,165	\$ 1,114,901	\$ 412,110	\$ 237,791	\$ 513,932	\$ 172,187	\$ 3,565,815

Avalon Groves Community Development District
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2023 to April 30, 2024

	FY 2024 Adopted Budget	FY 2024 Month of April	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENT	\$ 991,760	\$ 10,766	\$ 976,030	\$ (15,730)	98%
3 LOT CLOSINGS	-	-	-	-	0%
4 INTEREST INCOME	-	-	-	-	0%
5 MISC. REVENUE	-	792	3,382	3,382	0%
6 TOTAL REVENUE	\$ 991,760	\$ 11,558	\$ 979,412	\$ (12,348)	98%
7 EXPENDITURES					
8 GENERAL ADMINISTRATIVE					
9 SUPERVISOR COMPENSATION	\$ 12,000	\$ 2,800	\$ 7,600	\$ (4,400)	63%
10 DISTRICT MANAGEMENT SERVICES	32,960	2,747	19,227	(13,733)	58%
11 BANK FEES	150	-	-	(150)	0%
12 AUDITING	3,400	-	3,750	350	110%
13 REGULATORY AND PERMIT FEES	175	-	175	-	100%
14 LEGAL ADVERTISEMENTS	4,000	374	977	(3,023)	24%
15 ENGINEERING SERVICES	15,000	2,045	41,714	26,714	278%
16 LEGAL SERVICES	25,000	4,056	28,158	3,158	113%
17 TECHNOLOGY & WEBSITE ADMIN.	2,015	-	1,665	(350)	83%
18 MISCELLANEOUS (appraisal, mailing, etc.)	1,500	310	6,115	4,615	408%
19 TOTAL GENERAL ADMINISTRATIVE	96,200	12,331	109,381	13,181	114%
20 INSURANCE					
21 INSURANCE	12,000	-	31,295	19,295	261%
22 TOTAL INSURANCE	12,000	-	31,295	19,295	261%
23 DEBT SERVICE ADMIN.					
24 DISCLOSURE REPORT	5,150	-	1,000	(4,150)	19%
25 ARBITRAGE REBATE REPORT	2,000	-	-	(2,000)	0%
26 TRUSTEE FEES	12,000	-	22,650	10,650	189%
27 Total Debt Service Administration	19,150	-	23,650	4,500	123%
28 UTILITIES:					
29 UTILITIES-ELECTRICITY	6,180	546	5,852	(328)	95%
30 STREETLIGHTS	230,000	20,680	147,360	(82,640)	64%
31 UTILITY WATER	40,000	314	7,005	(32,995)	18%
32 TOTAL UTILITIES:	276,180	21,540	160,217	(115,963)	58%
33 PHYSICAL ENVIRONMENT:					
34 LAKE & POND MAINTENANCE	54,600	3,370	23,304	(31,296)	43%
35 LANDSCAPE MAINTENANCE	314,715	28,882	228,606	(86,109)	73%
36 LANDSCAPE - REPLENISHMENT	15,285	-	4,545	(10,740)	30%
37 WETLAND MITIGATION & MONITORING	38,850	10,400	22,700	(16,150)	58%
38 FIELD MANAGEMENT	6,180	515	3,605	(2,575)	58%
39 FIELD CONTINGENCY	88,900	175	9,267	(79,633)	10%
40 HARDSCAPE REPAIRS & MAINT.	15,000	-	20	(14,980)	0%
41 STORMWATER REPORTING	25,000	-	-	(25,000)	0%
42 PORTER SERVICES	10,000	-	-	(10,000)	0%
43 POND PLANTINGS AND EROSION CONTROL	12,000	-	-	(12,000)	0%
44 FOUNTAIN REPAIR	2,700	-	-	(2,700)	0%
45 RESERVE STUDY	5,000	-	-	(5,000)	0%
46 TOTAL PHYSICAL ENVIRONMENT	588,230	43,343	292,048	(296,182)	50%
47 TOTAL EXPENDITURES	991,760	77,214	616,591	(375,169)	62%

	FY 2024 Adopted Budget	FY 2024 Month of April	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
48 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(65,656)	362,821	362,821	
49 OTHER FINANCING SOURCES & USES					
50 TRANSFERS IN	-	-	-	-	
51 TRANSFERS OUT	-	-	-	-	
52 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
53 FUND BALANCE - BEGINNING - UNAUDITED	306,542		306,542	-	
NET CHANGE IN FUND BALANCE	-	(65,656)	362,821	362,821	
54 FUND BALANCE - ENDING - PROJECTED	\$ 306,542		\$ 669,363	\$ 362,821	



Avalon Groves Community Development District
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2023 to April 30, 2024

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS	\$ 170,338	\$ 167,636	\$ (2,701)
3 LOT CLOSINGS	-	-	-
4 INTEREST	-	5,860	5,860
5 PREPAYMENTS	-	-	-
6 TOTAL REVENUE	170,338	173,497	3,159
7 EXPENDITURES			
8 INTEREST EXPENSE			
9 November 1, 2023	-	62,531	62,531
10 May 1, 2024	63,231	-	(63,231)
11 November 1, 2024	62,106	-	(62,106)
12 PRINCIPAL RETIREMENT			
13 May 1, 2024	45,000	-	(45,000)
14 November 1, 2024	-	-	-
15 PRINCIPAL PREPAYMENT	-	-	-
16 TOTAL EXPENDITURES	170,338	62,531	(107,806)
17 EXCESS OF REVENUE OVER (UNDER) EXP.	-	110,965	110,965
18 OTHER FINANCING SOURCES (USES)			
19 TRANSFERS IN	-	-	-
20 TRANSFERS OUT	-	-	-
21 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
22 FUND BALANCE - BEGINNING	242,670	253,497	10,827
23 NET CHANGE IN FUND BALANCE	-	110,965	110,965
24 FUND BALANCE - ENDING	\$ 242,670	\$ 364,463	\$ 121,792

Avalon Groves Community Development District
Debt Service 2017A1 - 2 (AA2)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2023 to April 30, 2024

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS	\$ 506,750	\$ 498,713	\$ (8,037)
3 LOT CLOSINGS	-	-	-
4 INTEREST	-	17,896	17,896
5 PREPAYMENTS		30,397	30,397
6 TOTAL REVENUE	506,750	547,006	40,256
7 EXPENDITURES			
8 INTEREST EXPENSE			
9 November 1, 2023	-	194,564	194,564
10 May 1, 2024	194,122	-	(194,122)
11 November 1, 2024	190,897	-	(190,897)
12 PRINCIPAL RETIREMENT			
13 May 1, 2024	120,000	-	(120,000)
14 November 1, 2024	-	-	-
15 PRINCIPAL PREPAYMENT	-	80,000	80,000
16 TOTAL EXPENDITURES	505,019	274,564	(230,455)
17 EXCESS OF REVENUE OVER (UNDER) EXP.	1,731	272,442	270,710
18 OTHER FINANCING SOURCES (USES)			
19 TRANSFERS IN	-	-	-
20 TRANSFERS OUT	-	-	-
21 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
22 FUND BALANCE - BEGINNING	762,181	834,421	72,240
23 NET CHANGE IN FUND BALANCE	1,731	272,442	270,710
24 FUND BALANCE - ENDING	\$ 763,912	\$ 1,106,862	\$ 342,951

Avalon Groves Community Development District
Debt Service 2019 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2023 to April 30, 2024

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS	\$ 210,250	\$ 206,915	\$ (3,335)
3 LOT CLOSINGS	-	-	-
4 INTEREST	-	3,844	3,844
5 PREPAYMENTS	-	-	-
6 TOTAL REVENUE	210,250	210,759	509
7 EXPENDITURES			
8 INTEREST EXPENSE			
9 November 1, 2023	-	68,503	68,503
10 May 1, 2024	67,330	-	(67,330)
11 November 1, 2024	67,330	-	(67,330)
12 PRINCIPAL RETIREMENT			
13 November 1, 2023	-	70,000	70,000
14 May 1, 2024	75,000	-	(75,000)
15 PRINCIPAL PREPAYMENT	-	-	-
16 TOTAL EXPENDITURES	209,660	138,503	(71,157)
17 EXCESS OF REVENUE OVER (UNDER) EXP.	590	72,257	71,667
18 OTHER FINANCING SOURCES (USES)			
19 TRANSFERS IN	-	-	-
20 TRANSFERS OUT	-	(5,436)	(5,436)
21 TOTAL OTHER FINANCING SOURCES (USES)	-	(5,436)	(5,436)
22 FUND BALANCE - BEGINNING	337,818	332,769	(5,049)
23 NET CHANGE IN FUND BALANCE	590	66,820	66,230
24 FUND BALANCE - ENDING	\$ 338,408	\$ 399,589	\$ 61,181

Avalon Groves Community Development District
Debt Service 2021 Ph 3 & 4 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2023 to April 30, 2024

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS	\$ 193,100	\$ 190,037	\$ (3,063)
3 LOT CLOSINGS	-	-	-
4 INTEREST	-	2,065	2,065
5 PREPAYMENTS	-	-	-
6 TOTAL REVENUE	193,100	192,102	(998)
7 EXPENDITURES			
8 INTEREST EXPENSE			
9 November 1, 2023	-	57,213	57,213
10 May 1, 2024	57,213	-	(57,213)
11 November 1, 2024	56,369	-	(56,369)
12 PRINCIPAL RETIREMENT			
13 May 1, 2024	75,000	-	(75,000)
14 November 1, 2024	-	-	-
15 PRINCIPAL PREPAYMENT	-	-	-
16 TOTAL EXPENDITURES	188,581	57,213	(131,369)
17 EXCESS OF REVENUE OVER (UNDER) EXP.	4,519	134,889	130,371
18 OTHER FINANCING SOURCES (USES)			
19 TRANSFERS IN	-	-	-
20 TRANSFERS OUT	-	(51,563)	(51,563)
21 TOTAL OTHER FINANCING SOURCES (USES)	-	(51,563)	(51,563)
22 FUND BALANCE - BEGINNING	193,240	151,021	(42,219)
23 NET CHANGE IN FUND BALANCE	4,519	83,326	78,808
24 FUND BALANCE - ENDING	\$ 197,758	\$ 234,347	\$ 36,589

Avalon Groves Community Development District
Debt Service 2021 (AA3)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2023 to April 30, 2024

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS	\$ 336,600	\$ 331,261	\$ (5,339)
3 LOT CLOSINGS	-	-	-
4 INTEREST	-	5,741	5,741
5 PREPAYMENTS	-	-	-
6 TOTAL REVENUE	336,600	337,002	402
7 EXPENDITURES			
8 INTEREST EXPENSE			
9 November 1, 2023	-	102,769	102,769
10 May 1, 2024	102,869	-	(102,869)
11 November 1, 2024	101,325	-	(101,325)
12 PRINCIPAL RETIREMENT			
13 May 1, 2024	130,000	-	(130,000)
14 November 1, 2024	-	-	-
15 PRINCIPAL PREPAYMENT	-	-	-
16 TOTAL EXPENDITURES	334,194	102,769	(231,425)
17 EXCESS OF REVENUE OVER (UNDER) EXP.	2,406	234,234	231,827
18 OTHER FINANCING SOURCES (USES)			
19 TRANSFERS IN	-	-	-
20 TRANSFERS OUT	-	(8,694)	(8,694)
21 TOTAL OTHER FINANCING SOURCES (USES)	-	(8,694)	(8,694)
22 FUND BALANCE - BEGINNING	60,001	211,567	151,566
23 NET CHANGE IN FUND BALANCE	2,406	225,540	223,134
24 FUND BALANCE - ENDING	\$ 62,407	\$ 437,106	\$ 374,699

Avalon Groves Community Development District
Debt Service 2022 (AA4)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2023 to April 30, 2024

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS	\$ 128,675	\$ 126,634	\$ (2,041)
3 LOT CLOSINGS	-	-	-
4 INTEREST	-	1,041	1,041
5 PREPAYMENTS	-	-	-
6 TOTAL REVENUE	128,675	127,675	(1,000)
7 EXPENDITURES			
8 INTEREST EXPENSE			
9 November 1, 2023	-	45,338	45,338
10 May 1, 2024	45,338	-	(45,338)
11 November 1, 2024	44,638	-	(44,638)
12 PRINCIPAL RETIREMENT			
13 May 1, 2024	35,000	-	(35,000)
14 November 1, 2024	-	-	-
15 PRINCIPAL PREPAYMENT	-	-	-
16 TOTAL EXPENDITURES	124,975	45,338	(79,637)
17 EXCESS OF REVENUE OVER (UNDER) EXP.	3,700	82,337	78,637
18 OTHER FINANCING SOURCES (USES)			
19 TRANSFERS IN	-	-	-
20 TRANSFERS OUT	-	(2,242)	(2,242)
21 TOTAL OTHER FINANCING SOURCES (USES)	-	(2,242)	(2,242)
22 FUND BALANCE - BEGINNING	79,248	81,918	2,670
23 NET CHANGE IN FUND BALANCE	3,700	80,096	76,396
24 FUND BALANCE - ENDING	\$ 82,948	\$ 162,014	\$ 79,066

Avalon Groves Community Development District
Construction in Progress
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2023 to April 30, 2024

	2017 (AA1)	2017A-1 (AA2)	2019	2021 PH 3/4	2021 (AA3)	2022 (AA4)	
	Actual	Actual	Actual	Actual	Actual	Actual	
	Year-to-Date	Year-to-Date	Year-to-Date	Year-to-Date	Year-to-Date	Year-to-Date	Total
1 REVENUE							
2 DEVELOPER FUNDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 INSURANCE CLAIM	-	-					-
4 INTEREST	-	-	169	401	1,972	32,165	34,707
5 TOTAL REVENUE	-	-	169	401	1,972	32,165	34,707
6 EXPENDITURES							
7 DISSEMINATION AGENT	-	-	-	-	-	-	-
8 TRUST FUND ACCOUNTING	-	-	-	-	-	-	-
9 ARBITRAGE	-	-	-	-	-	-	-
10 TRUSTEE FEES	-	-	-	-	-	-	-
11 REQUISITIONS	-	-	-	53,733	-	1,926,233	1,979,966
12 TOTAL EXPENDITURES	-	-	-	53,733	-	1,926,233	1,979,966
13 EXCESS OF REVENUE OVER (UNDER) EXP.	-	-	169	(53,333)	1,972	(1,894,069)	(1,945,260)
14 OTHER SOURCES (USES)							
15 TRANSFER IN	-	-	5,436	51,563	8,694	2,242	67,935
16 TRANSFER OUT	-	-	-	-	-	-	-
17 TOTAL OTHER SOURCES (USES)	-	-	5,436	51,563	8,694	2,242	67,935
18 FUND BALANCE - BEGINNING	0	21	3,580	2,151	60,821	1,899,959	1,966,532
19 NET CHANGE IN FUND BALANCE	-	-	5,606	(1,770)	10,666	(1,891,827)	(1,877,325)
20 FUND BALANCE - ENDING	\$ 0	\$ 21	\$ 9,186	\$ 381	\$ 71,487	\$ 8,132	\$ 89,207

Avalon Groves
Community Development District
Cash Reconciliation - General Fund
January 0, 1900

	Bank United (Operating Account)
Balance per Bank Statement	\$ 754,173.17
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	(22,714.05)
<i>Adjusted Bank Balance</i>	<u>\$ 731,439.12</u>
Beginning Bank Balance per Books	2,332,120.23
Deposits	28,336.55
Disbursements	(1,629,017.66)
<i>Balance per Book</i>	<u>\$ 731,439.12</u>



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	269,815.73
11/06/2023	100163	Steadfast Environmental, LLC	Invoice: SE-23111 (Reference: Routine Aquatic Maintenance.) Invoice: SE-23160 (Reference: Tra...		3,720.14	266,095.59

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
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 OPPORTU	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 C	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 & B	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		2,094,535.88
12/28/2023			Deposit	83,696.71		2,178,232.59

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
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 Coll	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 LL	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		2,402,704.94
02/20/2024	100198	Kutak Rock LLP	Invoice: 3353179 (Reference: General Counsel.)		3,119.02	2,399,585.92

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
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: Lawn care 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
03/25/2024	1663	Regions Bank.	Annual Trustee Fees Series 2022		3,500.00	2,306,770.44
03/26/2024			Deposit	25,606.77		2,332,377.21
03/28/2024	0328ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 1/31/24 - 2/29/24		256.98	2,332,120.23
3/31/2024				25,606.77	81,844.81	2,332,120.23
04/01/2024	040124ACH1	Sunshine Water Services	Goldcrest Loop Playground 1/24/24 - 2/21/24		13.46	2,332,106.77
04/01/2024	040124ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 1/24/24 - 2/21/24		15.33	2,332,091.44
04/01/2024	040124ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 1/24/24 - 2/21/24		847.74	2,331,243.70
04/02/2024	1664	Carl M. Weston	BOS MTG 3/28/24		200	2,331,043.70
04/02/2024	1665	Eugene J. Mastrangeli	BOS MTG 3/28/24		200	2,330,843.70
04/02/2024	1666	Michael W. Aube	BOS MTG 3/28/24		200	2,330,643.70
04/02/2024	1667	Robert J. Wolski	BOS MTG 3/28/24		200	2,330,443.70
04/03/2024	0403ACH2	SECO Energy	17052 Basswood Lane 02/13/2024 TO 3/15/24		42	2,330,401.70
04/03/2024	0403ACH1	SECO Energy	17650 Sawgrass Bay Blvd 02/13/2024 TO 3/15/24		112	2,330,289.70
04/03/2024	0403ACH3	SECO Energy	17325 Sawgrass Bay Blvd 02/13/2024 TO 3/15/24		300	2,329,989.70
04/03/2024	0403ACH4	SECO Energy	16920 Sawgrass Bay Blvd 02/13/2024 TO 3/15/24		52	2,329,937.70
04/03/2024	0403ACH5	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 02/13/2024 TO 3/15/24		40	2,329,897.70
04/04/2024	ACH04042024	Regions Bank.			1,526,225.88	803,671.82
04/08/2024	100211	Steadfast Environmental, LLC	Invoice: SE-23965 (Reference: Routine Aquatic Maintenance - April 2024.)		3,370.14	800,301.68
04/08/2024	100212	Stantec Consulting Services, Inc	Invoice: 2216165 (Reference: Period Ending 3/29/24.)		2,045.39	798,256.29

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
04/09/2024	100213	A & A Playground Services Inc.	Invoice: 33355 (Reference: Playground Inspection.)		1,250.00	797,006.29
04/09/2024	100214	Down to Earth	Invoice: INV181815 (Reference: Lawn Maintenance Feb.) Invoice: 97580 (Reference: Irrigation R...		26,423.90	770,582.39
04/09/2024	100215	Clean Star Services	Invoice: 11918 (Reference: March Trash Service.)		310	770,272.39
04/09/2024	100216	Vesta District Services	Invoice: 418230 (Reference: Monthly contracted management fees April.)		3,261.67	767,010.72
04/09/2024	100217	Down to Earth	Invoice: 93895 (Reference: March 2024 Lawncare Maintenance.)		26,226.25	740,784.47
04/12/2024			Deposit	27,544.60		768,329.07
04/18/2024	146	Serenoa POA		791.95		769,121.02
04/23/2024	100218	BIO-TECH CONSULTING, INC.	Invoice: 178316 (Reference: Wetland Mitigation.)		8,000.00	761,121.02
04/23/2024	100219	Orlando Sentinel	Invoice: 090539454000 (Reference: Legal Advertising.)		121	761,000.02
04/23/2024	100220	HV Solar Lighting	Invoice: 165 (Reference: Light Installation.) Invoice: 164 (Reference: Street Light Project.)		20,680.00	740,320.02
04/23/2024	100221	Kutak Rock LLP	Invoice: 3380710 (Reference: General Counsel.)		4,055.64	736,264.38
04/23/2024	100222	Down to Earth	Invoice: 99453 (Reference: Remove Palmetto palm on Sawgrass Blvd.)		2,616.21	733,648.17
04/23/2024	100223	Fountain Design Group, Inc.	Invoice: 33009A (Reference: QUARTERLY CLEANING.)		175	733,473.17
04/29/2024	0429ACH1	Sunshine Water Services	Goldcrest Loop Playground 2/21/24 - 3/21/24		13.33	733,459.84
04/29/2024	0429ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 02/21/24 - 3/21/24		20.72	733,439.12
04/29/2024	1668	Carl M. Weston	BOS Workshop 4/24/24		200	733,239.12
04/29/2024	1669	Eugene J. Mastrangeli	BOS Workshop 4/24/24		200	733,039.12
04/29/2024	1670	Michael W. Aube	BOS Workshop 4/24/24		200	732,839.12
04/29/2024	1671	Robert J. Wolski	BOS Workshop 4/24/24		200	732,639.12
04/29/2024	1672	William Tyler Flint	BOS Workshop 4/24/24		200	732,439.12
04/29/2024	1673	Carl M. Weston	BOS Meeting 4/25/24		200	732,239.12
04/29/2024	1674	Michael W. Aube	BOS Meeting 4/25/24		200	732,039.12
04/29/2024	1675	Robert J. Wolski	BOS Meeting 4/25/24		200	731,839.12
04/29/2024	1676	William Tyler Flint	BOS Meeting 4/25/24		200	731,639.12
04/29/2024	1682	Eugene J. Mastrangeli	BOS Meeting 4/25/24		200	731,439.12
4/30/2024				28,336.55	1,629,017.66	731,439.12

EXHIBIT 19



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
DE	Provide colored pond maps	4/25/2024		
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	Verify separate O&M for Edgemont in budget	4/25/2024		
DM/DE	Post updated District map noting no parking areas 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	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
FM	Evaluate sidewalk repairs at western entrance of Goldcrest Loop and by pump station near dog park and track down who completed them	4/25/2024		
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 received for 4 bat boxes with Fly By Night Inc. \$3,921.16, awaiting another proposal before present
DTE	Evaluate hog damage on pond 40	4/25/2024		
DTE	Butterfly Pea Island	1/22/2024		2/21 Request sent to DTE to provide proposal for solar powered timer for Butterfly Pea island irrigation.