AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
June 27, 2024
10:00 a.m.

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

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

Avalon Groves
Community Development District

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

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, June 27, 2024** at **10:00 a.m.** at **Serenoa Club Amenity Center – 17555 Sawgrass Bay Blvd., Clermont, FL 34714.**

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

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

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Cc: Attorney
Engineer
District Records

AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, June 27, 2024
Time: 10:00 a.m.
Location: Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

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

Agenda

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

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

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

III. Seat 4 Supervisor Appointment

A. Consideration of Candidate Resumes *Under Separate Cover*

1. Oath of Office Exhibit 1
2. Review of Sunshine and Public Record Laws

References:
Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees
Government in the Sunshine Manual
Free Resources for Required Ethics Training

B. Consideration and Adoption of **Resolution 2024-07, Designating Officers** Exhibit 2

IV. June 13 Workshop Review

A. Supervisor Portfolios *(Aube)*

V. Staff Reports

A. District Engineer – *Greg Woodcock, Stantec*

1. Consideration of Stantec Proposal to Design Restoration and Monitoring Plan to Address Wetland Preservation Disturbances at Saw Palmetto Avenue - $9,500 *[ENGINEERING SERVICES offset FIELD CONTINGENCY]* Exhibit 3
2. Presentation of Updated Maintenance Map Showing Ownership of Lift Station Parcels Exhibit 4

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

V. Staff Reports (Continued)

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

1. General Election Update
   - Seat 1: Carl Weston – Unopposed
   - Seat 2: John Holden – Unopposed
2. Field Report – *Vesta District Services* Exhibit 5
   a. Hog Trapping Update – 6 Hogs Trapped Since April 1, 2024
   b. Consideration of Proposals to Install Six Pet Waste Station *[FIELD CONTINGENCY]* Exhibit 6
      i. Doody Calls – $2,054.00
      ii. Poop Bandit – $3,180.00
      iii. Vesta – $1,950.00
   c. Consideration of Proposals to Maintain Six Pet Waste Station *[FIELD CONTINGENCY]* Exhibit 7
      i. Clean Star – Twice a Week Collection – $300.00/Month Plus $10.00 for 200 Bags Per Box
      ii. Down To Earth – *To Be Distributed*
      iii. Doody Calls – Once a Week Collection - $286.00/Month Plus $8.00 for 200 Bags per Roll
      iv. Poop Bandit – Once A Week Collection - $270/Month Plus $8.79 for 200 Bags per Box/Roll
   ci. Consideration of Professional Installation of 4 Pole Mounted Bat Houses - $3,693.41*[FIELD CONTINGENCY]* Exhibit 8
3. Aquatic Maintenance Report – *Steadfast Environmental* Exhibit 9
4. Landscape Maintenance Report – *Justin Sarka, Down To Earth*
   a. Consideration of Mulch Proposals Exhibit 10
      i. Add 500 CYs Pine Bark Mulch in Landscape Beds - $31,500.00 *[offset from FIELD CONTINGENCY]* – *Previously Presented*
      ii. Install 150 CYs Pine Bark Mulch at Parks and 500 CYs Cocoa Mulch in Landscape Beds - $39,300.00
      iii. Install 700 CY Cocoa Mulch in Landscape Beds (Remove Pine Park) – $44,700.00
   b. Consideration of Erosion Control Proposal to Add Bahia to Pond 13 Bank - $16,200.00 *[POND PLANTINGS AND EROSION CONTROL plus offset from FIELD CONTINGENCY]* Exhibit 11

V. Staff Reports (Continued)

C. District Manager

4. Landscape Maintenance Report (Continued)

c. Consideration of Landscape Maintenance Addendum for Edgemont - $884.00/Month ($10,608.00/Year) — Exhibit 12

d. Consideration of Proposal to Add Boulders to Block Fleming Road Cut Through - $7,975.00 — Exhibit 13

e. Consideration of Dead Plant Removal From Sawgrass Bay Blvd - $3,554.63 — Exhibit 14

D. Serenoa POA Amenity Manager

1. Consideration of License Agreement Granting Palms at Serenoa HOA Access to HOA Fountains on CDD Ponds — Exhibit 15

2. Discussion on Request for Electrical Outlets at Village 1 and Edgemont Entrances — Exhibit 16

3. Discussion on Easement Agreement Request to Allow POA to Maintain Landscape at Village 2 and Village 3 Entrances — Exhibit 17

E. Palms at Serenoa HOA Amenity Manager

1. Discussion on Easement Encroachment Agreement For 3616 Blue Sage Loop) — Exhibit 18

VI. Business Matters

A. Consideration of LLS Tax Solutions to Provide Arbitrage Services for Bond Series 2017 (AA1) 2025 and 2026 Reporting - $650/Year — Exhibit 19

VII. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 23, 2024 — Exhibit 20

B. Consideration and Acceptance of the May 2024 Unaudited Financial Statements — Exhibit 21

C. Consideration and Acceptance of the FY 2023 Audited Financial Statements — Exhibit 22

D. Consideration and Acceptance of LLS Tax Solutions Arbitrage Report for Bond Series 2017 (AA1) Indicating No Cumulative Rebate Requirement Liability as of April 5, 2024 — Exhibit 23

E. Consideration and Acceptance of Lake County Supervisor of Elections Qualified Voter Count as of April 15, 2024 – 1,793 — Exhibit 24

F. Ratification of Down To Earth Well Pump Repairs - $818.53 — Exhibit 25

G. Ratification of **Down To Earth** Marketing Sign Removal - **$415.55** — Exhibit 26

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

IX. Supervisor Requests

A. Discussion on Commercial Parcel *(Aube)*

B. Next Workshop Agenda Items

C. Next Meeting Agenda Items

X. Next Workshop Attendance Check

July 11, 2024 at 10 a.m.
Palms at Serenoa Clubhouse
17244 Bay Cedar Way,
Clermont, FL 34714

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

XI. Next Meeting Quorum Check

July 25, 2024 at 10 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

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

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

Exhibit 27

XIII. Adjournment

EXHIBIT 1

Avalon Groves Community Development District
Board of Supervisors Oath of Office

I, _____, a citizen of the United States of America, a resident of the State of Florida and of Avalon Groves Community Development District (the "District"), having been (☐ appointed / ☐ elected) as a Supervisor of the District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Avalon Groves Community Development District, located in Lake County, Florida.

_____
Signature

_____
Date

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20___ by _____, who is ☐ personally known to me or ☐ who has produced _____as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Avalon Groves Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

_____
Notary Public State of Florida

_____
(Print, Type or Stamp Commissioned Name of
Notary Public and the Date the Commission Expires)

EXHIBIT 2

RESOLUTION 2024-07

A RESOLUTION OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Avalon Groves Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to designate the Officers of the District.

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

SECTION 1. The following persons are designated to the offices shown:

_____	is appointed Chairperson
_____	is appointed Vice Chairperson
Kyle Darin	is appointed Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
Shirley Conley	is appointed Assistant Secretary
Johanna Lee	is appointed Treasurer
Bridgett Alexander	is appointed Assistant Treasurer
Scott Smith	is appointed Assistant Treasurer

SECTION 2. This Resolution shall become effective immediately upon its adoption and shall remain in effect unless rescinded or repealed. Further, upon its passage, any previously adopted Resolution designating officers is rescinded and repealed.

PASSED AND ADOPTED this 27th day of June, 2024.

ATTEST:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair, Board of Supervisors

EXHIBIT 3

Stantec Consulting Services Inc.
3905 Crescent Park Drive
Riverview FL 33578-3625

May 20, 2024

Project/File: V:\1726\business_development\10_S-E Restoration Services_FL\avalon_groves

Avalon Groves CDD
250 International Parkway Suite 208
Lake Mary, Florida 32746

To the Avalon Groves CDD,

Reference: Wetland Restoration on Saw Palmetto Avenue

In response to your request for proposal for the design of a restoration and monitoring plan to address wetland preservation disturbances, you will find our scope of services and fees below. Should you have any questions or need additional information, please feel free to reach out.

Address	Cost
17423 Saw Palmetto Avenue	$2,375.00
17427 Saw Palmetto Avenue	$2,375.00
17431 Saw Palmetto Avenue	$2,375.00
17435 Saw Palmetto Avenue	$2,375.00

Services included in the pricing above are 1 site visit with assessment, communication and 1 site visit with agency if required, and the development of restoration plans for the above listed addresses. Additional services would require separate scope and fee. Monitoring, maintenance, and reporting are not included in this scope of services.

We are available to begin this project within seven days of receipt of signed proposal document. Please feel free to reach out with any additional needs.

Thank you for your consideration. We look forward to assisting you with this project.

Reference: **TBD**

STANTEC CONSULTING SERVICES INC.

Jacqueline Levine
Environmental Scientist
Phone: 863 529-2924
Mobile: 863 529-2924
jacqueline.levine@stantec.com

Mitchell Moore PMP
Project Manager, Senior Associate

Direct: 941 907-6900
Mobile: 941 404-0221
Mitchell.Moore@stantec.com
jacqueline.levine@stantec.com

Attachment: [Terms and Conditions]

Reference: **TBD**

By signing this proposal, _____ authorizes Stantec to proceed with
Client Company Name
the services herein described and the Client acknowledges that it has read and agrees to be bound by the attached Professional Services Terms and Conditions.

This proposal is accepted and agreed on the _____ of _____ , _____.
Day Month Year

Per: _____
Client Company Name

_____
Print Name & Title

_____
Signature

EXHIBIT 4

LEGEND

- CDD BOUNDARY LINE
- PROPERTY/PHASE LINE
- (12) POND NAME
- CDD MAINTAINED TURF - BAHIA
- CDD MAINTAINED TURF - ST. AUGUSTINE
- CDD MAINTAINED PONDS
- CDD MAINTAINED WETLAND BUFFER
- HOA MAINTAINED WETLAND BUFFER
- CDD MAINTAINED WETLAND CONSERVATION AREA
- HOA MAINTAINED WETLAND CONSERVATION AREA
- CDD MAINTAINED FLOODPLAIN COMPENSATION AREA MOWED 2X PER YEAR
- HOA MAINTAINED FLOODPLAIN COMPENSATION AREA MOWED 2X PER YEAR
- HOA MAINTAINED PONDS
- HOA MAINTAINED LANDSCAPE AREA
- DEVELOPER OWNED PROPERTY
- CDD DRAINAGE/ACCESS EASEMENT
- OBSTRUCTED DRAINAGE/ACCESS EASEMENT
- CDD MAINTAINED DRAINAGE CONTROL STRUCTURE
- CDD MAINTAINED RETAINING WALL
- HOA MAINTAINED MONUMENT LOCATION
- CDD MAINTAINED MONUMENT LOCATION
- LAKE COUNTY OWNED ROADWAY
- HOA OWNED ROADWAY
- SUNSHINE WATER SERVICES MAINTAINED PROPERTY

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LIMITS AND AREAS IN THE FIELD.

N

DUVAL COURT
EDGEMONT LANE
PARAGON LANE
LAKE COUNTY OWNED POND
BAY CEDAR WAY
MYRTLE OAK COURT
GOLDENROD COURT
BLAZING STAR CIRCLE
BEAUTYBERRY WAY
SUMMERSWEET WAY
WINGED ELM COURT
DRAINAGE/ ACCESS EASEMENT
SAWGRASS BAY BLVD
FUTURE COMMERCIAL
FUTURE DEVELOPMENT
FLOODPLAIN STORAGE AREA
YELLOW OP LOOP
SPARKLEBERRY CT
MEADOW BEAUTY WAY
TWIN FLOWER COURT
GOLDCREST LOOP
BASSWOOD LANE
BASSWOOD CIRCLE
ALLIGATOR FLAG CT
SAW PALMETTO LANE
PALM PARK LOOP
PASSIONFLOWER CIR
MARLBERRY LANE
DEERBERRY LANE
SOUTHLAWN LANE
PHASE 1A PHASE 1B
PHASE 1 & 2 PHASE 3 & 4
PHASE 1B VILLAGE 3 PHASE 2
VILLAGE 3 PHASE 1 VILLAGE 3 PHASE 2
VILLAGE 3 PHASE 1 VILLAGE 3 PHASE 3

U:\215618353\Avalon Groves CDD\Projects\Ownership_Maintenance_Map\Ownership Maintenance Map.dwg 2024/06/04 3:17 PM By: Nolte, Frank

AVALON GROVES
OWNERSHIP AND MAINTENANCE MAP
CLERMONT, FLORIDA
DECEMBER, 2023

Revision	By	Appd.	YY.MM.DD
AVALON GROVES CDD	RFN		23/12/01
Issued	By	Appd.	YY.MM.DD

Stantec
Stantec Consulting Services Inc.
777 S. Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

EXHIBIT 5

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

June 2024

FIELD INSPECTION REPORT

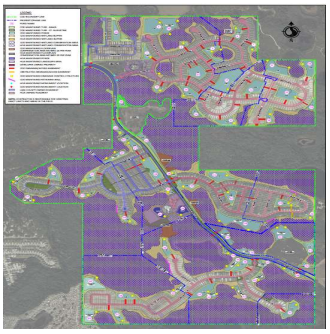
Mark Isley Vesta Field Services

Site Visits: June 7 & June 18, 2024

TABLE OF CONTENTS

- Maintenance Map
- Landscape
- Ponds
- Other
- Communications

Maintenance Map



Landscape, Ponds & Other

DTE stays on schedule, they are responsive to all requests made in a timely fashion.

Turf is doing better with the recent rain; we still desperately need the ‘jack and bore” project to repair the irrigation near the Pacific Ace intersection.

I had a tour of the community with Justin Sarka (DTE Account Manager) a few days ago and we touched base on the CDD areas of maintenance.

He will be submitting the turf proposals, mulch plan and tree removals upcoming.

We also toured the Edgemont area, and he is working that area as needed.



Landscape, Ponds & Other







Landscape, Ponds & Other

Please see the circled area in the photos, this would be a great placement for boulders to stop traffic damage around the pond.

DTE will provide a quote for that!



Playground mulch has been installed.



Landscape, Ponds & Other





Above are the lines where the ‘jack and bore’ project will be needed to connect the irrigation points.

Best option for Bat Houses will be submitted.

Wooden signs from builder have been bid out for removal and approved.

Landscape, Ponds & Other

Pond vendor is staying responsive to all trash/algae treatments.

Please see vendors report.









Communications

Date Created	This request concerns	Your Name - L	Address - Street Address	Message	Response	Resolution Date
2024-05-17 0	Streetlight Reporting	Ciardi	17333 Bracken	I noticed a green piece of tape on the pole in front of my house, and if that means it was checked, there is still a problem with the two street lights on my block. They come on when it gets dark, but they do not stay on all night. When I leave at 5am they are out and it's very dark. They are in front of 17333 and 17321. Thank you.	5/17 Forwarded to vendor 6/20 Vendor confirmed repaired	20-Jun
2024-05-18 1	Landscape and Irrigation	Hoevenaars	17652 Saw Palmetto Avenue	Serenoa Lakes (Village 3) mailbox area: the pump is shut down because the well pump pipe is loose and severely leaking when turned on.	6/7 Irrigation team addressed	7-Jun
2024-05-20 0	Streetlight Reporting	Glanton	2396 Palm Par	The streetlight is between 2396 and 2392 Palm Park Loop in Village 3. I believe the streetlight number is either 56 or 66.	5/20 Forwarded to vendor 6/20 Vendor confirmed repaired	20-Jun
2024-05-22 1	Landscape and Irrigation	Landry	17555 Sawgrass Bay Blvd	Irrigation line looks like it has been cut on Goldcrest Lp near mailbox and water is leaking.	6/7 Irrigation team addressed	7-Jun
2024-05-23 0	Streetlight Reporting	Jankowski	17720 PASSION	Pole # 18 light is totally out, but occasionally flashes for a second,then remains out. In front of 17720 Passionflower Cir	5/23 Forwarded to vendor 6/20 Vendor confirmed repaired	20-Jun
2024-05-30 1	Landscape and Irrigation	Johnson	17836 Passionflower Cir	Landscape at Village 1 entrance (Western Entrance) as well as Village 2 entrance alone the brown fencing has not been replaced since it died in frosts over 3 years ago. Some landscaping was placed partially at V1 (Eastern Entrance) as well as at Village 2 (only along the main road, not along the fencing in the turnaround). Additionally, these areas have little to no mulch, the grass is dead, patchy or is only weeds. I request this is placed as an agenda item and addresses promptly as a matter of community beauty urgency.	Irrigation repair approved, cannot move forward until jack/bore qote is approved Jack/bore requirements addressed by District Engineer at May meeting. Awaiting updated proposals with new scope	
2024-05-30 1	Other	Johnson	17836 Passionflower Cir	The solar lighting on the monumets along the main road and at Village 1 and Village 2 has been in disrepair for years. Prior management had advised there was no budget, however recent budget shows there is ample money in operating fund to replace the solar lighting systems. There was also discussion on placing electrical lines, but that was again over 12 months ago. Please have Monument lighting added as an agenda item until it has been corrected and identified. We pay yearly assessments and it's dissapointing to see items in disrepair for multiple years.	Ongoing research for new proposals from vendors who can provide materials and install	

Communications

Date Created	This request concerns	Your Name - L	Address - Street Address	Message	Response	Resolution Date
2024-05-30 1	Landscape and Irrigation	Johnson	17836 Passionflower Cir	Landscaping along the main road near the traffic lights is starting to die. The Magnolia trees are losing their leaves. I understand there may be irrigation issues, but unless these issues are addressed as a matter or urgency, we will need to spend thousands in landscape replacements for mature trees. Along the road landscaped areas some of the palms are unhealthy, the serenoa palms are dying off and there are patches where the grass-type plant has also died leaving the areas around the palm trees bare. The irrigation company should not take multiple months to fix the breaks. They can create temporary repairs until trenching can be done, or they can make the trenched repairs to reconnect the piping damaged by construction and Frontiers fiber install (that also never replanted the grass and is now a strip of weeds along village 1) Please don't let this community landscaping continue to fall into disrepair. It is very detracting from what used to be beautifully maintained garden	Irrigation repair approved, cannot move forward until jack/bore qote is approved Jack/bore requirements addressed by District Engineer at May meeting. Awaiting updated proposals with new scope	
2024-05-30 1	Other	Johnson	17836 Passionflower Cir	The signs placed by Kolter advertising the community that are in several locations on CDD property along Sawgrassy Bay Blvd needs to be repaired or removed. Much of the wood has rotted, the pictures have faded and some of the wooden slats have even come off the frame and are just hanging. Please take action and have these signs removed promptly - this disrepair devalues and detracts from the community	6/20 Maint & Clean Proposal to Remove large marketing signs approved Awaiting vendor documentation and scheduling update 6/24 Maint & Clean approval rescinded, DTE approved to complete	24-Jun
2024-06-03 1	Landscape and Irrigation	Cuellar	17552 Butterfly Pea Ct.	Greetings. There are multiple water leaks on Goldcrest loop near the mailbox and bear the white benches on a pedestrian walkway. The water has been gushing out for weeks now.	6/7 Irrigation team addressed	7-Jun
2024-06-04 0	Landscape and Irrigation	Durham	17557 Butterfly Pea Ct	Good morning, there has been a constant water leak at the mailboxes in village 1 for quite some time. There is now mold on the sidewalk and I find this to be hazardous to our community. Can you please provide status of when this will be repaired and cleaned? It's my understanding that this has been reported to you by multiple members of our community. I look forward to hearing from you.	6/7 Irrigation team addressed	7-Jun

Communications

Date Created	This request concerns	Your Name - L	Address - Street Address	Message	Response	Resolution Date
2024-06-05 1	Pond	Brown	17773 Passionflower Circle	After last weeks storms. Longsitting trash has reached the surface in the retention pond behind my house. Sorry forget the pond #. Wind has pushed it to the western end of the pond but would imagine there would be some on the other end as well. Pictures attached. Looks worse in person.	6/5 Forwarded to Aquatic Vendor 6/20 Vendor update requested 6/21 The request for the pond 33 trash cleanup was addressed last visit, which was last Thursday June 13th. Vendor provided tech log for confirmation.	13-Jun
2024-06-06 2	Landscape and Irrigation	Deslauriets	17613 Serenoa Blvd	By the mailboxes in Village 1 one of the zones by the trees next to the planter has been running through a broken hose for many days. The sidewalk has become bright green with algae	6/7 Irrigation team addressed	7-Jun
2024-06-10 1	Landscape and Irrigation	Lawler		The landscaping and (former) hege around the lift station at the front of Serenoa Lakes (village 3) remains abysmal and an eye sore immediately upon entering the community. This also does a disservice to the homeowners adjacent to the property, who are expected to upkeep their own landscaping. Portions of the hedge need replanted, weeds need removed, and sidewalk needs power washed.	6/11 Responded to resident - Property belongs to Sunshine Water, not CDD 6/12 Additional response to resident - Per May Minutes, Field Manager to contact Sunshine Water regarding Maintenance 6/21 - Sunshine Water response - request submitted to operations to groom lawn around lift station. If you have any question, please call customer service directly at 866-842-8432	21-Jun
2024-06-14 2	Other	Weston	17686 Blazing Star Circle	Clogged drainage. This the drain i mentioned between PAS and Edgemont on Sawagrass bay on the Serenoa side. It was backing up on to the road	6/17 - Contacted Lake County Public Works. 6/19 - Public Works called - went out, flooding is from stormwater pond maintained by CDD 6/20 - District Engineer on site, unclogged drain	20-Jun
2024-06-18 1	Streetlight Reporting	Pelzel	3814 Myrtle O	Streetlight located between House# 3806 and 3810 is blinking at night. Also the streetlight at the end of Myrtle Oak St and Blazing Star Circle is also just blinking at night.	6/18 Forwarded to vendor 6/20 Vendor confirmed repaired	20-Jun

Shirley M. Conley

From: Shirley M. Conley
Sent: Monday, June 10, 2024 7:20 PM
To: Shannon Bernard
Cc: Robert Wolski (seat2@avalongrovescdd.com)
Subject: FW: Taylor 3417 Twin Flower Ct and Cabrera 3421 Twin Flower Ct.

Hi Shannon,
Our landscape vendor has reviewed the trees in question and advised that no action is required by the CDD.

The dead Pine is 20-30 feet into the conservation area and would require permits from St. John's. The oak tree is perfectly healthy, and trimming is not necessary.

Supervisor,
The landscape vendor can ask a certified arborist to create a report, if the Board wishes to discuss and give direction for that to proceed at the next CDD meeting.

If the trees are evaluated as not posing a hazard to property, then the CDD will not be able to expend funds to fell/trim them for the sole benefit of an individual resident.

Thank you,
Shirley

District Communications Reminder: Florida has a very broad public records law. Your email communication may be subject to public disclosure. **BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY AND/OR PERTINENT STAFF MEMBERS ONLY.**

Your Community.
Our Commitment.

Shirley Conley
Administrator
P. 321.263.0132 X749
Vesta District Services
250 International Parkway, Suite 208,
Lake Mary, FL 32746
www.VestaDistrictServices.com
Vesta District Services is a wholly owned subsidiary of Vesta Property Services.
www.VestaPropertyServices.com

TOP WORK PLACES
FLCAJ READERS' CHOICE AWARDS

Careers | Request Proposal

CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: Shannon Bernard <SBernard@lelandmanagement.com>
Sent: Monday, May 20, 2024 3:04 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>

Cc: Robert Wolski <robjwol59@gmail.com>
Subject: Fw: Taylor 3417 Twin Flower Ct and Cabrera 3421 Twin Flower Ct.

Hi Shirley,

I am not sure what the CDD can do about this if anything. This owner installed a fence (behind 3417 and 4321 Twin Flower, they own both) but there are some trees in the CDD area that are at risk of falling on the fence and their insurance company won't insure the fences because of them.

I told them they can trim the branches that overhang past their property line but the insurance wants the trees (some dead and one not dead) removed. She sent photos below.



Let me know if you can do anything, thanks!

Shannon Bernard, Community Association Manager, CMCA
Palms at Serenoa HOA
17244 Bay Cedar Way, Clermont, FL 34714
Phone: (407) 781-0770
Email: SBernard@lelandmanagement.com
Website: www.LelandManagement.com
Resident Support questions - residentsupport@lelandmanagement.com

The Management Company You Don't Have to Manage

From: Mary Taylor
Sent: Wednesday, May 15, 2024 6:24 PM
To: Shannon Bernard <SBernard@lelandmanagement.com>
Cc: Herb Cabrera
Subject: Taylor 3417 Twin Flower Ct and Cabrera 3421 Twin Flower Ct.

EXTERNAL EMAIL: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Shannon

I have attached the trees in question from State Farm. They indicate “they will not insure our fences until any and all trees that could fall and damage our fences and homes are dealt with”. Can you check with the CDD or whomever is necessary to get the trees attended to.

Thank you and please let me know.











Sent from my iPhone
Mary Y. Taylor

Shirley M. Conley

From: Shirley M. Conley
Sent: Wednesday, May 22, 2024 6:24 PM
To: Shannon Bernard
Cc: Robert Wolski
Subject: RE: PAS Lot 444 fence
Attachments: Lot 444 survey.pdf; AG Fence Installation & Easements Policy - Adopted 4-25-2024.pdf

Hi Shannon,

Per the plat

EASEMENTS

THE OWNER DOES HEREBY GRANT A NON-EXCLUSIVE DRAINAGE EASEMENT TO THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL OR MAINTENANCE ENTITY, FOR SURFACE AND STORM WATER DRAINAGE, LAKE MAINTENANCE, INSTALLATION, MAINTENANCE AND REPLACEMENT OF IRRIGATION LINES AND OTHER IMPROVEMENTS AND FOR ACCESS OVER, UNDER AND ACROSS ALL PORTIONS OF THE PLAT DEPICTED AS "DRAINAGE EASEMENT". 16.

THE OWNER DOES HEREBY GRANT A NON-EXCLUSIVE ACCESS EASEMENT TO THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL OR MAINTENANCE ENTITY, FOR INGRESS/EGRESS FOR LAKE MAINTENANCE AND LANDSCAPE OVER, UNDER AND ACROSS ALL PORTIONS OF THE PLAT DEPICTED AS "CDD DRAINAGE EASEMENT".

UNLESS OTHERWISE NOTED, EASEMENTS OF 10 FEET ALONG EACH FRONT LOT LINE, 5 FEET IN WIDTH ALONG EACH SIDE LOT LINE, 5 FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

COM
REF LB 7768

Therefore the drainage easement on the SW side of the property is the CDD's access easement, even though it doesn't specifically state CDD access easement on the survey.

This property was mis-numbered in the list portion of the District Engineer's report, but it's photographed and cited correctly further into the report and is shown on the CDD ownership/maintenance map as a drainage/access easement.

The process for residents to request approval for installing structures on easements is posted on the CDD website in the COMMUNITY folder of DOCUMENTS: The attached easement policy, form and report can be found in Rules & Policies, plus the form and report have been are uploaded into the COMMUNITY folder. I've corrected the house number for this Bluesage Loop property on these reports.



Thank you,
Shirley

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Shirley Conley
Administrator
P. 321.263.0132 X749
Vesta District Services
250 International Parkway, Suite 208,
Lake Mary, FL 32746
www.VestaDistrictServices.com
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From: Shannon Bernard <SBernard@lelandmanagement.com>
Sent: Wednesday, May 15, 2024 12:01 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Cc: Robert Wolski
Subject: PAS Lot 444 fence

Hi Shirley,

Was the CDD still working on something to include in our ARC application for fences on an access easement? This owner just purchased a resale, but their survey does not show an access easement and I believe it should.

They want to know where they can place a fence.

Thanks!

Shannon Bernard, Community Association Manager, CMCA
Palms at Serenoa HOA
17244 Bay Cedar Way, Clermont, FL 34714
Phone: (407) 781-0770
Email: SBernard@lelandmanagement.com
Website: www.LelandManagement.com
Resident Support questions - residentsupport@lelandmanagement.com

Shirley M. Conley

From: sconley@vestapropertyservices.com
Subject: FW: Pals at Serenoa cdd ?
Attachments: Video.MOV; Video_1.MOV

From: Justin Sarka Justin.Sarka@down2earthinc.com
Sent: Friday, May 24, 2024 7:32 AM
To: Shirley M. Conley sconley@vestapropertyservices.com
Cc: Mark C. Isley misley@vestapropertyservices.com
Subject: RE: Avalon Groves - Goldenrod Ct

Good morning,

I spoke with the crew and had them go back through and pick up the debris.

Thank you,

Justin Sarka
Account Manager
Direct: (321)241-5617
Justin.Sarka@down2earthinc.com
Down To Earth Landscape & Irrigation
27185 County Road 448A
Mount Dora, FL 32757
www.DtElandscape.com

From: Lynne Sharpe
Sent: Wednesday, May 22, 2024 7:31 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: Pals at Serenoa cdd ?

You don't often get email from l.sharpe@me.com. Learn why this is important

Hello, Robert Wolski gave me your contact.
We live at the end of the culdesac and when the CDD landscaper trims the trees, they throw the branches on the grass near the grass conservation line. They turn brown and look awful. Are they supposed to do that or does someone come clean them up. The attached pictures are from two weeks ago and the branches are still there.
We live at the end of Goldenrod Court.
This is the third time I have emailed so please let me know if this is what they are supposed to do or not.
Thank you,
Lynne Sharpe

916-825-2443



Sent from my iPhone

Shirley M. Conley

From: Shirley M. Conley
Sent: Wednesday, June 5, 2024 5:57 PM
To: Justin Sarka
Subject: RE: CDD Fencing along Edgemont - Avalon Groves



Thank you,
Shirley

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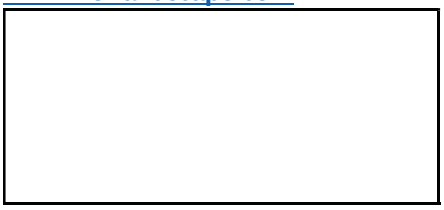
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From: Justin Sarka <Justin.Sarka@down2earthinc.com>
Sent: Wednesday, June 5, 2024 5:55 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Cc: Mark C. Isley <misley@vestapropertyservices.com>
Subject: Re: CDD Fencing along Edgemont - Avalon Groves

This is scheduled to be string trimmed tomorrow.

Justin Sarka
Account Manager
Direct: (321) 241-5617
Justin.Sarka@down2earthinc.com
Down To Earth Landscape & Irrigation
27185 County Road 448A
Mount Dora, FL 32757

www.DtElandscape.com



From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Wednesday, June 5, 2024 5:52:57 PM
To: Justin Sarka <Justin.Sarka@down2earthinc.com>
Cc: Mark C. Isley <misley@vestapropertyservices.com>
Subject: RE: CDD Fencing along Edgemont - Avalon Groves

Attention!
Notice: External Email
Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.
Please report any suspicious email to IT Support.

Thanks for having the mowing done. What can be done about the weeds along the fenceline? I know there's about a mow-free zone left along fences so there's no risk of fence damage, but residents are seeing this and complaining the strip is still not done.

Thank you,
Shirley

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From: Justin Sarka <Justin.Sarka@down2earthinc.com>
Sent: Friday, May 24, 2024 3:27 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Cc: Mark C. Isley <misley@vestapropertyservices.com>
Subject: RE: CDD Fencing along Edgemont - Avalon Groves

Good afternoon,

Crews addressed this. Would it be possible to get copies of all as-builts associated with the district and our maintenance agreement? Mark sent over some last night, was hoping there might be more.

Respectfully,

Justin Sarka
Account Manager
Direct: (321)241-5617
Justin.Sarka@down2earthinc.com
Down To Earth Landscape & Irrigation
27185 County Road 448A
Mount Dora, FL 32757
www.DtElandscape.com

From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Wednesday, May 22, 2024 5:29 PM
To: Justin Sarka <Justin.Sarka@down2earthinc.com>
Cc: Mark C. Isley <misley@vestapropertyservices.com>
Subject: FW: CDD Fencing along Edgemont - Avalon Groves

Attention!
Notice: External Email
Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.
Please report any suspicious email to IT Support.

Hi Justin,
Please would you follow up on this area that needs mowing/weed whacking around Edgemont perimeter at Avalon Groves.
Thank you,
Shirley

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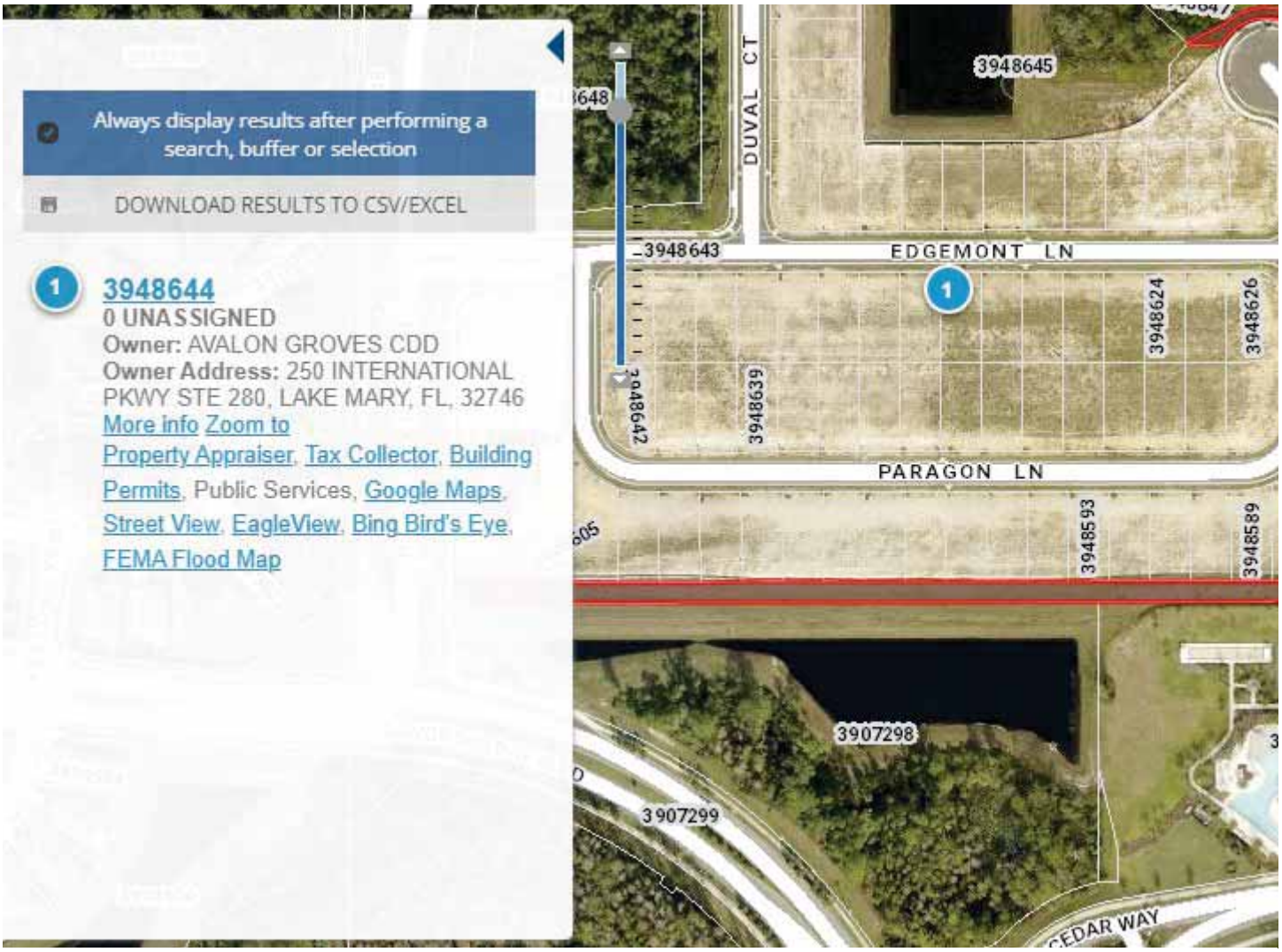


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From: Shannon Bernard <SBernard@lelandmanagement.com>
Sent: Wednesday, May 22, 2024 2:07 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Cc: Robert Wolski
Subject: CDD Fencing along Edgemont

Good afternoon Shirley,

This area is not being maintained; I believe Robert might be looking into this already but below are some photos. Thanks!



Shannon Bernard, Community Association Manager, CMCA
Palms at Serenoa HOA
17244 Bay Cedar Way, Clermont, FL 34714
Phone: (407) 781-0770
Email: SBernard@lelandmanagement.com
Website: www.LelandManagement.com
Resident Support questions - residentsupport@lelandmanagement.com

The Management Company You Don't Have to Manage

From: John Rumph <jrumph@yahoo.com>
Sent: Wednesday, May 22, 2024 1:37 PM

To: Shannon Bernard <SBernard@lelandmanagement.com>
Subject: Pic

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Forgot to send this about the grass along fence lines.
John



Shirley M. Conley

From: Shirley M. Conley
Sent: Monday, June 10, 2024 6:14 AM
To:
Cc: Shannon Bernard
Subject: FW: CDD - Avalon Groves Contact [#290]
Attachments: AG Fence Installation & Easements Policy & License Agreement.pdf

Hello Kathryn,

Thank you for your inquiry regarding tree removal and planting.

If your proposed planting will encroach on the drainage easement granted to the CDD, you will need to complete the attached license agreement for the District Engineer's review. If approved, you will include a copy of the agreement with your HOA application.

Here's the link to information on tree removal in Lake County
https://www.lakecountyfl.gov/Planning-and-Zoning/Tree-Removal

Thank you,
Shirley

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From: MachForm <mailer@forms-db.com>
Sent: Sunday, June 9, 2024 8:56 PM
Subject: CDD - Avalon Groves Contact [#290]

To:	**Kyle Darin**
Your Name	**KATHRYN ADAMS**
Address	**17290 BLAZING STAR CIRCLE**
Phone	
Email	

Message
Good evening.
I would like to remove a tree in my rear yard and plant different tree(s) in another area on my lot. The builder informed I would need to get approval from CDD and then submit to HOA for their approval. Where can I find an application with Avalon Groves CDD for tree removal and tree installations? Do I also need to obtain Lake County approval on removal and tree install and/or just the CDD before sending to HOA to finalize?
Thank you.
Kathryn Adams

Terms and Conditions
Please read the Terms and Conditions prior to communicating electronically.

Acceptance	**- I have read and agree with the Terms and Conditions.**

Shirley M. Conley

From: Shirley M. Conley
Sent: Thursday, June 20, 2024 12:31 PM
To: Seat1
Subject: RE: CDD Irrigation - Palms at Serenoa

Supervisor,
Response from landscape vendor indicates they did not install the cap on the irrigation at the tree in the Palms, and at this time they will not be removing it:

> It appears someone took matters into their own hands, this irrigation is controlled by the HOA's landscaping contractor. We do not control any irrigation on the basins within Palms at Serenoa. . . .

Thank you,
Shirley

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From: Seat1 <Seat1@avalongrovescdd.com>
Sent: Wednesday, June 12, 2024 1:29 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: Re: CDD Irrigation - Palms at Serenoa

Thanks for the info....the trees are already beyond established and hopefully the cap is permanent.

From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Tuesday, June 11, 2024 4:26 PM
To: Seat1 <Seat1@avalongrovescdd.com>
Subject: RE: CDD Irrigation - Palms at Serenoa

Supervisor,

This irrigation line was recently addressed to stop water pouring out at this point and at the tree next to it, but I'm checking with DTE to find out why it looks to be capped instead of a drip head installed. Common practice is that once trees at the ponds become established the irrigation to them is stopped so the community is not paying for watering the retention ponds, but since this community is having a lot of irrigation issues, I will confirm with the vendor and provide an update.

Thank you,
Shirley

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From: Seat1 <Seat1@avalongrovescdd.com>
Sent: Tuesday, June 11, 2024 12:32 PM
To: Kyle T. Darin <kdarin@vestapropertyservices.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: CDD Irrigation - Palms at Serenoa

Good afternoon Kyle! I received an email yesterday from a constituent That was concerned about an Irrigation on CDD property. Attached is a picture that shows a capped irrigation at Pond 16. The question I have for the vendor Down-To-Earth is the irrigation capped permanently or temporarily? Of all the trees around Pond 16, this is the only one that has a capped irrigation line. The rest appears to be in working order. Please provide me the status of the irrigated cap line. Thanks!
Carl W., Seat 1

Printed: Jun 21, 2024
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 13, 2024

Job: SE1032 Avalon Groves CDD
Title: Thursday June 13th
Added By: David Smeltz
Log Notes:
Treated ponds:
3,4,5,58,12,17,15,16,20,29,28,33,30,35,34 for grasses
(Trash was removed from pond 33)
Weather Conditions:
Partly Cloudy with Nearby Thunderstorms

Thu, Jun 13, 2024, 12:50 PM

91° F
74° F

Wind: 5 mph
Humidity: 94%
Total Precip: 0.58"

Attachments:







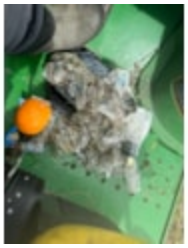




EXHIBIT 6

DoodyCalls of Orlando
5701 Surprise Lily Dr
Winter Garden, FL 34787
Cell: 407-967-3786
Email: jjohnson@doodycalls.com

AVALON GROVES HOMEOWNERS' ASSOCIATION PET WASTE STATION SERVICES
PROPOSAL

To: Avalon Groves
17555 Sawgrass Bay Boulevard, Clermont, FL 34714
June 19, 2024

The following is a proposal for a full-service pet waste station service and installation program.

Contents

SECTION 1: OFFICIAL PROPOSAL 3
SECTION 2: OTHER REMARKS 4

SECTION 1: OFFICIAL PROPOSAL

PRICE AUTHORIZATION

This Agreement represents the entire and integrated agreement between the Client and the Contractor and supersedes all prior negotiation, representations, or agreements; either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and the Contractor.

Contractor Name DoodyCalls of Orlando
Address 5701 Surprise Lily Dr
City, State, Zip Winter Garden, FL 34787
Telephone 407-967-3786
Date 06/19/24

PROPOSAL A: Weekly Service

SERVICES BID:			
Service Description	**Unit**	**Unit Cost**	**Weekly Totals**
Pet Waste Station Management – Every week	6 units	$11.00/ea	$66.00
Weekly Total			$66.00

Commander Stations and Install

	INSTALLATION BID:				
Service Description	**Unit**	**Unit Cost**	**Shipping & Handling**	**Tax**	**Totals**
Commander Can W/ Lid	6	$219.00	$633.51	106.49	$2,054
** Station Qty Discount Applied	**Installation – Free with service contract**				
Total					$2,054.00

Notes:

- Pet waste station price includes liners for the pet waste stations.
- Trash removal price includes 65-gallon trash replacement bag for each trash can.
- We also provide cleaning services which includes scooping of all common areas, dog parks, etc., for any remaining pet waste, litter, cigarette butts, etc. for an additional charge based upon the overall size of the area to be cleaned

- All DoodyCalls Doggie Waste Bags are 0.9 mm thick, making them one of the most tear-resistant bags available.

Pet Waste Bag Options:

Option 1:

Type	Quantity	Price
DoodyCalls Header Style Doggie Waste Bags	1 Card (100 bags per card)	$6.50

Option 2:

Type	Quantity	Price
DoodyCalls Roll Style Doggie Waste Bags	1 Roll (200 bags per roll)	$8.00

SECTION 2: OTHER REMARKS

DoodyCalls Additional Value-Added Services:

Value Added Suggestions and Services for your residents and Management staff.

- Incorporate or increase your "Pet Rent" policy onto existing, new, or renewing residents to help with the expense of the Pet Waste Management services
- Incorporate DoodyCalls waste removal services into your overall waste management allocation to the residents
- Provided copy of property Site Plan to give to residents showing location of pet waste stations. Updating as necessary with new installations
- Resident Compliance handout/mailout to help educate dog-owning residents on "Why you need to pick up after your pet". Typically includes letter from the management company stating "why" we made this investment, site map showing station locations, Pet Waste dangers, Pooper Scooper Law, etc

Why Doody Calls:

- We maintain and service your existing and future pet waste stations (replacement of can liners, litter bags, station maintenance)
- We sell, install, and service quality DC branded pet waste stations and waste baggies
- We clean and sterilize our equipment between scoopings (one property to the next)
- We will save you money on the expense of competitor litter bags and can liners
- We work with property management to design a pet waste station plan that meets Federal Fair Housing and American with Disabilities Act guidelines

- We will work with property management to drive resident compliance and enforce city "Pooper Scooper Law"
- Upon request, we leave with the office our Community Work Order form indicating our arrival on site and the products/services performed
- We communicate with management on any exterior observations we find during service visit
- We are fully insured and drive clearly marked DoodyCalls service vehicles
- Our employees are uniformed, courteous, and professional
- We are **"GREEN"** driven

Terms and Conditions

- Invoices will be sent monthly
- Payment terms NET 30
- No Contract - Cancellation of service requires 30 day written notice

Important Notes:

- DoodyCalls of Orlando is fully Workers Compensation insured
- All technicians are BulliRay Dog Bite Precaution Certified
- We are an approved VIVE Vendor

Additional Added Services:

- A complimentary radius of 6 feet will be cleaned around each pet waste station during each service. This will include litter, pet waste, cigarette butts etc.

I would like to sincerely thank **Avalon Groves** for the opportunity to offer our pet waste and litter management services as part of your overall amenities offering and resident acquisition/retention strategies. If you have any questions or comments regarding the **DoodyCalls** offer, please do not hesitate to contact me.

Thank you,

Jesse Johnson – Owner, DoodyCalls

Agreement Acceptance

Proposal(s) Selected: A

Dispenser: Header or Roll

Station Color: Black or Green

Owner/Owner Representative:

_____(Print)

_____(Sign) _____(Date)

DoodyCalls:

_____(Print)

_____(Sign) _____(Date)

QUOTE

16227 Wind View Lane
Winter Garden, FL 34787
(407) 604-1008
mike@poopbandit.com



DATE Jan 30th, 2023

SOLD TO
Avalon Groves CDD
C/O DPFG Mgmt & Consulting
250 Internatioanl Pkwy, Ste. 208
Lake Mary, FL 32746

PAYMENT METHOD	CHECK NO.	JOB
Pre-Paid Credit Card		Pet Stations

QTY	ITEM	DESCRIPTION	UNIT PRICE	DISC.	LINE TOTAL
6		Order & install pet waste station	$ 530.00		$ 3,180.00
			TOTAL DISCOUNT		
			SUBTOTAL		$ 3,180.00
			SALES TAX		
			TOTAL		$ 3,180.00

THANK YOU FOR YOUR BUSINESS!

DATE: 6/22/2024

Vesta Property Services

Maintenance Division

PROPOSAL

COMMUNITY MANAGER	COMMUNITY	SERVICES REQUESTED	PAYMENT TERMS
Mark Isley	Avalon Groves	Install 6 dog stations	*Upon completion*

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
6	Dog Stations complete with posts, signs and dog bags	$250	$1500
	Labor and concrete to install 6 new dog stations		$450

TOTAL PROPOSED AMOUNT $1950

If you have any questions concerning this proposal, contact: bcolegrove@vestapropertyservices

The total proposed amount as written above is good for 30 days from the date proposed.

ACCEPTANCE OF PROPOSAL: The above prices, specifications & conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified & payment will be made as outlined above.

Printed name & Title: _____

Authorized Signature: _____ Date: 6/22/2024

1020 E. Brandon Blvd. Ste. 207 Brandon Fl, 33511
Phone: 727.258.0092

EXHIBIT 7

PROPOSAL

DATE	June 19, 2024
CUSTOMER NAME	Avalon Groves
REQUESTED BY	Shirley Conley
LOCATION OF JOB	Community Area

Trash and Pet Stations collection, twice a week
(6 dog stations, $50 each) $ 300.00 monthly

Doggie waste bags, as needed, 200 bags per box $ 10.00/box

Materials and equipment are included on the proposal
This includes the change of bag on each service and the removal and disposal of the waste collected

Please call us if you have any question and thank you for your business, we appreciate it very much.

Sincerely,

CSS Clean Star Services of Central Florida, INC

Tracy Chacon
(407) 456-9174
tchacon@starcss.com

Sandro Di Lollo
(407) 668-1338
sdilollo@starcss.com

DoodyCalls of Orlando
5701 Surprise Lily Dr
Winter Garden, FL 34787
Cell: 407-967-3786
Email: jjohnson@doodycalls.com

AVALON GROVES HOMEOWNERS' ASSOCIATION PET WASTE STATION SERVICES
PROPOSAL

To: Avalon Groves
17555 Sawgrass Bay Boulevard, Clermont, FL 34714
June 19, 2024

The following is a proposal for a full-service pet waste station service and installation program.

Contents

SECTION 1: OFFICIAL PROPOSAL 3
SECTION 2: OTHER REMARKS 4

SECTION 1: OFFICIAL PROPOSAL

PRICE AUTHORIZATION

This Agreement represents the entire and integrated agreement between the Client and the Contractor and supersedes all prior negotiation, representations, or agreements; either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and the Contractor.

Contractor Name DoodyCalls of Orlando
Address 5701 Surprise Lily Dr
City, State, Zip Winter Garden, FL 34787
Telephone 407-967-3786
Date 06/19/24

PROPOSAL A: Weekly Service

SERVICES BID:			
Service Description	**Unit**	**Unit Cost**	**Weekly Totals**
Pet Waste Station Management – Every week	6 units	$11.00/ea	$66.00
Weekly Total			$66.00

Commander Stations and Install

	INSTALLATION BID:				
Service Description	**Unit**	**Unit Cost**	**Shipping & Handling**	**Tax**	**Totals**
Commander Can W/ Lid	6	$219.00	$633.51	106.49	$2,054
** Station Qty Discount Applied	**Installation – Free with service contract**				
Total					$2,054.00

Notes:

- Pet waste station price includes liners for the pet waste stations.
- Trash removal price includes 65-gallon trash replacement bag for each trash can.
- We also provide cleaning services which includes scooping of all common areas, dog parks, etc., for any remaining pet waste, litter, cigarette butts, etc. for an additional charge based upon the overall size of the area to be cleaned

- All DoodyCalls Doggie Waste Bags are 0.9 mm thick, making them one of the most tear-resistant bags available.

Pet Waste Bag Options:

Option 1:

Type	Quantity	Price
DoodyCalls Header Style Doggie Waste Bags	1 Card (100 bags per card)	$6.50

Option 2:

Type	Quantity	Price
DoodyCalls Roll Style Doggie Waste Bags	1 Roll (200 bags per roll)	$8.00

SECTION 2: OTHER REMARKS

DoodyCalls Additional Value-Added Services:

Value Added Suggestions and Services for your residents and Management staff.

- Incorporate or increase your "Pet Rent" policy onto existing, new, or renewing residents to help with the expense of the Pet Waste Management services
- Incorporate DoodyCalls waste removal services into your overall waste management allocation to the residents
- Provided copy of property Site Plan to give to residents showing location of pet waste stations. Updating as necessary with new installations
- Resident Compliance handout/mailout to help educate dog-owning residents on "Why you need to pick up after your pet". Typically includes letter from the management company stating "why" we made this investment, site map showing station locations, Pet Waste dangers, Pooper Scooper Law, etc

Why Doody Calls:

- We maintain and service your existing and future pet waste stations (replacement of can liners, litter bags, station maintenance)
- We sell, install, and service quality DC branded pet waste stations and waste baggies
- We clean and sterilize our equipment between scoopings (one property to the next)
- We will save you money on the expense of competitor litter bags and can liners
- We work with property management to design a pet waste station plan that meets Federal Fair Housing and American with Disabilities Act guidelines

- We will work with property management to drive resident compliance and enforce city "Pooper Scooper Law"
- Upon request, we leave with the office our Community Work Order form indicating our arrival on site and the products/services performed
- We communicate with management on any exterior observations we find during service visit
- We are fully insured and drive clearly marked DoodyCalls service vehicles
- Our employees are uniformed, courteous, and professional
- We are **"GREEN"** driven

Terms and Conditions

- Invoices will be sent monthly
- Payment terms NET 30
- No Contract - Cancellation of service requires 30 day written notice

Important Notes:

- DoodyCalls of Orlando is fully Workers Compensation insured
- All technicians are BulliRay Dog Bite Precaution Certified
- We are an approved VIVE Vendor

Additional Added Services:

- A complimentary radius of 6 feet will be cleaned around each pet waste station during each service. This will include litter, pet waste, cigarette butts etc.

I would like to sincerely thank **Avalon Groves** for the opportunity to offer our pet waste and litter management services as part of your overall amenities offering and resident acquisition/retention strategies. If you have any questions or comments regarding the **DoodyCalls** offer, please do not hesitate to contact me.

Thank you,

Jesse Johnson – Owner, DoodyCalls

Agreement Acceptance

Proposal(s) Selected: A

Dispenser: Header or Roll

Station Color: Black or Green

Owner/Owner Representative:

_____(Print)

_____(Sign) _____(Date)

DoodyCalls:

_____(Print)

_____(Sign) _____(Date)

GENERAL SERVICE AGREEMENT

This Service Agreement (the "Agreement") is made and entered into as of March 1st, 2023, by and between **Avalon Groves CDD** (“the Company”) and, Poop Bandit LLC located at 16227 Wind View Ln., Winter Garden, FL 34787, (the "Service Provider"). This agreement is for 12 months of service outlined herein:

WHEREAS, Service Provider independently engages in the business of dog waste station trash removal, and thus providing weekly services.

WHEREAS, the Company desires to hire the Service Provider to perform those services as described herein, and as such, the Service Provider does herein desire to provide such services in accordance with the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the mutual promises established and set forth herein, the Company and Service Provider hereby acknowledge and agree as follows:

SERVICE PROVIDER DUTIES & RESPONSIBILITIES

Services: It shall be agreed upon, that during the term of this Agreement the Service Provider shall provide the services ("Services") that are described within the attached Schedule 1 (the "Schedules") and on any such additional consecutively numbered supplementary schedules, as which may be executed at any time by both parties to this Agreement. Each attached, or subsequently attached Schedule shall contain a description of the deliverables required to be provided by the Service Provider (collectively "Deliverables"), a description of any completion deadlines that pertain to the Deliverables and a description of the corresponding payment terms, including any partial payments for completion of designated milestones comprising each Deliverable.

Service Provider's Control Over Services Provided: The Service Provider shall retain the unqualified right of control over the means, manner and methods by which their Services are rendered and performed, and the right to perform those Services at the location(s) and time(s) that the Service Provider independently determines and sets forth. The Service Provider shall be responsible for providing all equipment, materials and supplies that the Service Provider determines shall be required to timely provide those Services which have been requested by the Service Recipient.

Compliance with Applicable Law: The Service Provider shall be responsible for complying with any and all applicable federal, state and local laws, rules, ordinances, regulations, and/or codes that pertain to the performance of the Services requested and provided. The Service Provider's failure to comply with the responsibilities and duties described in this Paragraph shall constitute a material breach of the Agreement.

Insurance: The Service Provider agrees to secure and maintain, at the Service Providers sole cost and expense, Worker's Compensation Coverage where required by law and General Liability Insurance, as required by the Company.

Permits and Licenses: The Service Provider shall be responsible for acquiring and maintaining, during the term of this Agreement, any and all permits, licenses and authorizations, if applicable, required to conduct the Service Provider's business and to perform the Services requested. The Service Provider's failure to comply with the responsibilities and duties herein shall constitute a material breach of this Agreement.

DUTIES IMPOSED ON THE COMPANY

Fees: The Service Provider's entire compensation for the performance of the Services provided hereunder shall be set forth in specific detail contained within the Schedule that corresponds to the specific Services provided and shall be payable solely by the Company.

Form 1099 Compliance: The Company shall report the amounts it pays the Service Provider on IRS Form 1099, to the extent so required under the Internal Revenue Code.

INDEPENDENT CONTRACTOR RELATIONSHIP

For all intent and purposes, including, but not limited to the Federal Insurance Contributions Act ("FICA"), The Self Employment Contributions Act ("SECA"), the Social Security Act, the Federal Unemployment Tax Act ("FUTA"), the Internal Revenue Code and any and all other federal, state and local laws, rules and regulations, each party hereto, including its officers, agents and employees, shall be at all times an independent contractor relative to the other party. Nothing in this Agreement shall be construed to make or render either party, including any of its officers, agents or employees, an agent, servant or employee of, or a joint venture of with the other.

TERMS AND TERMINATION

Automatic Renewal: The parties agree that at the expiry of the Initial Term or any subsequent renewed term, this Agreement shall be renewed for a further term of 12 months on the same terms and conditions as contained in this Agreement, unless written notice is given by one party to the other parties of its intent not to renew the Agreement at least 60 Days before the expiry of the Initial Term or any subsequent renewed term. Should any price increases occur the Service Provider will give a 60-day notice before the changes take effect.

Breach/Cause for Termination: This Agreement may be terminated at any time by either party should a material breach by the other party remain uncured thirty (30) days after submission of written notice being provided of the breach thereof, or a shorter period of time as may be specified within this Agreement or within the applicable Schedule provided to the Service Provider by the Company.

INDEMNIFICATION

Both parties shall guarantee, guard against and hold harmless the other party, any current or former employees, shareholders, partners or any ownership interest and agents from and/or against any alleged claim, including, but not limited to third-party claims, demands, loss, damages and or expense, including any legal or attorney fees that may be in relation to:

a) any negligence, recklessness or any willful misconduct of the indemnifying party or any other party under the direction or control of the indemnifying party;

b) any material breach of this Agreement by the indemnifying party, or

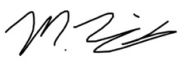
c) any damage, loss or destruction relating to any property of the indemnifying party or their client or clients, injury or death to any individuals that may result from the actions or inactions of any employee, agent or subcontractor of the indemnifying party as such damage may arise out of or is in the course of fulfilling their obligations under and with relation to this Agreement, and to the extent that such damage may be due to any negligence, unlawful conduct, omission or default of the indemnifying party, their employees, agents or subcontractors.

Full and Complete Agreement: This Agreement has set forth the full and complete agreement and shall supersede any and all prior agreements between the parties concerning all aspects of the subject matter herein contained. The Agreement may not and shall not be amended except by way of a written instrument that must be signed by both parties named hereto.

ARBITRATION AND DISPUTE RESOLUTION

Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered in accordance with the Commercial Arbitration Rules of the American Arbitration Association, as amended, and shall be governed by the laws of the State of Florida. The Federal Arbitration Act shall govern the interpretation and enforcement of this paragraph. The fees associated with the arbitrator shall be shared equally by both parties. The parties agree that this paragraph shall survive the termination of the Agreement.

IN WITNESS WHEREOF, the parties hereto, each acting pursuant with due and proper authority, have executed this Agreement as of the aforementioned Effective Date.

_____	
Company Representative	Poop Bandit LLC
_____	Michael Wright/Owner
Print Name & Title	Print Name & Title
Date: _____	

DELIVERABLE SERVICES AGREEMENT SCHEDULE 1

BY AND BETWEEN

"The Company" AND Poop Bandit LLC

EFFECTIVE DATE OF:

Description of Services to be performed by Service Provider:

- As requested, (weekly) Poop Bandit will empty the pet stations (approximately 6) and refill the disposal bags for dog walkers. All dog waste collected will be double-bagged according to EPA standards for pet waste collection.
- ***The Company*** will be invoiced on a pre-paid monthly basis. First month service will be pro-rated depending on start date.
- Poop Bandit Pet Waste Removal Services is a great selling point for non-pet owners.
- Poop Bandit Pet Waste Removal Services is fully insured.

Costs:

- The pet stations will be serviced at a cost of $45 per month per station. Dispenser bags are invoiced monthly on an as-needed basis at a cost of $8.79 for 200 bags per box/roll.
  (Pet station trash can liner included)
- **Monthly service cost is $270**

Extra Value-Added Services:

The Dog Waste Station Service Includes:

- Emptying dog waste stations on a weekly basis
- Removing all waste within a six-foot radius of waste stations
- Restocking the dog poop bag dispensers each week as needed (poop dispenser bags have a separate charged and will be invoice monthly)
- Maintaining an inventory of all supplies
- Ensuring that all stations are in good working order at all times

Additional Waste Station Services:

- Installation (separate cost as needed)
- Lubricating the locks
- Tightening hardware
- Performing repairs as necessary (separate cost if parts are need for repair)

The company will be invoiced on the 1st of every month:

Payment Terms: Net 15 *Payment Due Date:* 15th of each month *Payment Method:* Check or Credit Card

EXHIBIT 8



Fly By Night, Inc.
PO Box 562
Osteen FL 32764-0562
407-414-2142
www.flybynightinc.org

Bat House / Roost Mitigation Proposal

Date	Proposal#
04/16/2024	10853

NAME / ADDRESS
Vesta Property Services 250 International Pkwy., Ste. 208 Lake Mary, Florida 32746

ITEM	DESCRIPTION	TOTAL
FBN BatHouse	Pole mounted bat house, installed to mitigate roost loss x 4 to be installed at Avalon Groves in Clermont	3,503.80T
Mileage	round trip mileage at federal mileage rate x 2 trips	189.61
	Tax (6....	$227.75
	TOTAL	$3,921.16

Fly By Night, Inc. is recognized by the IRS as a not-for-profit , charitable organization under Section 501(c)(3) of the Internal Revenue Code. All funds directly support our bat conservation efforts and donations are tax deductible. CH-12360.
Population and roost data collected during FBN projects contribute to long-term field research on bats in the urban environment. Please visit www.flybynightinc.org to learn more.

EXHIBIT 9

STEADFAST
ENVIRONMENTAL



Avalon groves CDD Aquatics

Inspection Date:

6/18/2024 10:25 AM

Prepared by:

Niklas Hopkins

Account Manager

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

SITE: 4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

This pond is in great condition. Nuisance grasses along the shoreline will continue to be treated for. The water level is lowered on this pond, same with many in the community. Hopefully the remainder of June brings us some rain. The beneficial lilies located in this pond are in healthy condition. Our technician will continue to monitor the condition of this pond and will treat accordingly.

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

SITE: 12

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

This pond is clear of algae, however along the shorelines nuisance grasses are making a comeback. Our technician was onsite the day this report was conducted and these shoreline grasses were treated for. Typically it will take 5-7 days for the grasses to begin to decay.

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

SITE: 13

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

This pond is in near excellent condition. No algae was observed within the pond. Nuisance grasses were observed on the exposed bank, where the water is now absent. Our technician addressed this growth during the visit today.

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

SITE: 14

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

This pond is in similar condition to the previous pond. Minor amounts of shoreline grass regrowth occurring. No algae was observed. Our technician will continue to combat the nuisance grasses.

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

SITE: 15

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

This pond is in excellent condition. Nuisance grasses along the shoreline have been treated for and were not present. Algae was also not present within the pond. Our technician will continue to monitor the condition of the pond and will treat accordingly.

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

SITE: 16

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

No algae observed within the pond. Minor amounts of nuisance species along the exposed bank. Our technician will continue to target this growth.

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

SITE: 17

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

This pond is in great condition. Minor amounts of slender spikerush present along the shoreline. Some decaying surface algae was also observed. Our technician addressed this growth during the visit and will continue to combat his growth.

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

SITE: 18

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

This pond is in excellent condition. No algae was observed and nuisance grasses appeared to treated. Routine maintenance and monitoring will occur here.

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

SITE: 19

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

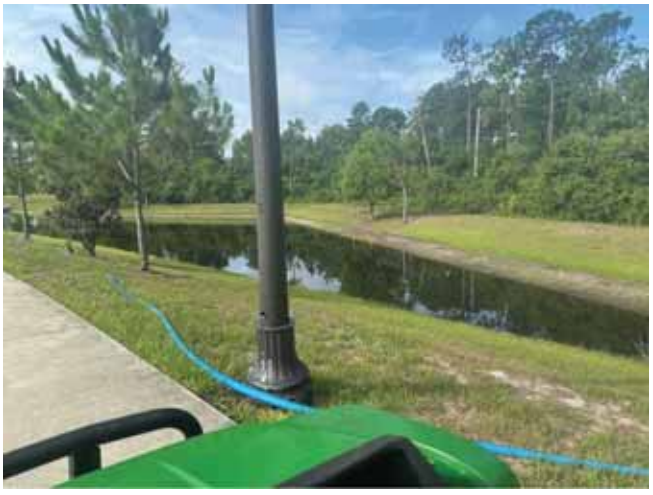
This pond is in excellent condition. Algae and nuisance grasses were not present and have been treated for. Our technician will continue to monitor the condition of the pond and will treat for any new growth that may arise.

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

SITE: 20

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

This pond is also in excellent condition. No algae was observed within the pond and nuisance grasses were not present. Routine maintenance and monitoring will occur here.

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

MANAGEMENT SUMMARY



With June in full swing, the conditions affecting the ponds continue to favor growth. Humidity levels have rapidly spiked. Daytime temperatures continue to rise, having recently reached the mid 90's. Save for a few events, lack of rainfall has left pond waters stagnant, and many are experiencing lower water levels. And with no fresh water entering the stagnant waterbodies; these hot, nutrient-dense pools are producing algal activity at a much higher rate than typically observed.

Across the inspected areas, most ponds are in excellent or great condition. Shoreline grasses were either nonexistent or at a minimum, while algae activity, in those sites that experienced it, manifested mostly through small amounts of subsurface filamentous algae along the pond perimeter, easily treatable through routine maintenance.

Treatments administered last week should abade or resolve growth that would have exploded until the next scheduled maintenance event. However, as we stand at the precipice of peak algae season, follow-up treatments are always necessary to maintain the aesthetics of the ponds.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA

STEADFAST ENVIRONMENTAL

Avalon Groves CDD

Sawgrass Bay Blvd, Clermont

Gate Code:



EXHIBIT 10

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

Estimate: #77451

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	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:

Justin Sarka — 05/09/2024
Down to Earth Landscape & Irrigation — Date

Agreed & Accepted By:

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/.

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

Estimate: #77451

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	Estimated Job Start Date	Proposed By	Due Date
Cocoa and Pine Bark Mulch Install 2024	July 29, 2024	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Mulch Installation				
Pine Bark Mulch	Cubic Yard	150	$62.00	$9,300.00
Chocolate Cocoa Mulch	Cubic Yard	500	$60.00	$30,000.00
			Subtotal	**$39,300.00**
			Job Total	**$39,300.00**

Install cocoa brown mulch through Avalon Grove CDD and at the parks where pine bark is the current mulch pine bark will be installed. This will include all landscape beds currently under Down to Earth's contracted maintenance.

Proposed By:

Justin Sarka — Down to Earth Landscape & Irrigation

06/24/2024 — Date

Agreed & Accepted By:

Vesta Property Services

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. 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, D... not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

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

Estimate: #88722

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	Estimated Job Start Date	Proposed By	Due Date
Cocoa Mulch Install 2024	July 29, 2024	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Mulch Installation				
Chocolate Cocoa Mulch	Cubic Yard	700	$60.00	$42,000.00
Mulch Removal				$2,600.00
Mulch Disposal	Each	1	$100.00	$100.00
			Subtotal	**$44,700.00**
			Job Total	**$44,700.00**

Install cocoa brown mulch through Avalon Grove CDD. At the parks where pine bark currently is installed will be removed and cocoa mulch installed. The higher quantity of product is to ensure coverage at the park where pine bark has been removed. This will include all landscape beds currently under Down to Earth's contracted maintenance.

Proposed By:

Justin Sarka — Down to Earth Landscape & Irrigation

06/24/2024 — Date

Agreed & Accepted By:

Vesta Property Services

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. 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, D... not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

EXHIBIT 11

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

Estimate: #88004

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	Estimated Job Start Date	Proposed By	Due Date
Pond 13 Palms At Serenoa Erosion Repairs	July 31, 2024	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Bahia Sod	Square Foot	12000	$1.35	$16,200.00
			Subtotal	**$16,200.00**
			Job Total	**$16,200.00**

Fill in missing bahia grass for erosion control.



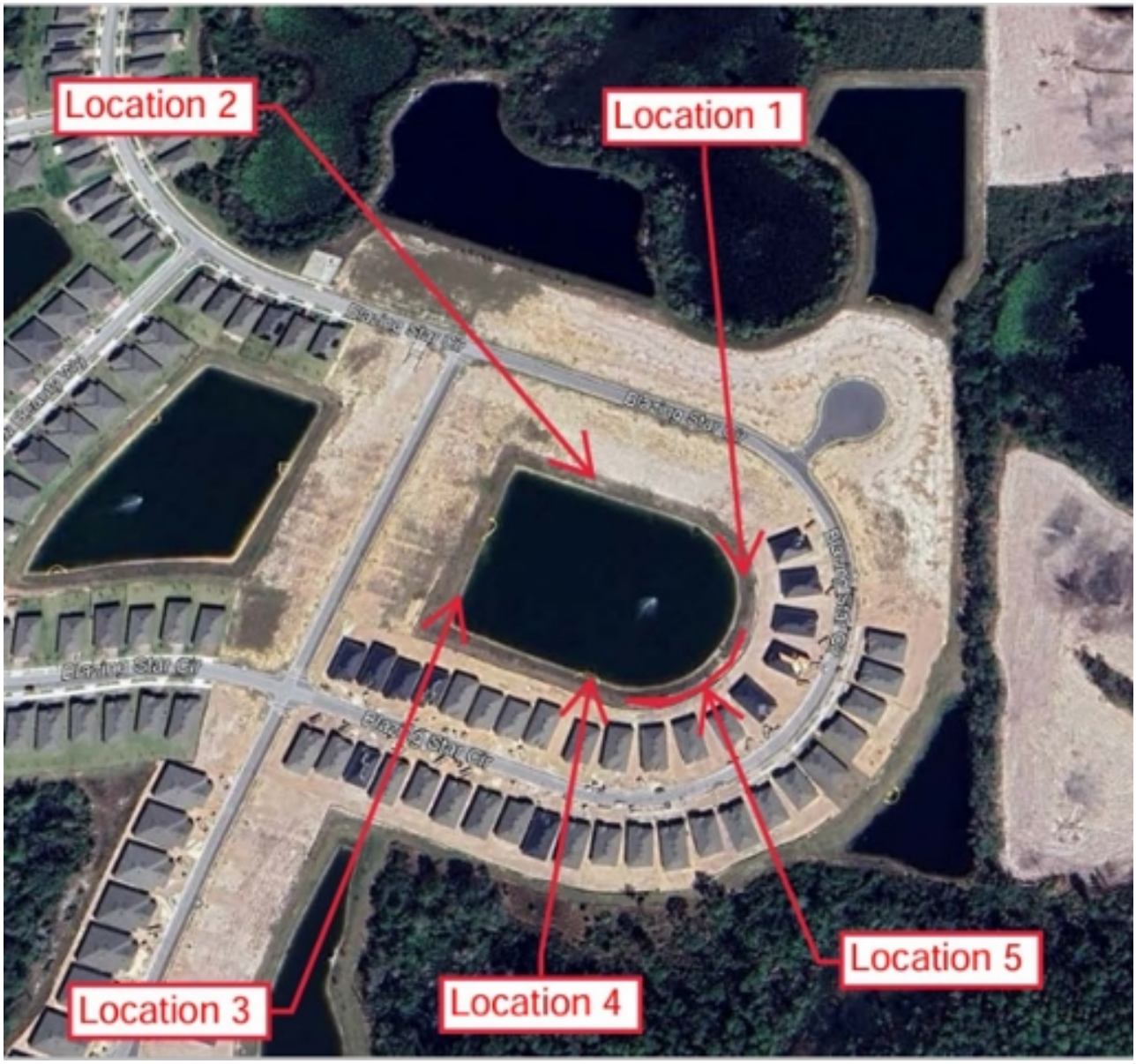


Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, 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/.





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/.



Proposed By:

Agreed & Accepted By:

Justin Sarka	06/19/2024		
Down to Earth Landscape & Irrigation	Date	Vesta Property Services	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 12

Landscape Maintenance Agreement Addendum

Attn: **Avalon Groves Community Development District**
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Submitted By: **Down To Earth**

Avalon Groves CDD - Edgemont HOA Addendum

Landscape Maintenance Addendum

Edgemont HOA Addendum

Basic Maintenance	**$ 10,608.00**	**Annually**
Irrigation Inspections	**Included**	**Annually**
Fertilization/Pest Control	**Included**	**Annually**

Grand Total Annually	**$ 10,608.00**
Grand Total Monthly	**$ 884.00**

Please specify the Grounds Maintenance Addendum start date: July 1, 2024

Avalon Groves
Community Development District

Name _____

Title _____

_____
Signature **Date**

Down To Earth

Name _____

Title _____

_____
Signature **Date**


Edgemont
Legend
Edgemont at Serenoa
Irrigated bed space
Irrigated st aug
Edgemont at Serenoa
Google Earth
N



EXHIBIT 13

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

Estimate: #86902

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

Billing Address
Avalon Groves CDD
Vesta Property Services
250 International Pkwy, Ste 208
Lake Mary, Florida 32746

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

Job	Estimated Job Start Date	Proposed By	Due Date
Sawgrass Bay Blvd Boulders	June 24, 2024	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$975.00
Pickup and Delivery Fee	Dollar	1	$250.00	$250.00
Boulder	Each	10	$675.00	$6,750.00
			Subtotal	**$7,975.00**
			Job Total	**$7,975.00**

Install fieldstone boulders to block vehicle traffic. 10 large boulders will be place in 3 locations to block traffic attempting to cut through to Fleming rd.







Proposed By:

Justin Sarka
Down to Earth
Landscape & Irrigation

06/21/2024
Date

Agreed & Accepted By:

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 cann 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 a 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 Ter Conditions at https://dtelandscape.com/terms-and-conditions/.

EXHIBIT 14

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

Estimate: #88769

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	Estimated Job Start Date	Proposed By	Due Date
Dead Plant Removal	August 1, 2024	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Dead Plant Material Removal				$2,795.00
Disposal Fee	Each	1	$150.00	$150.00
Fill Dirt Installed (E)	Cubic Yard	8	$76.20	$609.63
			Subtotal	**$3,554.63**
			Job Total	**$3,554.63**

Remove dead plant material along Sawgrass Blvd caused by mainline break not being repaired.

Proposed By:

Justin Sarka — Down to Earth Landscape & Irrigation
06/26/2024 — Date

Agreed & Accepted By:

_____ — Vesta Property Services
_____ — 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. 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, D... not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

EXHIBIT 15

CDD / HOA LICENSE AGREEMENT

THIS CDD / HOA LICENSE AGREEMENT is made and entered into this ___ day of June, 2024, by and between:

Avalon Groves Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**District**"); and

Palms at Serenoa Homeowners Association, Inc., a Florida not-for-profit corporation, whose address is c/6972 Lake Gloria Blvd, Orlando, Florida 320809 ("**Association**").

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes,* as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District presently owns various systems, facilities and infrastructure including, but not limited to, stormwater management improvements depicted in more detail in **Exhibit A** (the "**Ponds**"); and

WHEREAS, the Association is a not-for-profit corporation owning, operating and maintaining various improvements and facilities for the community that the District serves, including the aerators installed in certain Ponds identified in **Exhibit A** (the "**Aerators**"); and

WHEREAS, the Association has requested a license from the District to enter onto the Ponds, for purposes of maintaining the Aerators, and the District is agreeable to granting such a license on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

SECTION 2. GRANT OF LICENSE. The District hereby grants to the Association a non-exclusive license over, upon, and across the Ponds, as depicted in **Exhibit A**, for the maintenance and operation of the Aerators, and subject to the following conditions ("**License**"):

A. The Association shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are performed. The parties agree that the Association shall be entitled to use the Ponds to for the purposes set forth herein at no cost or expense to the District.

B. The Association and his/her contractor(s) shall use all due care to carry out its operation and maintenance functions relative to the Aerators without damage to District property. The Association agrees, at its sole cost and expense, to repair any damage to District property resulting from its activities. If any such damage shall occur, the Association shall submit to the District, within twenty-four (24) hours of such damage, a plan for repair, and shall commence the plan immediately upon District approval. If the Association fails to repair any damage to or otherwise restore the District property to its original or better condition as provided herein, the District may do so in its sole discretion and the cost thereof shall be charged to the Association.

C. The Association shall ensure that the Association's officers, employees, contractors and affiliates are familiar with all District policies and procedures and are informed with respect to the rules, regulations and notices as may be promulgated by the District from time to time and Association shall ensure that said persons conform therewith. Association assures the District that all third parties will be dealt with at arm's length, and that the District's interest will be best served at all times.

SECTION 4. TERM. This Agreement commences on the date first written above and continues through September 30, 2024 ("**Initial Term**"). This Agreement shall automatically renew for annual periods thereafter unless terminated pursuant to the terms of this Agreement.

SECTION 5. INSURANCE. The Association and its contractors performing any part of the Work shall maintain or cause to be maintained, at its / or their own expense throughout the term of this Agreement, industry standard Worker's Compensation Insurance, Commercial General Liability Insurance and Automobile Liability Insurance. The District shall be an additional insured under all such insurance.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Association shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances relating to the Property, including but not limited to any applicable permits or other regulatory approvals.

SECTION 8. LIENS AND CLAIMS. The Association shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that each party shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the party seeking to enforce the conditions and agreements in refraining from so doing; and further, that the failure of a party at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary

to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. At any time, either party may terminate this Agreement for any reason in its sole discretion and by providing at least sixty (60) days written notice to the other party of its intent to terminate. In the event of termination by the Association, the Association shall be required to provide the District with sufficient funds to provide for the Work contemplated by this Agreement until the District can complete its next regular budget and assessment cycle to incorporate funding into its budget and collect any necessary assessment revenues. Regardless of which party terminates this Agreement, the Association and the District shall cooperate in effectuating – to the extent the District so elects in its sole discretion – a transfer of the obligations under this Agreement including the assignment of maintenance contracts and the transfer of all documentation associated with the provision of Work hereunder including warranty documentation.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency for the operation and maintenance of the District's improvements shall be obtained and paid for by the District.

SECTION 14. ASSIGNMENT. No party may assign this Agreement without the prior written approval of the other. Any purported assignment without such written consent shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District. The Association agrees to assume all liabilities or obligations imposed by any applicable laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Association relating to the subject matter of this Agreement.

SECTION 18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

SECTION 19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

SECTION 20. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, certified/registered mail, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Association and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Association any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Association and their respective representatives, successors and assigns.

SECTION 22. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute shall be in a court of appropriate jurisdiction in the County in which the District is located.

SECTION 23. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Association agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Association acknowledges that the designated public records custodian for the District is its District Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Association shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Association does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Association's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Association, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O VESTA DISTRICT SERVICES, 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746 PHONE (321) 263-0132, AND E-MAIL KDARIN@VESTAPROPERTYSERVICES.COM.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 26. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

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

AVALON GOVES COMMUNITY DEVELOPMENT DISTRICT

By:_____

Its:_____

PALMS AT SERENOA HOMEONWERS

By:_____

Its:_____

Exhibit A

(Aerators circled in red)



EXHIBIT 16

Shirley M. Conley

From: Shirley M. Conley
Sent: Tuesday, June 18, 2024 11:23 AM
To: Shirley M. Conley
Subject: FW: Serenoa elericity

From: Cheri Johnson
Sent: Thursday, June 13, 2024 2:22 PM
Subject: Re: Serenoa elericity

. . . I would ask that the CDD also add to the agenda installing outlets at the Edgemont signs for this month's meeting along with the monuments for Village 1.

On Thu, Jun 13, 2024 at 8:58 AM:

> . . . Is it possible to place on this month's agenda "installing outlets at the four monuments to village 1's two entrances". I know last year the CDD discussed having outlets installed at all the monuments. The Serenoa POA board is looking into estimates for having Holidays lights this year at the entrances to the villages. However, with no outlets at the 4 monuments to Village 1 this makes it difficult in trying to accommodate Vllage 1. . . .
>
> Cheri Johnson
> Sereoa POA President

From: Woodcock, Greg <greg.woodcock@stantec.com>
Sent: Wednesday, June 19, 2024 12:39 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>; Mark C. Isley <misley@vestapropertyservices.com>
Subject: RE: CDD - Avalon Groves Contact [#294]

Thanks Shirley. Generally, for this type of work we would have an electrician visit the site and provide a recommendation and proposal for the work. If needed the electrician usually pulls the permit depending on what they need to do. Is that something that Mark can do? Otherwise, I would have to get proposals from an electrical engineer to review since it is outside of our wheelhouse.

Greg Woodcock
Project Manager
Direct: 352 741 7699
greg.woodcock@stantec.com
Stantec
20215 Cortez Boulevard
Brooksville FL 34601-3847

From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Wednesday, June 19, 2024 11:14 AM
To: Woodcock, Greg <greg.woodcock@stantec.com>; Mark C. Isley <misley@vestapropertyservices.com>
Subject: RE: CDD - Avalon Groves Contact [#294]

HOA is again requesting electrical outlets at Village 1 and Edgemont entrance monuments for holiday lighting. Since there were a bunch of requirements for the irrigation boring, would you be able to advise the Board at the next meeting of what will be required to run electric to these locations and possibly anticipated costs. There are 2 Edgemont monuments – 1 is conveyed by plat to the CDD (Tract I), the other is on Lake County property at Sawgrass Bay Blvd and is not included on the recorded plat.

Thank you,
Shirley

EXHIBIT 17

Shirley M. Conley

From: Shirley M. Conley
Sent: Tuesday, June 18, 2024 11:02 AM
To: Shirley M. Conley
Subject: FW: Serenoa POA Maintenence/Easement Request

From: **Josh Johnson**
Date: Fri, Jun 14, 2024 at 11:05 AM
Subject: Serenoa POA Maintenence/Easement Request

I am reaching out on behalf of the Serenoa POA Board to discuss a potential extension to the maintenance/easement agreement that is in place within Village 3.

We are currently in the process of transitioning to a new landscaping contractor (Down to Earth) and have had challenges in the past with responsibility of the land at Village 2 and Village 3 for responsibility of the maintenance.

We are confident based on lake county Plats that at each entrance, the sidewalks in form part of POA land, and the outside the sidewalks is CDD responsibility.

We would like to propose that for the small areas highlighted below, the CDD take responsibility for the lawn maintenance in these areas so as to ensure consistency with lawn cutting schedules and care, along with the practicality that the CDD landscaper is already within these areas mowing portions of the site. This would align with our agreement already in place for the very small areas of land between the back of Village 3 homes and CDD land, some were as small as a few feet wide. Historically, Yellowstone had taken care of these areas as part of their CDD contract, however while we are likely going to enter into contract with Down to Earth, we want to be cognizant of clear responsibilities.

Of course we would not expect the CDD cover costs and would look to better understand how we can reimburse as needed. However if the CDD board is open to a maintenance/easement we would like to continue discussions in this area.

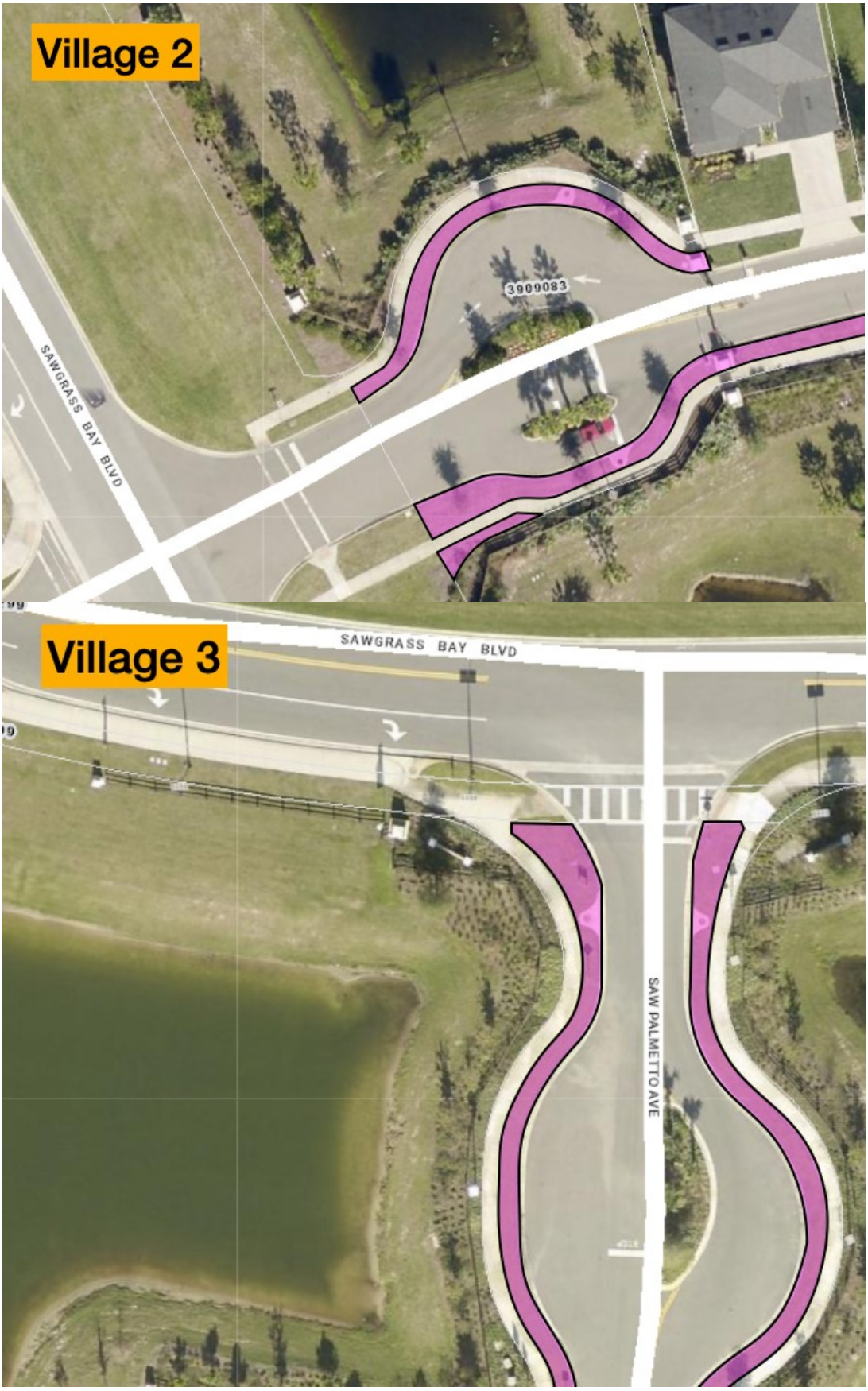

Village 2
3909083
SAWGRASS BAY BLVD
Village 3
SAWGRASS BAY BLVD
SAW PALMETTO AVE

EXHIBIT 18

After recording, please return to:

District Manager
Avalon Groves CDD
250 International Pkwy, Suite 208
Lake Mary, Florida 32746

LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS

This *License Agreement for Installation of Improvements* ("**Agreement**") is entered into as of this 10th day of JUNE, 2024, by and among MARIC HENSEL and SHERI HENSEL (together, "**Owner**") and the Avalon Groves Community Development District ("**CDD**"), a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 44, Block ___, as per the plat ("**Plat**") of Palms at Serena Phase 1/2 recorded in Plat Book 70, Pages 80-91 et seq., of the Public Records of Lake County, Florida ("**Property**");

WHEREAS, Owner desires to erect a fence and/or other improvements ("**Improvements**") within a CDD easement located on the Property, as shown in **Exhibit A** ("**License Area**");

WHEREAS, due to the CDD's legal interests in the License Area, among other reasons, Owner requires the CDD's consent before constructing improvements within the License Area; and

WHEREAS, the CDD has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals**. The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **License for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, and the terms of that _____, 2024 *Fence Installation & Easements Policy* which are incorporated herein by this reference (as may be amended from time to time, "**Policy**"), the CDD hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements on the License Area.

3. **Owner Responsibilities.** The Owner has the following responsibilities:

   a. The Owner at the Owner's sole expense shall be fully responsible for the installation and maintenance of the Improvements.

b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).
c. CDD, by entering into this Agreement, does not represent that CDD has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of the Palms at Serenoa Homeowner Association, Inc. or the Serenoa Property Owners Association, Inc., as the case may be, (either, "**Association**"), as well as any other necessary legal interests and approvals).
d. The Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of CDD or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the CDD for such repairs, at the CDD's option.
e. Owner's exercise of rights hereunder shall not interfere with CDD's rights in the License Area. For example, if the Improvements include a fence, such fence shall be installed within the License Area a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipe, utilities, landscaping, etc. that may be located within the License Area. It shall be Owner's responsibility to locate and identify any such stormwater improvements, utilities, and/or other improvements. Further, the Owner shall pay a licensed and insured professional contractor to mark any existing improvements prior to installation of the Improvements.
f. Upon completion of the installation, the Owner shall notify the CDD, and the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements and agrees to maintain the Improvements in good condition.
g. Additionally, the Owner shall keep the License Area free from any materialmen or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.
h. The Owner shall comply with the terms of the Policy.

4. **Removal and/or Replacement of Improvements**. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the CDD in the License Area described above and agrees never to deny such interest or to interfere in any way with CDD's use. Owner will exercise the privilege granted herein at Owner's own risk, and agrees that Owner will never claim any damages against CDD for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the CDD. Owner further acknowledges that, upon ten days' notice, the CDD may remove all, or any portion or portions, of the Improvements installed upon the License Area, and that the CDD is not obligated to re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or other property as a result of the removal.

5. **Indemnification**. Owner agrees to indemnify, defend and hold harmless Lake County, the CDD, Southwest Florida Water Management District, the Association, and any property management company of the CDD and/or Association, as well as any officers, supervisors, staff, agents

and representatives, and successors and assigns, of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

6. **Covenants Run with the Land**. This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, the Owner shall advise the subsequent owner of the terms and conditions of this Agreement, but the failure to do so shall not render this Agreement unenforceable against such subsequent owner.

7. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. **Attorney's Fees & Costs.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

9. **Counterparts**. This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Witnesses:

By: Robert Thomas

Robert Thomas
Print Name

304 Drum CT
Address

Poinciana FL 34759
City, State, Zip

By: M Alicea

Martha Noelle Alicea
Print Name

130 Town Center Blvd
Address

Clermont, FL 34714
City, State, Zip

Owner

By: Mark Hensel

MARK HENSEL
Print Name

3616 BLUE SAGE LOOP
Address

CLERMONT, FL 34714
City, State, Zip

STATE OF FLORIDA)

COUNTY OF Lake)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 10th day of June, 2024 by Mark Hensel. He [~~is~~ personally known to me or [ ] produced _____ as identification.

TRACY A. SMITH
Notary Public
State of Florida
Comm# HH463122
Expires 12/22/2027

Tracy A. Smith
NOTARY PUBLIC

Tracy A. Smith
(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

[SIGNATURE PAGE TO AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

Witnesses:

By: Robert Thomas

Robert Thomas
Print Name

304 Drum CT
Address

Poinciana FL 34759
City, State, Zip

By: [signature]

Martha Ivette Alicea
Print Name

130 Town Center Blvd
Address

Clermont, FL. 34714
City, State, Zip

Owner

By: Sheri Hensel

Sheri Hensel
Print Name

3611 Blue Sage Loop
Address

Clermont, FL 34714
City, State, Zip

STATE OF FLORIDA)
COUNTY OF Lake)

The foregoing instrument was acknowledged before me by means of ☐ ~~physical~~ presence or ☐ online notarization this 10th day of June, 2024 by Sheri Hensel. She [~~is~~ personally known to me or [ ] produced _____ as identification.

Tracy A. Smith
NOTARY PUBLIC

TRACY A. SMITH
Notary Public
State of Florida
Comm# HH463122
Expires 12/22/2027

Tracy A. Smith
(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

[SIGNATURE PAGE TO AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

Witnesses:

By:_____

_____
Print Name

_____
Address

_____
City, State, Zip

By:_____

_____
Print Name

_____
Address

_____
City, State, Zip

Avalon Groves
Community Development District

By:_____

_____
Chair of the Board of Supervisors

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 202__, by _____, as Chair of the Board of Supervisors of the Avalon Groves Community Development District, on behalf of said district. He [ ] is personally known to me or [ ] produced _____ as identification.

_____
NOTARY PUBLIC

_____
(Print, Type or Stamp Commissioned Name of Notary Public)

[*end of signature pages*]

Alteration/Modification Application

This application and related Appendices are to be completed by the homeowner and submitted to the Architectural Review Committee (ARC) for approval BEFORE any work commences.
Page 2 of this application must be signed for an application to be complete.

NOTE: INCOMPLETE APPLICATIONS WILL BE RETURNED. ONE APPLICATION PER IMPROVEMENT.

EMAIL APPLICATIONS (SCANNED IN COLOR) ARE PERMITTED,
EMAIL TO ARB@LelandManagement.com

Owner's Name: MARK & SHERI HENSEL
Street Address: 3616 BLUE SAGE LOOP
Email: MNSDHH@YAHOO.COM
Phone #: (Home) 850-814-5419 (Work) _____

THIS APPLICATION IS FOR (Please Check One):

- [x] **Fence** – please complete and attach **Appendices 1 & 4** and related information.
- [ ] **Screened Enclosure**– please complete and attach **Appendices 2 & 4** and related information.
- [ ] **Pool** – please complete and attach **Appendices 3 & 4** and related information.
- [ ] **Patio/Sidewalk** – please complete this application and attach **Appendix 4**
- [ ] **Other Alteration** – please provide a detailed description of the requested alteration/modification

THIS PROPERTY HAS A CDD ACCESS EASEMENT. TRIED TO KEEP THE FENCE FROM INTERFERING.

PROVIDE THE FOLLOWING (See Instructions)

- [x] To scale Lot/Site Plan showing location of proposed alteration
- [x] To scale Renderings, Drawings and/or Plans showing all placements and elevations (where applicable)
- [x] Description/Sample/Picture of the composition and color of all exterior finish materials
- [ ] Location of any planned landscape modifications including species and maturity size of plants
- [ ] Pictures showing existing location on Lot or Home where alteration will be, materials to be used, etc.

The undersigned Owner(s) understands and agree that:

- This proposed alteration/modification is subject to all the requirements of the governing documents, occupancy agreements and other applicable regulations at the Association's discretion including the Association's Architectural Control Policies and Procedures ("ACPP") that is available on the HOA website or from HOA office. I/we acknowledge that I/we have read all and will comply with these policies and procedures as well as all the Association's governing documents.
- Prior to commencing any work (Included but not limited to screen enclosures, pools, pavers, landscaping, etc.) that requires any impact to the landscaping and grounds or the irrigation system, it is my/our responsibility to schedule an initial consultation with the HOA Landscaping Company to review the changes needed to my/our irrigation and plant material. I/we will only use the HOA Landscaping Company for all changes required of the irrigation system.
- No work shall commence until written approval from the HOA has been received and, when applicable, I/we have provided a deposit and signed the Performance Assurance Deposit agreement.
- I/we cannot make any alterations to the information provided above without attaining HOA approval.
- As defined in the ACPP, access to or use of common areas (including sidewalks, walkways, and tree lawns) for access or storage is prohibited without expressed written permission of the HOA.
- All work must conform to all local Zoning and Building Regulations, and it is my/our responsibility to obtain all necessary permits at my/our expense.
- Should any legal, regulatory agency require, at any time in the future, modifications to this variance, they will be done at my/our expense.
- No aspect of the proposed alteration/modification can interfere with existing surface drainage. It any such interference is identified, I/we understand that I/we will be required, at my/our own expense, to correct the drainage to the Association's satisfaction. Any maintenance costs incurred by the Association, because of this modification will be deducted from my/our deposit.
- All maintenance of this Alteration/Modification, <u>including any new landscaping</u>, will be performed at my/our expense and it is my/our responsibility to advise future assigns and / or owners of the unit of this modification and of their responsibility for same.
- Any contractors that I use for this Alteration/Modification must be licensed and insured and it is my/our responsibility to provide a copy of the builder/contractor Certificate of Insurance that shows Palms at Serenoa HOA. Inc. and its Board of Directors as well as Access Management as additional insured.

Date 06/04/2024 Signature of Owner _____

Date 6/4/2024 Signature of Owner Drew Hensel

When complete and accurate information is received, requests will be completed at the earliest opportunity. **Please note that response time depends upon the scheduling of ARC meetings but at no time will take more than forty-five (45) days from the day that all required information has been submitted to the HOA office.**

Appendix 1 - Fence Application Checklist

Owner's Name: MARK + SHERI HENSEL

Street Address: 3616 BLUE SAGE LOOP

1. Color & Material: ☒ Black, Aluminum
2. Height: 5'
3. Number of gates and swing direction: 1 - INWARD
4. Setbacks: ☒ 70' (REAR CORNER) (Cannot be less than 10' from front of house)

Please indicate that you have provided the following by checking each item:

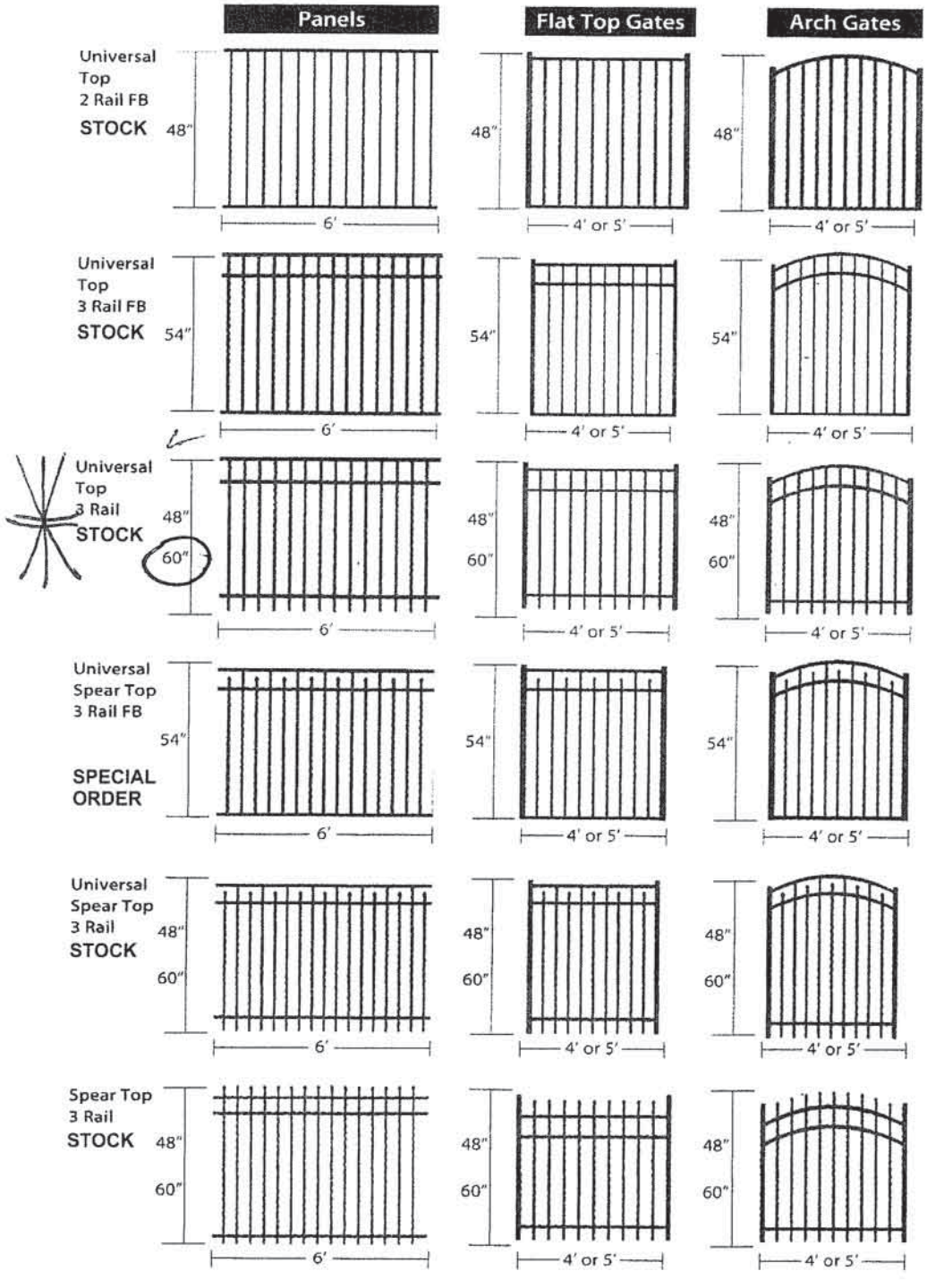
- ☒ A schematic or picture of the style of the actual fence and gates being proposed noting that only aluminum fences are permitted.
- ☒ The proposed location of fence shall be depicted on a dimensionally accurate Property Survey. The depiction shall also show where the gates listed above will be placed and how they will be hinged and swing. At least one 5 ft. gate must be provided for landscape access on all single-family home lots and at least one 5 ft. gate must be provided at **rear** of lot for the Villas. Please also note that we will not approve any application where a gate swings over another Owner's property.
- ☒ Impact to existing landscaping and proposed new landscaping shall be depicted on a sketch and described regarding proposed plant species or relocation of existing plants.

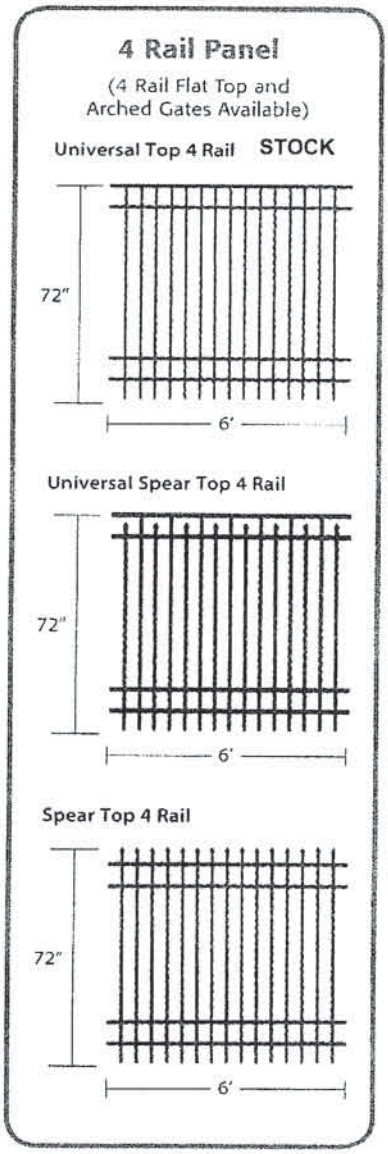
By checking each item, I/we have indicated answers or acceptance of the items above as part of my/our application.

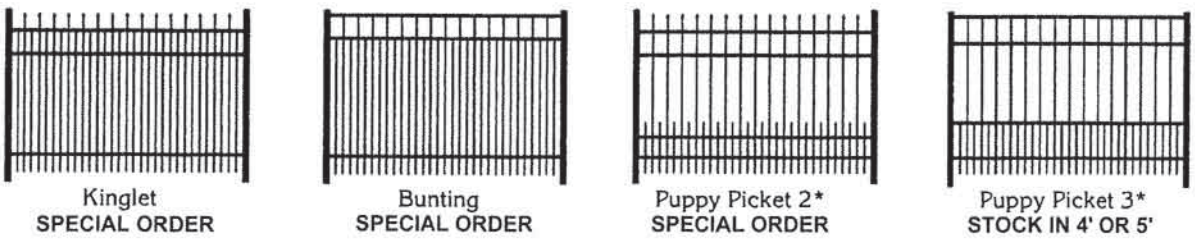
Owner Signature [signature] **Owner Signature** [signature]

GIFFORD FENCE COMPANY, LLC

522 HUNT CLUB BLVD, #531, APOPKA FL 32703
PHONE: 407-375-1739 FAX: 866-689-5401
HTTP://WWW.GIFFORDFENCEORLANDO.COM
SALES@GIFFORDFENCEORLANDO.COM







MATERIALS SUPPLIED BY MASTER HALCO, INC, AMERISTAR FENCE PRODUCTS INC, ALUMI-GUARD FENCE PRODUCTS, INC & ONGUARD FENCE SYSTEMS INC

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 444, PALMS AT SERENOA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 80 THROUGH 91, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN LAKE COUNTY, COMMUNITY NUMBER 120421, DATED 2022-04-08.

CERTIFIED TO:

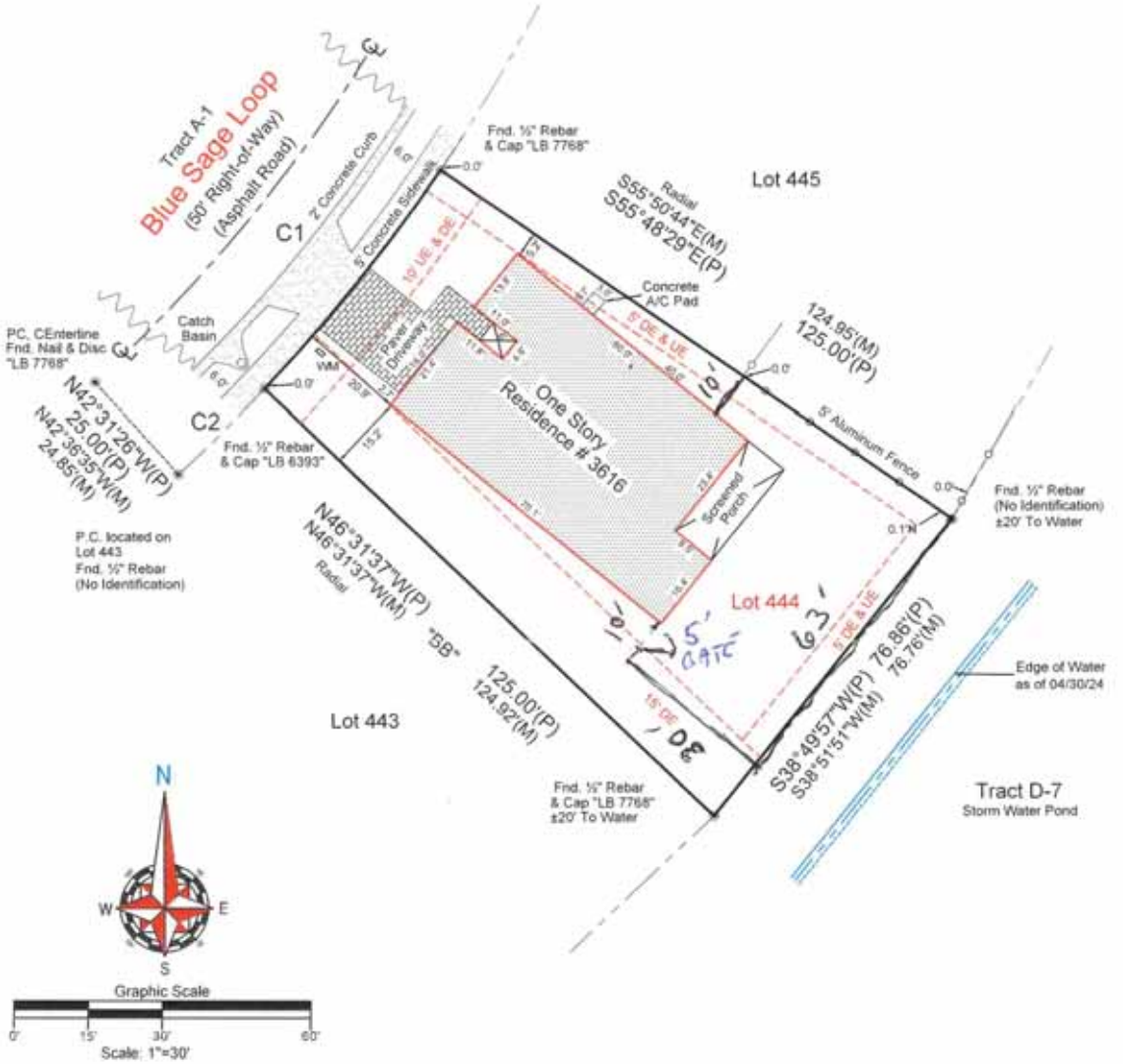
MARK HENSEL AND SHERI HENSEL; DILIGENCE TITLE, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



3616 BLUESAGE LOOP, CLERMONT, FLORIDA 34714

C1
R = 350.00'(P)
Δ = 9°16'53"(P)
C = 56.63'(P) 56.47'(M)
L = 56.70'(P)
CB = N38°49'56"E(P)
N38°51'21"E(M)

C2
R = 350.00'(P)
Δ = 4°00'11"(P)
C = 24.45'(P) 24.39'(M)
L = 24.45'(P)
CB = S45°28'28"W(P)
S45°52'26"W(M)



Field Date: 4/30/2024 | Date Completed: 05/02/24
Drawn By: B.K. | File Number: I5-130162

-Legend-

C	- Calculated	PC	- Point of Curvature
C	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfs	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Retain	
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
-O-	- Wood Fence	-O-	- Chain Link Fence

-NOTES-

- Survey is Based upon the Legal Description Supplied by Client.
- Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Holes.
- Subject to any Easements and/or Restrictions of Record.
- Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

POINTS OF INTEREST:

DRIVEWAY AND AC PAD OVER EASEMENT

I Hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA

PATRICK IRELAND 6637 LB: 7623

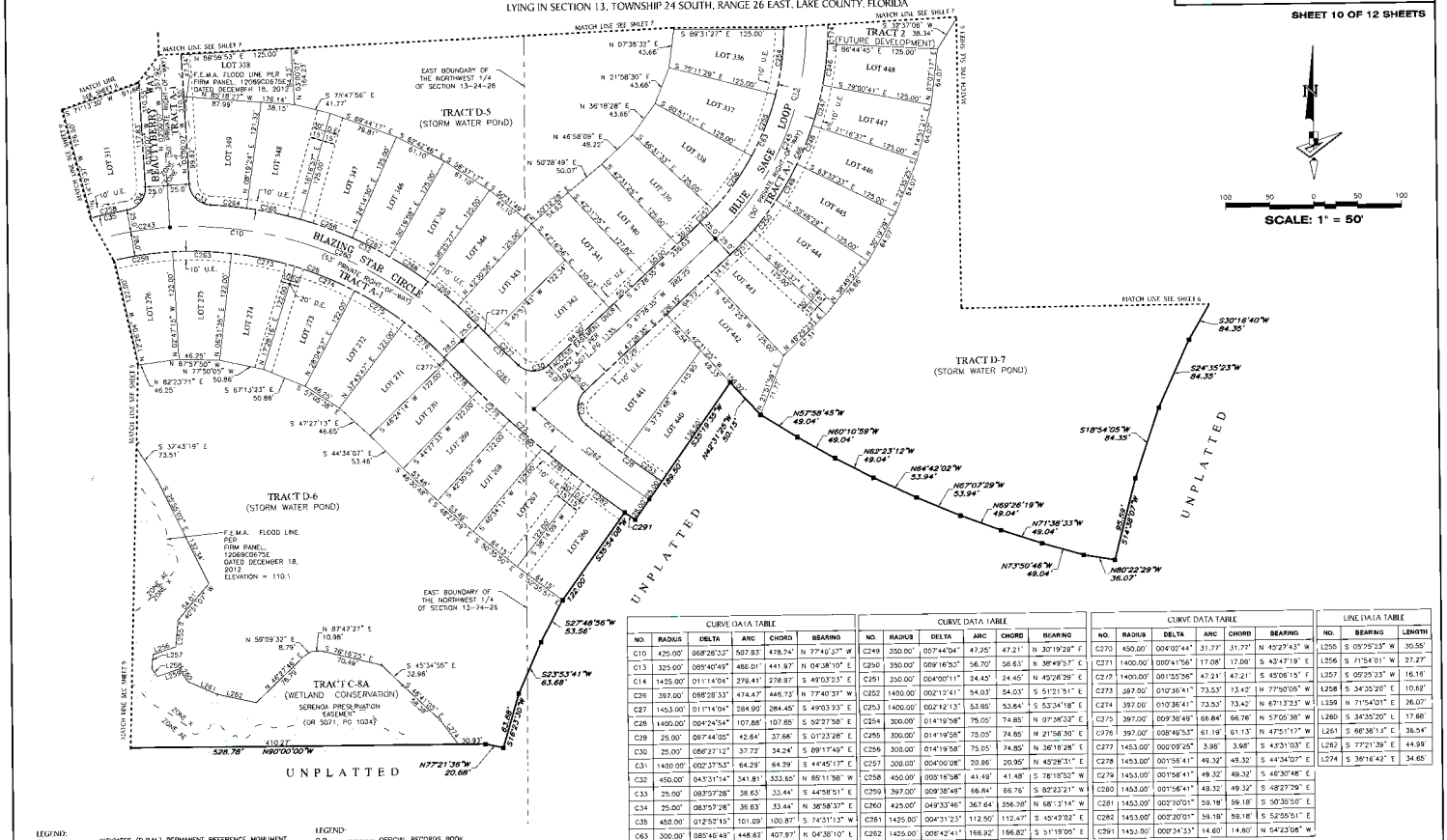
Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

PLAT BOOK 70 PAGE 89

SHEET 10 OF 12 SHEETS

PALMS AT SERENOA

LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C10	425.00'	068°28'33"	507.93'	478.74'	N 77°40'37" W
C13	325.00'	085°40'49"	486.01'	441.97'	N 04°38'10" E
C14	1425.00'	011°14'04"	279.41'	278.97'	S 49°03'23" E
C26	397.00'	068°28'33"	474.47'	446.73'	N 77°40'37" W
C27	1453.00'	011°14'04"	284.90'	284.45'	S 49°03'23" E
C28	1400.00'	004°24'54"	107.88'	107.85'	S 52°27'58" E
C29	25.00'	097°44'05"	42.64'	37.66'	S 01°23'28" E
C30	25.00'	086°27'12"	37.72'	34.24'	S 89°17'49" E
C31	1400.00'	002°37'53"	64.29'	64.29'	S 44°45'17" E
C32	450.00'	043°31'14"	341.81'	333.65'	N 85°11'58" W
C33	25.00'	083°57'28"	36.63'	33.44'	S 44°58'51" E
C34	25.00'	083°57'28"	36.63'	33.44'	N 38°58'37" E
C35	450.00'	012°52'15"	101.09'	100.87'	S 74°31'13" W
C63	300.00'	085°40'49"	448.62'	407.97'	N 04°38'10" E
C68	350.00'	058°04'24"	354.75'	339.76'	N 18°26'23" E
C174	350.00'	013°51'04"	84.61'	84.41'	N 03°40'17" W
C243	425.00'	018°54'47"	140.29'	139.66'	S 77°32'36" W
C245	325.00'	085°44'08"	372.87'	352.76'	N 14°36'31" E
C246	350.00'	007°44'04"	47.25'	47.21'	N 07°07'17" E
C247	350.00'	007°44'04"	47.25'	47.21'	N 14°51'21" E
C248	350.00'	007°44'04"	47.25'	47.21'	N 22°35'25" E

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C249	350.00'	007°44'04"	47.25'	47.21'	N 30°19'29" E
C250	350.00'	009°16'52"	56.70'	56.63'	N 38°49'57" E
C251	350.00'	004°00'11"	24.45'	24.45'	N 45°28'29" E
C252	1400.00'	002°12'41"	54.03'	54.03'	S 51°21'51" E
C253	1400.00'	002°12'13"	53.86'	53.84'	S 53°34'18" E
C254	300.00'	014°19'58"	75.05'	74.85'	N 07°38'32" E
C255	300.00'	014°19'58"	75.05'	74.85'	N 21°58'30" E
C256	300.00'	014°19'58"	75.05'	74.85'	N 36°18'28" E
C257	300.00'	004°00'08"	20.86'	20.95'	N 45°28'31" E
C258	450.00'	009°16'08"	41.49'	41.48'	S 78°18'52" W
C259	397.00'	009°38'48"	66.84'	66.76'	S 82°23'21" W
C260	425.00'	049°33'46"	367.64'	356.38'	N 68°13'14" W
C261	1425.00'	004°31'23"	112.90'	112.47'	S 45°42'02" E
C262	1425.00'	006°42'41"	166.92'	166.82'	S 51°18'05" E
C263	397.00'	009°38'49"	66.84'	66.76'	N 87°57'50" W
C264	450.00'	005°16'58"	41.49'	41.48'	N 84°19'05" W
C265	450.00'	007°57'33"	62.51'	62.46'	N 77°41'50" W
C266	450.00'	007°57'33"	62.51'	62.46'	N 69°44'17" W
C267	450.00'	006°05'29"	47.84'	47.82'	N 62°42'46" W
C268	450.00'	006°05'29"	47.84'	47.82'	N 56°37'17" W
C269	450.00'	006°05'29"	47.84'	47.82'	N 50°31'49" W

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C270	450.00'	004°02'44"	31.77'	31.77'	N 45°27'43" W
C271	1400.00'	000°41'56"	17.08'	17.08'	S 43°47'19" E
C272	1400.00'	001°55'56"	47.21'	47.21'	S 45°08'15" E
C273	397.00'	010°36'41"	73.53'	73.42'	N 77°50'05" W
C274	397.00'	010°36'41"	73.53'	73.42'	N 67°13'23" W
C275	397.00'	009°38'49"	66.84'	66.76'	N 57°05'38" W
C276	397.00'	008°49'53"	61.19'	61.13'	N 47°51'17" W
C277	1453.00'	000°09'25"	3.98'	3.98'	S 43°31'03" E
C278	1453.00'	001°56'41"	49.32'	49.32'	S 44°34'07" E
C279	1453.00'	001°56'41"	49.32'	49.32'	S 46°30'48" E
C280	1453.00'	001°56'41"	49.32'	49.32'	S 48°27'29" E
C281	1453.00'	002°20'01"	59.18'	59.18'	S 50°35'50" E
C282	1453.00'	002°20'01"	59.18'	59.18'	S 52°55'51" E
C291	1453.00'	000°34'23"	14.60'	14.60'	N 54°23'08" W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L255	S 09°25'23" W	30.55'
L256	S 71°54'01" W	27.27'
L257	S 09°25'23" W	16.16'
L258	S 34°35'20" E	10.62'
L259	N 71°54'01" E	26.07'
L260	S 34°35'20" E	17.68'
L261	S 68°36'13" E	36.54'
L262	S 77°21'36" E	44.99'
L274	S 36°16'42" E	34.65'

LEGEND:
- ● ---------- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ⊙ ---------- INDICATES (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ● ---------- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"
- (COR) -------- CERTIFY CORNER RECORD
- (R) ---------- INDICATES RADIAL LINE
- (NR) --------- INDICATES NON-RADIAL LINE
- RB ---------- INDICATES RADIAL BEARING

LEGEND:
- O.R. ---------- OFFICIAL RECORDS BOOK
- PG ---------- PAGE
- (TYP) -------- TYPICAL
- S.J.R.W.M.D. --- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- D.E. ---------- DRAINAGE EASEMENT
- U.E. ---------- UTILITY EASEMENT
- F.E.M.A. ------ FEDERAL EMERGENCY MANAGEMENT AGENCY
- FIRM ---------- FLOOD INSURANCE RATE MAP
- LS ------- LICENSE SURVEYOR
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- L# ------ LINE DATA TABLE NUMBER
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- ---- EASEMENT AREA

SEE NOTE ON SHEET 1 OF 12 FOR BASIS OF BEARINGS

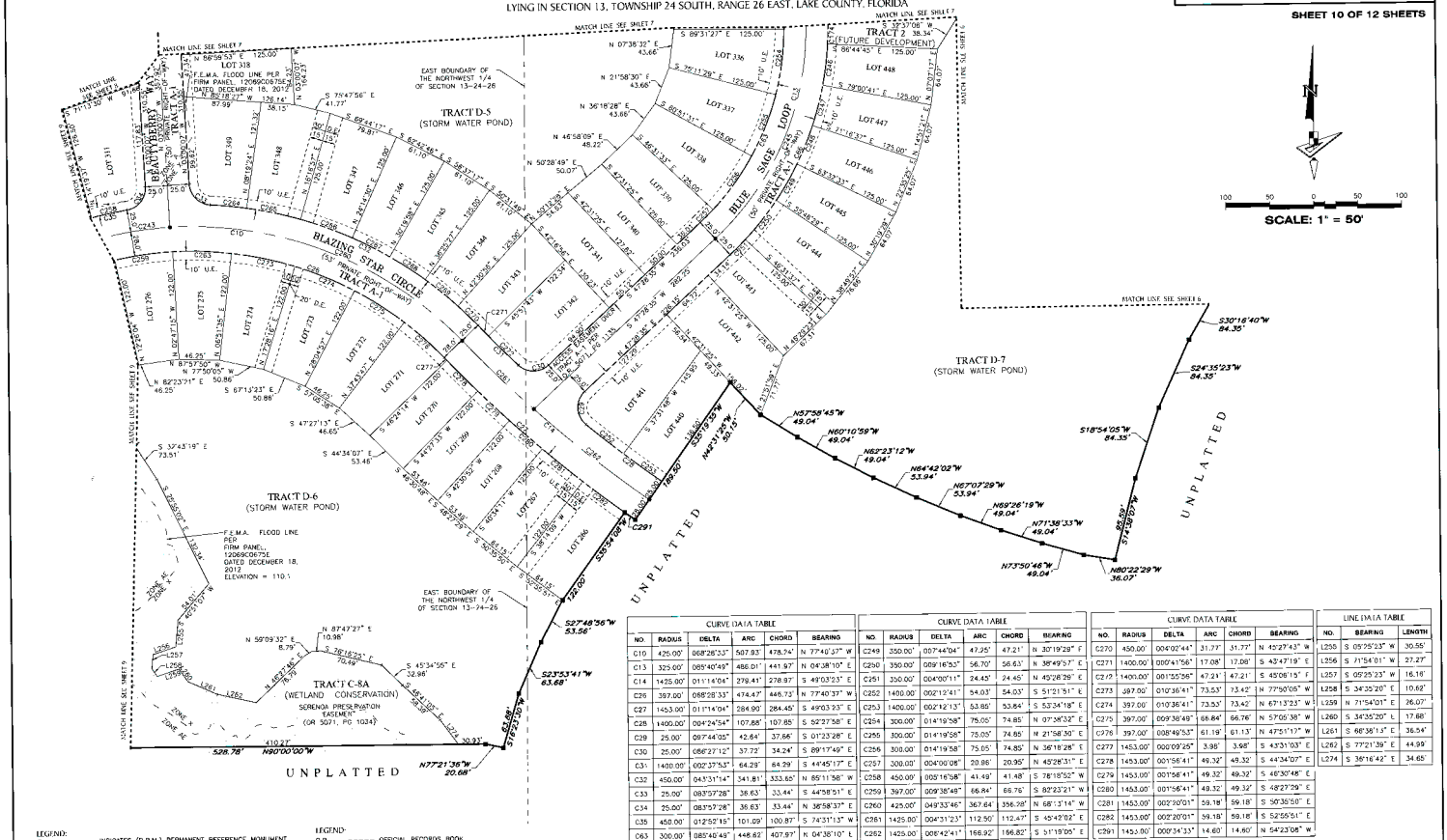
GeoPoint Surveying, Inc.
155 WINDERLY PL, STE 109
MAITLAND, FLORIDA 32751
PHONE: (321) 270-0440
FAX: (813) 248-3266
WWW.GEOPOINTSURVEY.COM
LICENSED BUSINESS NUMBER LB 7768

PLAT BOOK 70 PAGE 89

SHEET 10 OF 12 SHEETS

PALMS AT SERENOA

LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C10	425.00'	068°28'33"	507.93'	478.74'	N 77°40'37" W
C13	325.00'	085°40'49"	486.01'	441.97'	N 04°38'10" E
C14	1425.00'	011°14'04"	279.41'	278.97'	S 49°03'23" E
C26	397.00'	068°28'33"	474.47'	446.73'	N 77°40'37" W
C27	1453.00'	011°14'04"	284.90'	284.45'	S 49°03'23" E
C28	1400.00'	004°24'54"	107.88'	107.85'	S 52°27'58" E
C29	25.00'	097°44'05"	42.64'	37.66'	S 01°23'28" E
C30	25.00'	086°27'12"	37.72'	34.24'	S 89°17'49" E
C31	1400.00'	002°37'53"	64.29'	64.29'	S 44°45'17" E
C32	450.00'	043°31'14"	341.81'	333.65'	N 85°11'58" W
C33	25.00'	083°57'28"	36.63'	33.44'	S 44°58'51" E
C34	25.00'	083°57'28"	36.63'	33.44'	N 38°58'37" E
C35	450.00'	012°52'15"	101.09'	100.87'	S 74°31'13" W
C63	300.00'	085°40'49"	448.62'	407.97'	N 04°38'10" E
C68	350.00'	058°04'24"	354.75'	339.76'	N 18°26'23" E
C174	350.00'	013°51'04"	84.61'	84.41'	N 03°40'17" W
C243	425.00'	018°54'47"	140.29'	139.66'	S 77°32'36" W
C245	325.00'	085°44'08"	372.87'	352.76'	N 14°36'31" E
C246	350.00'	007°44'04"	47.25'	47.21'	N 07°07'17" E
C247	350.00'	007°44'04"	47.25'	47.21'	N 14°51'21" E
C248	350.00'	007°44'04"	47.25'	47.21'	N 22°35'25" E

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C249	350.00'	007°44'04"	47.25'	47.21'	N 30°19'29" E
C250	350.00'	009°16'52"	56.70'	56.63'	N 38°49'57" E
C251	350.00'	004°00'11"	24.45'	24.45'	N 45°28'29" E
C252	1400.00'	002°12'41"	54.03'	54.03'	S 51°21'51" E
C253	1400.00'	002°12'13"	53.86'	53.84'	S 53°34'18" E
C254	300.00'	014°19'58"	75.05'	74.85'	N 07°38'32" E
C255	300.00'	014°19'58"	75.05'	74.85'	N 21°58'30" E
C256	300.00'	014°19'58"	75.05'	74.85'	N 36°18'28" E
C257	300.00'	004°00'08"	20.86'	20.95'	N 45°28'31" E
C258	450.00'	009°16'08"	41.49'	41.48'	S 78°18'52" W
C259	397.00'	009°38'48"	66.84'	66.76'	S 82°23'21" W
C260	425.00'	049°33'46"	367.64'	356.38'	N 68°13'14" W
C261	1425.00'	004°31'23"	112.90'	112.47'	S 45°42'02" E
C262	1425.00'	006°42'41"	166.92'	166.82'	S 51°18'05" E
C263	397.00'	009°38'49"	66.84'	66.76'	N 87°57'50" W
C264	450.00'	005°16'58"	41.49'	41.48'	N 84°19'05" W
C265	450.00'	007°57'33"	62.51'	62.46'	N 77°41'50" W
C266	450.00'	007°57'33"	62.51'	62.46'	N 69°44'17" W
C267	450.00'	006°05'29"	47.84'	47.82'	N 62°42'46" W
C268	450.00'	006°05'29"	47.84'	47.82'	N 56°37'17" W
C269	450.00'	006°05'29"	47.84'	47.82'	N 50°31'49" W

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C270	450.00'	004°02'44"	31.77'	31.77'	N 45°27'43" W
C271	1400.00'	000°41'56"	17.08'	17.08'	S 43°47'19" E
C272	1400.00'	001°55'56"	47.21'	47.21'	S 45°08'15" E
C273	397.00'	010°36'41"	73.53'	73.42'	N 77°50'05" W
C274	397.00'	010°36'41"	73.53'	73.42'	N 67°13'23" W
C275	397.00'	009°38'49"	66.84'	66.76'	N 57°05'38" W
C276	397.00'	008°49'53"	61.19'	61.13'	N 47°51'17" W
C277	1453.00'	000°09'25"	3.98'	3.98'	S 43°31'03" E
C278	1453.00'	001°56'41"	49.32'	49.32'	S 44°34'07" E
C279	1453.00'	001°56'41"	49.32'	49.32'	S 46°30'48" E
C280	1453.00'	001°56'41"	49.32'	49.32'	S 48°27'29" E
C281	1453.00'	002°20'01"	59.18'	59.18'	S 50°35'50" E
C282	1453.00'	002°20'01"	59.18'	59.18'	S 52°55'51" E
C291	1453.00'	000°34'23"	14.60'	14.60'	N 54°23'08" W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L255	S 09°25'23" W	30.55'
L256	S 71°54'01" W	27.27'
L257	S 09°25'23" W	16.16'
L258	S 34°35'20" E	10.62'
L259	N 71°54'01" E	26.07'
L260	S 34°35'20" E	17.68'
L261	S 68°36'13" E	36.54'
L262	S 77°21'36" E	44.99'
L274	S 36°16'42" E	34.65'

LEGEND:
- ● ---------- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ⊙ ---------- INDICATES (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ● ---------- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"
- (COR) -------- CERTIFY CORNER RECORD
- (R) ---------- INDICATES RADIAL LINE
- (NR) --------- INDICATES NON-RADIAL LINE
- RB ---------- INDICATES RADIAL BEARING

LEGEND:
- O.R. ---------- OFFICIAL RECORDS BOOK
- PG ---------- PAGE
- (TYP) -------- TYPICAL
- S.J.R.W.M.D. --- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- D.E. ---------- DRAINAGE EASEMENT
- U.E. ---------- UTILITY EASEMENT
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SEE NOTE ON SHEET 1 OF 12 FOR BASIS OF BEARINGS

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LICENSED BUSINESS NUMBER LB 7768

EXHIBIT 19

May 30, 2024

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

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

- $2,415,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017 (Assessment Area One Project)

SCOPE OF SERVICES

The procedures that we will perform are as follows:

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

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

TAX POSITIONS AND REPORTABLE TRANSACTIONS

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

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

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

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the two bond years ending April 5, 2025, and April 5, 2026, is $1,300, which is $650 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

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

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

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

ACCEPTANCE

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

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

Very truly yours,
LLS Tax Solutions Inc.

By: Linda L. Scott

Linda L. Scott, CPA

AGREED AND ACCEPTED:
Avalon Groves Community Development District

By: _____

Print Name _____

Title _____

Date: _____

EXHIBIT 20

MINUTES OF MEETING

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, May 23, 2024 at 7:00 p.m., at the Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: **Roll Call**

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

Present and constituting a quorum were:

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

Also present were:

Kyle Darin	District Manager, Vesta District Services
Bennett Davenport	District Counsel, Kutak Rock LLP *(Virtually)*
Greg Woodcock	District Engineer, Stantec *(Virtually)*
Justin Sarka	Account Manager, Down to Earth Landscape & Irrigation *(Virtually)*
Bismark Quiles	Account Manager, Down to Earth Landscape & Irrigation *(Virtually)*
David Landry	FirstService Residential, Serenoa POA

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

Comments were heard on the landscape condition at 17687 Saw Palmetto Ave, lift station property maintenance responsibilities, the possible connection between the dead trees at the ponds and the irrigation system damage on Sawgrass Bay Blvd, and cocoa mulch as an alternate option. Mr. Sarka responded that converting to cocoa mulch would require removal of existing pine mulch but once installed cocoa mulch would cost the same as pine mulch to replenish.

THIRD ORDER OF BUSINESS: See Exhibit 17**: May 16 Workshop Review**

A. Supervisor Portfolios (Aube)

Supervisors discussed the list of community interests that may benefit from have a Supervisor Champion assigned. It was noted that only one Supervisor would be able to take on a special project. Supervisors would not direct the activity, but would participate in the activity and be able to share updates with residents. The tasks will be assigned at the next workshop and confirmed at the following regular meeting.

B. Process for FY 2025 Budget (Aube)

Supervisors were asked to review the budget and come prepared with questions for the next meeting.

C. Communication Systems (Aube)

Mr. Aube explained the discussion encompassed Supervisors desire to improve the communication system with residents so they are aware of what the CDD does, what it is responsible for, how it follows-thru and how money is spent. Mr. Darin added that strides have been made with the newsletter and resolution tracker. A link to the CDD 101 presentation slides will be posted on the website homepage.

D. CDD Easements (Mastrangeli)

Board direction was for staff to work directly with affected residents, mail a letter and provide them with the relevant information on the easement agreement. The HOA will update the AOC application requiring resident to validate approval from the CDD for any easement encroachment.

Mr. Davenport will work with Mr. Mastrangeli and the HOA/POA management to work through the procedural details.

E. Other Business

1. Execution, Accountability and 360 Review on Performance (Mastrangeli)

This item concerned measuring vendor performance and adherence to the contracts and providing residents with updates on their requests. Transparency and a link regarding actions identified, worked on and end date.

Mr. Darin stated updates can only be provided based on vendor responses. The District might wish to consider purchasing a ticketing system that provides the action updates and pushes a response when ticket is closed.

Timeframes are not set for vendor response, but usually proposals for Board consideration are a result of the field request.

The Board defines the performance standards in the contracts. There are provisions which the vendor are held to. Failure to uphold a contract item, that becomes a trend where staff will determine an action plan or withholding payment.

Monthly accountability and outstanding item reviews were suggested along with asking vendors to send a response/completion notice for inclusion in the monthly report.

Supervisors expressed interested in pricing for a ticket system.

2. Development of a Horticulture Committee (Aube)

Residents had expressed interest in forming a horticultural and landscape committee. This would be reviewed at a later date once irrigation issues are in hand. The postmaster has changed

3. Village 2 Mailboxes (Aube)

Mr. Aube has been working with Congressman Webster's office with regards to safe access to the mailboxes once Sawgrass Bay Blvd is widened. Discussions on alternatives are anticipated.

FOURTH ORDER OF BUSINESS: Staff Reports

A. District Engineer – *Greg Woodcock, Stantec*

1. Exhibit 1: Update For Resident Request to Plant Tree on Drainage/Access Easement (Palms at Serenoa HOA)

Mr. Woodcock recommended against allowing trees to be planted within the drainage/access easement. District staff will notify the resident.

2. Exhibit 2: Pond 13 Erosion Review

Pond 13 was reviewed, erosion at the mitered end is generally due to fluctuation of water levels. Generally 57 stone and rock are installed around the structure along with larger riprap. The scope has been forwarded to vendors for a proposal. The other issue at the pond is lack of turf. While not eroding at this time, lack of turf will make the pond more susceptible to erosion in the future. Mr. Woodcock suggested getting recommendations from the landscape vendor.

The exposed coconut mesh should be removed where it is bunched up, seeding or hydro-seeding in the area would be an option once rain frequency increases. It was noted that two of the three easements are blocked by fences.

A request for irrigation as-builts has been made to Kolter.

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

Mr. Davenport reminded Supervisors of the General Election qualifying period – noon June 10th to noon, June 14th.

Discussion followed regarding candidacy requirements. The Statute is written in such a way that the seats are "at large" meaning Supervisors represent the whole District not specific sections within the District. While a candidate's residency may be considered by voters, it cannot be stipulated as a requirement for candidacy.

Discussion followed regarding application of Sunshine law on Supervisor communication.

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

1. Exhibit 3: Field Report – *Vesta District Services*

Mr. Isley reviewed the Field Report and responses to field requests.

a. Exhibit 4: Consideration of Atlantic Directional Drilling Proposal to Bore Under Sawgrass Bay Blvd for Two 6" Irrigation Conduits - $14,850.00 [FIELD CONTINGENCY]

Mr. Woodcock also advised that a County use permit would be required for boring. The boring location proposed by the vendor will not work due to utility lines under that section of the road. He advised that boring would have to be done on the back side of ponds 20 and 65 due to pond water levels, as well as depth and vertical separation requirements. The proposal presented in the packet would not meet the County requirements or advised location. This item was tabled pending an updated proposal. Mr. Woodcock provided information on the process for seeking restitution for the irrigation damage.

A request was made for the marketing signs to be removed.

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

Mr. Darin will ask Steadfast to review pond 7.

3. Exhibit 6: Landscape Maintenance Report – Down To Earth

Mr. Sarka presented the landscape report. Spot-mow is in place to limit turf damage. Apartment complex signs were removed.

a. Consideration of Proposals

i. Exhibit 7: Install Pine Bark Mulch in Landscape Beds - $31,500.00 [offset from FIELD CONTINGENCY]

This item was tabled pending an additional quote for cocoa mulch for comparison.

ii. Exhibit 8: Sod Replacement Between 17534 Blazing Star Circle and Lift Station - $5,115.00 [offset from FIELD CONTINGENCY]

This item was tabled pending confirmation of ownership.

iii. Exhibit 9: Removal of 104 Dead Trees From Palms at Serenoa Ponds - $4,887.26 [offset from FIELD CONTINGENCY]

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved the Down To Earth proposal to remove 104 dead trees from around the Palms at Serenoa ponds in the amount of $4,887.26, for Avalon Groves Community Development District.

iv. Exhibit 10: Removal of 58 Dead Trees From Village 1-3 Ponds - $2,840.51 [offset from FIELD CONTINGENCY]

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board approved the Down To Earth proposal to remove 58 dead trees from around the Village 1-3 ponds in the amount of $2,840.51, for Avalon Groves Community Development District.

v. Exhibit 11: Sod Replacement at 17687 Saw Palmetto Ave - $1,085.00 [offset from FIELD CONTINGENCY]

This item was struck due to the property being deeded to Sunshine Water (Utilities Inc. of Florida).

D. Serenoa POA Amenity Manager

Mr. Landry was not present. No updates were provided.

E. Palms at Serenoa HOA Amenity Manager

Mr. Wolski provided a brief update on behalf of the Palms at Serenoa HOA.

FIFTH ORDER OF BUSINESS: Business Matters

A. **Budget**

1. Discussion on FY 2025 Operations & Maintenance Needs

Mr. Darin advised that the proposed FY 2025 budget reflects an increase over FY 2024. The proposed budget is based on a review of the contractual requirements and current spending trends.

Mr. Davenport advised that the budget can be reduced before final adoption but cannot be increased once the proposed budget is accepted.

a. Exhibit 12: Review of FY 2024 Expenditure Trends

Staff responded to questions on specific line items.

b. Discussion on Capital Improvement Projects

c. Exhibit 13: Review of FY 2025 Preliminary Budget

Adjustments were made with a 12-13% increase contemplated for the proposed high watermark budget for FY 2025.

2. Exhibit 14: Consideration and Adoption of **Resolution 2024-06 Approving FY 2025 Proposed Budget and Setting Public Hearing**

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board adopted Resolution 2024-06 Approving FY 2025 Proposed Budget and Setting Public Hearing for August 22, 2024, for Avalon Groves Community Development District.

SIXTH ORDER OF BUSINESS: Consent Agenda

A. Exhibit 15: Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held April 24, 2024

B. Exhibit 16: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 25, 2024

C. Exhibit 17: Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held May 16, 2024

D. Exhibit 18: Consideration and Acceptance of the April 2024 Unaudited Financial Report

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

Comments were heard on the workshop topics, County relationships, communicating with residents, hog trapping, and tracking vendor performance.

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

District Manager representation was requested at the next workshop.

A. Discussion on Pet Waste Stations *(Aube)*

Proposals were requested for pet waste stations.

B. Next Workshop Agenda Items

- Delegation of Supervisor roles

C. Next Meeting Agenda Items

NINTH ORDER OF BUSINESS: **Next Workshop Quorum Check**

The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on June 13, 2024 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way., Clermont, Florida 34714.

Excluding Mr. Wolski, all Supervisors present plan to attend the workshop.

TENTH ORDER OF BUSINESS: **Next Meeting Quorum Check**

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on June 27, 2024 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

All Supervisors present plan to attend the next meeting.

Mr. Darin read Mr. Flint's resignation and his candidate recommendation of Ms. Peterson.

Seat 4 is to be filled by Landowner Election; eligible candidates must be at least 18-years or older, a U.S. citizen and Florida resident, but are not required to be residents of the District.

Previous candidate resumes will be provided to the Supervisors for consideration at the next meeting.

On a MOTION by Mr. Aube, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board accepted Mr. Flint's resignation and directed staff to solicit resumes for presentation at the June meeting, for Avalon Groves Community Development District.

Mr. Mastrangeli, as the Vice Chair, will be the de-factor Chair until the next meeting.

ELEVENTH ORDER OF BUSINESS: Exhibit 19: Action Items Summary

Field Manager

- Reach out to Sunshine Water for maintenance of Saw Palmetto property
- Add pet waste station proposals to next meeting

District Manager

- Follow up with Mr. Mastrangeli regarding communication and follow up.
- Ms. Conley to call into next workshop if available
- w/DE - Reach out to Pacific Ace contractor/ Lake County regarding remediation of irrigation
- Reach out to Swine Solutions for update on trappings

District Engineer

- Work with jack and bore company and county for revised quote.
- w/DM - Reach out to Pacific Ace contractor/ Lake County regarding remediation of irrigation

Steadfast

- Review pond 7

Down To Earth

- Provide recommendation for turf around pond 13
- Investigate irrigation drip lines around ponds.
- Map of irrigation system noting leak location.

TWELFTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Aube, SECONDED by Mr. Mastrangeli, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:14 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 June 27, 2024.

_____ _____

□ Kyle Darin, Secretary □ Eugene Mastrangeli, Vice Chair

□_____, Assistant Secretary

EXHIBIT 21

Avalon Groves
Community Development District

Financial Statements
(Unaudited)

Preliminary

May 31, 2024

Avalon Groves Community Development District
Balance Sheet
May 31, 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
ASSETS								
OPERATING ACCOUNT	$ 669,832	$ -	$ -	$ -	$ -	$ -	$ -	$ 669,832
TRUST ACCOUNTS:								
REVENUE FUND	-	59,743	227,102	207,333	48,679	14,358	46,915	604,130
INTEREST FUND	-	187	574	201	171	307	136	1,576
RESERVE FUND	-	190,529	563,907	106,057	48,700	169,691	32,453	1,111,338
PREPAYMENT FUND	-	4,238	2,021	1,498	-	235	-	7,992
SINKING FUND	-	135	344	21	225	390	105	1,219
COST OF ISSUANCE	-	-	-	14,269	1,220	14,042	-	29,532
BOND REDEMPTION	-	-	-	49	-	0	-	50
ACQUISITION & CONSTRUCTION	-	0	1	9,222	383	71,786	8,166	89,557
ACCOUNTS RECEIVABLE	-	-	-	-	-	-	-	-
ON-ROLL ASSESSMENTS RECEIVABLE	8,569	1,472	4,378	1,817	1,668	2,908	1,112	21,924
DUE FROM OTHER FUNDS	-	4,798	14,274	5,922	5,439	9,481	3,624	43,538
PREPAID EXPENSES	-	-	-	-	-	-	-	-
DEPOSITS	541	-	-	-	-	-	-	541
TOTAL ASSETS	**$ 678,942**	**$ 261,103**	**$ 812,600**	**$ 346,389**	**$ 106,486**	**$ 283,199**	**$ 92,510**	**$ 2,581,229**
LIABILITIES								
ACCOUNTS PAYABLE	$ 27,112	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,112
ON-ROLL DEFERRED REVENUE	8,569	1,472	4,378	1,817	1,668	2,908	1,112	21,924
ACCRUED EXPENSES	-	-	-	-	-	-	-	-
DUE TO OTHER FUNDS	43,538	-	-	-	-	-	-	43,538
TOTAL LIABILITIES	**79,219**	**1,472**	**4,378**	**1,817**	**1,668**	**2,908**	**1,112**	**92,574**
FUND BALANCE								
NONSPENDABLE								
PREPAID & DEPOSITS	541	-	-	-	-	-	-	541
CAPITAL RESERVES	-	-	-	-	-	-	-	-
OPERATING CAPITAL	-	-	-	-	-	-	-	-
UNASSIGNED	599,182	259,631	808,222	344,573	104,817	280,291	91,398	2,488,114
TOTAL FUND BALANCE	**599,723**	**259,631**	**808,222**	**344,573**	**104,817**	**280,291**	**91,398**	**2,488,655**
Total Liabilities & Fund Balance	**$ 678,942**	**$ 261,103**	**$ 812,600**	**$ 346,389**	**$ 106,486**	**$ 283,199**	**$ 92,510**	**$ 2,581,229**

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

	FY 2024 Adopted Budget	FY 2024 Month of May	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
REVENUE					
SPECIAL ASSESSMENT	$ 991,760	$ 7,161	$ 983,191	$ (8,569)	99%
LOT CLOSINGS	-	-	-	-	0%
INTEREST INCOME	-	-	-	-	0%
MISC. REVENUE	-	-	3,382	3,382	0%
TOTAL REVENUE	**$ 991,760**	**$ 7,161**	**$ 986,573**	**$ (5,187)**	**99%**
EXPENDITURES					
GENERAL ADMINISTRATIVE					
SUPERVISOR COMPENSATION	$ 12,000	$ 800	$ 8,400	$ (3,600)	70%
DISTRICT MANAGEMENT SERVICES	32,960	2,747	21,973	(10,987)	67%
BANK FEES	150	-	-	(150)	0%
AUDITING	3,400	-	3,750	350	110%
REGULATORY AND PERMIT FEES	175	-	175	-	100%
LEGAL ADVERTISEMENTS	4,000	-	1,502	(2,498)	38%
ENGINEERING SERVICES	15,000	4,791	46,504	31,504	310%
LEGAL SERVICES	25,000	5,178	33,336	8,336	133%
TECHNOLOGY & WEBSITE ADMIN.	2,015	-	1,695	(320)	84%
MISCELLANEOUS (appraisal, mailing, etc.)	1,500	310	3,127	1,627	208%
TOTAL GENERAL ADMINISTRATIVE	**96,200**	**13,826**	**120,463**	**24,263**	**125%**
INSURANCE					
INSURANCE	12,000	-	31,295	19,295	261%
TOTAL INSURANCE	**12,000**	**-**	**31,295**	**19,295**	**261%**
DEBT SERVICE ADMIN.					
DISCLOSURE REPORT	5,150	-	1,000	(4,150)	19%
ARBITRAGE REBATE REPORT	2,000	650	650	(1,350)	33%
TRUSTEE FEES	12,000	-	22,650	10,650	189%
Total Debt Service Administration	**19,150**	**650**	**24,300**	**5,150**	**127%**
UTILITIES:					
UTILITIES-ELECTRICITY	6,180	633	6,465	285	105%
STREETLIGHTS	230,000	20,680	168,040	(61,960)	73%
UTILITY WATER	40,000	1,171	9,186	(30,814)	23%
TOTAL UTILITIES:	**276,180**	**22,484**	**183,690**	**(92,490)**	**67%**
PHYSICAL ENVIRONMENT:					
LAKE & POND MAINTENANCE	54,600	3,370	26,674	(27,926)	49%
LANDSCAPE MAINTENANCE	314,715	26,741	255,348	(59,367)	81%
LANDSCAPE - REPLENISHMENT	15,285	3,539	8,085	(7,200)	53%
WETLAND MITIGATION & MONITORING	38,850	2,550	25,250	(13,600)	65%
FIELD MANAGEMENT	6,180	515	4,120	(2,060)	67%
FIELD CONTINGENCY	88,900	1,550	11,667	(77,233)	13%
HARDSCAPE REPAIRS & MAINT.	15,000	-	20	(14,980)	0%
STORMWATER REPORTING	25,000	-	-	(25,000)	0%
PORTER SERVICES	10,000	-	2,480	(7,520)	25%
POND PLANTINGS AND EROSION CONTROL	12,000	-	-	(12,000)	0%
FOUNTAIN REPAIR	2,700	-	-	(2,700)	0%
RESERVE STUDY	5,000	-	-	(5,000)	0%
TOTAL PHYSICAL ENVIRONMENT	**588,230**	**38,266**	**333,644**	**(254,586)**	**57%**
TOTAL EXPENDITURES	**991,760**	**75,225**	**693,392**	**(298,368)**	**70%**

		FY 2024 Adopted Budget	FY 2024 Month of May	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
48	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**-**	**(68,064)**	**293,182**	**293,182**	
49	**OTHER FINANCING SOURCES & USES**					
50	TRANSFERS IN	-	-	-	-	
51	TRANSFERS OUT	-	-	-	-	
52	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	**-**	
53	**NET CHANGE IN FUND BALANCE**	**-**	**(68,064)**	**293,182**	**293,182**	
54	FUND BALANCE - BEGINNING - UNAUDITED	306,542		306,542	-	
55	**FUND BALANCE - ENDING - PROJECTED**	**$ 306,542**		**$ 599,723**	**$ 293,182**	

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 May 31, 2024

		FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS	$ 170,338	$ 168,866	$ (1,471)
3	LOT CLOSINGS	-	-	-
4	INTEREST	-	7,330	7,330
5	PREPAYMENTS	-	-	-
6	**TOTAL REVENUE**	**170,338**	**176,196**	**5,858**
7	**EXPENDITURES**			
8	INTEREST EXPENSE			
9	November 1, 2023	-	62,531	62,531
10	May 1, 2024	63,231	62,531	(700)
11	November 1, 2024	62,106	-	(62,106)
12	PRINCIPAL RETIREMENT			
13	November 1, 2023	-	-	-
14	May 1, 2024	45,000	45,000	-
15	November 1, 2024	-	-	-
16	PRINCIPAL PREPAYMENT	-	-	-
17	**TOTAL EXPENDITURES**	**170,338**	**170,063**	**(275)**
18	**EXCESS OF REVENUE OVER (UNDER) EXP.**	**-**	**6,133**	**6,133**
19	**OTHER FINANCING SOURCES (USES)**			
20	TRANSFERS IN	-	-	-
21	TRANSFERS OUT	-	-	-
22	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
23	**NET CHANGE IN FUND BALANCE**	**-**	**6,133**	**6,133**
24	FUND BALANCE - BEGINNING	242,670	253,497	10,827
25	**FUND BALANCE - ENDING**	**$ 242,670**	**$ 259,631**	**$ 16,960**

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 May 31, 2024

		FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS	$ 506,750	$ 502,372	$ (4,378)
3	LOT CLOSINGS	-	-	-
4	INTEREST	-	22,349	22,349
5	PREPAYMENTS		30,397	30,397
6	**TOTAL REVENUE**	**506,750**	**555,117**	**48,367**
7	**EXPENDITURES**			
8	INTEREST EXPENSE			
9	November 1, 2023	-	194,564	194,564
10	May 1, 2024	194,122	191,753	(2,369)
11	November 1, 2024	190,897	-	(190,897)
12	PRINCIPAL RETIREMENT			
13	November 1, 2023	-	-	-
14	May 1, 2024	120,000	115,000	(5,000)
15	November 1, 2024	-	-	-
16	PRINCIPAL PREPAYMENT	-	80,000	80,000
17	**TOTAL EXPENDITURES**	**505,019**	**581,317**	**76,298**
18	**EXCESS OF REVENUE OVER (UNDER) EXP.**	**1,731**	**(26,200)**	**(27,931)**
19	**OTHER FINANCING SOURCES (USES)**			
20	TRANSFERS IN	-		-
21	TRANSFERS OUT	-		-
22	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
23	**NET CHANGE IN FUND BALANCE**	**1,731**	**(26,200)**	**(27,931)**
24	FUND BALANCE - BEGINNING	762,181	834,421	72,240
25	**FUND BALANCE - ENDING**	**$ 763,912**	**$ 808,221**	**$ 44,309**

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 May 31, 2024

		FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS	$ 210,250	$ 208,433	$ (1,817)
3	LOT CLOSINGS	-	-	-
4	INTEREST	-	5,418	5,418
5	PREPAYMENTS	-	-	-
6	**TOTAL REVENUE**	**210,250**	**213,851**	**3,601**
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	-	-	-
15	November 1, 2024	75,000	-	(75,000)
16	PRINCIPAL PREPAYMENT	-	-	-
17	**TOTAL EXPENDITURES**	**209,660**	**205,833**	**(3,827)**
18	**EXCESS OF REVENUE OVER (UNDER) EXP.**	**590**	**8,019**	**7,429**
19	**OTHER FINANCING SOURCES (USES)**			
20	TRANSFERS IN	-	-	-
21	TRANSFERS OUT	-	(5,436)	(5,436)
22	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**(5,436)**	**(5,436)**
23	**NET CHANGE IN FUND BALANCE**	**590**	**2,582**	**1,992**
24	FUND BALANCE - BEGINNING	337,818	332,769	(5,049)
25	**FUND BALANCE - ENDING**	**$ 338,408**	**$ 335,351**	**$ (3,057)**

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 May 31, 2024

		FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS	$ 193,100	$ 191,432	$ (1,668)
3	LOT CLOSINGS	-	-	-
4	INTEREST	-	2,971	2,971
5	PREPAYMENTS	-	-	-
6	**TOTAL REVENUE**	**193,100**	**194,403**	**1,303**
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	November 1, 2023	-	-	-
14	May 1, 2024	75,000	75,000	-
15	November 1, 2024	-	-	-
16	PRINCIPAL PREPAYMENT	-	-	-
17	**TOTAL EXPENDITURES**	**188,581**	**189,425**	**844**
18	**EXCESS OF REVENUE OVER (UNDER) EXP.**	**4,519**	**4,978**	**459**
19	**OTHER FINANCING SOURCES (USES)**			
20	TRANSFERS IN	-	-	-
21	TRANSFERS OUT	-	(51,563)	(51,563)
22	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**(51,563)**	**(51,563)**
23	**NET CHANGE IN FUND BALANCE**	**4,519**	**(46,585)**	**(51,104)**
24	FUND BALANCE - BEGINNING	193,240	151,021	(42,219)
25	**FUND BALANCE - ENDING**	**$ 197,758**	**$ 104,436**	**$ (93,323)**

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 May 31, 2024

		FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS	$ 336,600	$ 333,692	$ (2,908)
3	LOT CLOSINGS	-	-	-
4	INTEREST	-	7,477	7,477
5	PREPAYMENTS	-	-	-
6	**TOTAL REVENUE**	**336,600**	**341,169**	**4,569**
7	**EXPENDITURES**			
8	INTEREST EXPENSE			
9	November 1, 2023	-	102,769	102,769
10	May 1, 2024	102,869	102,769	(100)
11	November 1, 2024	101,325	-	(101,325)
12	PRINCIPAL RETIREMENT			
13	November 1, 2023	-	-	-
14	May 1, 2024	130,000	130,000	-
15	November 1, 2024	-	-	-
16	PRINCIPAL PREPAYMENT	-	-	-
17	**TOTAL EXPENDITURES**	**334,194**	**335,538**	**1,344**
18	**EXCESS OF REVENUE OVER (UNDER) EXP.**	**2,406**	**5,631**	**3,225**
19	**OTHER FINANCING SOURCES (USES)**			
20	TRANSFERS IN	-	-	-
21	TRANSFERS OUT	-	(8,694)	(8,694)
22	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**(8,694)**	**(8,694)**
23	**NET CHANGE IN FUND BALANCE**	**2,406**	**(3,062)**	**(5,468)**
24	FUND BALANCE - BEGINNING	60,001	211,567	151,566
25	**FUND BALANCE - ENDING**	**$ 62,407**	**$ 208,504**	**$ 146,097**

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 May 31, 2024

		FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUE**			
2	SPECIAL ASSESSMENTS	$ 128,675	$ 127,563	$ (1,112)
3	LOT CLOSINGS	-	-	-
4	INTEREST	-	1,668	1,668
5	PREPAYMENTS	-	-	-
6	**TOTAL REVENUE**	**128,675**	**129,231**	**556**
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	November 1, 2023	-	-	-
14	May 1, 2024	35,000	35,000	-
15	November 1, 2024	-	-	-
16	PRINCIPAL PREPAYMENT	-	-	-
17	**TOTAL EXPENDITURES**	**124,975**	**125,675**	**700**
18	**EXCESS OF REVENUE OVER (UNDER) EXP.**	**3,700**	**3,556**	**(144)**
19	**OTHER FINANCING SOURCES (USES)**			
20	TRANSFERS IN	-	-	-
21	TRANSFERS OUT	-	(2,242)	(2,242)
22	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**(2,242)**	**(2,242)**
23	**NET CHANGE IN FUND BALANCE**	**3,700**	**1,314**	**(2,386)**
24	FUND BALANCE - BEGINNING	79,248	81,918	2,670
25	**FUND BALANCE - ENDING**	**$ 82,948**	**$ 83,233**	**$ 284**

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 May 31, 2024

	2017 (AA1) Actual Year-to-Date	2017A-1 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 PH 3/4 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2022 (AA4) Actual Year-to-Date	Total
REVENUE							
DEVELOPER FUNDING	$ -	$ -	$ -	$ -	$ -	$ -	$ -
INSURANCE CLAIM	-	-					-
INTEREST	-	-	169	401	1,972	32,198	34,740
TOTAL REVENUE	**-**	**-**	**169**	**401**	**1,972**	**32,198**	**34,740**
EXPENDITURES							
DISSEMINATION AGENT	-	-	-	-	-	-	-
TRUST FUND ACCOUNTING	-	-	-	-	-	-	-
ARBITRAGE	-	-	-	-	-	-	-
TRUSTEE FEES	-	-	-	-	-	-	-
REQUISITIONS	-	-	-	53,733	-	1,926,233	1,979,966
TOTAL EXPENDITURES	**-**	**-**	**-**	**53,733**	**-**	**1,926,233**	**1,979,966**
EXCESS OF REVENUE OVER (UNDER) EXP.	**-**	**-**	**169**	**(53,333)**	**1,972**	**(1,894,035)**	**(1,945,226)**
OTHER SOURCES (USES)							
TRANSFER IN	-	-	5,436	51,563	8,694	2,242	67,935
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	**-**	**-**	**5,436**	**51,563**	**8,694**	**2,242**	**67,935**
FUND BALANCE - BEGINNING	0	21	3,580	2,151	60,821	1,899,959	**1,966,532**
NET CHANGE IN FUND BALANCE	-	-	5,606	(1,770)	10,666	(1,891,793)	(1,877,291)
FUND BALANCE - ENDING	**$ 0**	**$ 21**	**$ 9,186**	**$ 381**	**$ 71,487**	**$ 8,166**	**$ 89,241**

Avalon Groves CDD
Cash Reconciliation - General Fund
May 31, 2024

		Bank United (Operating Account)
Balance per Bank Statement	$	702,898.76
Construction Cash in Operating Account		(20.00)
Plus: Deposits in Transit		-
Less: Outstanding Checks		(33,046.39)
Adjusted Bank Balance	**$**	**669,832.37**
Beginning Bank Balance per Books		731,439.12
Deposits		18,321.60
Disbursements		(79,928.35)
Balance per Book	**$**	**669,832.37**

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				**-**	**673,061.39**	**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
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

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
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 OPPORTUN	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	203,781.67
11/15/2023	100169	Orlando Sentinel	Invoice: 082037759000 (Reference: Legal Advertising.)		275.68	203,505.99
11/15/2023	100170	Yellowstone Landscape	Invoice: OS 621300 (Reference: Edgemont Perimeter Mowing, Edging, Clean-Up.) Invoice: OS 6213...		11,295.45	192,210.54
11/15/2023	100171	Stantec Consulting Services,Inc	Invoice: 2153207 (Reference: WA1 - Avalon Groves CDD.) Invoice: 2153208 (Reference: WA1 - Ava...		3,522.89	188,687.65
11/16/2023	100172	Down to Earth	Invoice: INV172672 (Reference: Lawncare Recurring Monthly Maintenance.)		26,226.25	162,461.40
11/20/2023			Deposit	25,443.44		187,904.84
11/20/2023			Deposit	15,729.34		203,634.18
11/28/2023	1637	Eugene J. Mastrangeli	BOS MTG 10/26/23		200.00	203,434.18
11/28/2023	1638	Michael W. Aube	BOS MTG 10/26/23		200.00	203,234.18
11/28/2023	1639	Robert J. Wolski	BOS MTG 10/26/23		200.00	203,034.18
11/28/2023	1640	William Tyler Flint	BOS MTG 10/26/23		200.00	202,834.18
11/28/2023	1641	Eugene J. Mastrangeli	BOS MTG 11/16/23		200.00	202,634.18
11/28/2023	1642	Michael W. Aube	BOS MTG 11/16/23		200.00	202,434.18
11/28/2023	1643	Robert J. Wolski	BOS MTG 11/16/23		200.00	202,234.18
11/28/2023	1644	William Tyler Flint	BOS MTG 11/16/23		200.00	202,034.18
11/29/2023			Deposit	69,855.71		271,889.89
11/29/2023			Deposit	45,903.57		317,793.46
11/30/2023				**163,356.01**	**111,368.33**	**317,793.46**
12/01/2023	1ACH120123	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/16-11/14/23		37.00	317,756.46
12/01/2023	2ACH120123	SECO Energy	17325 Sawgrass Bay Blvd 10/16-11/14/23		269.00	317,487.46
12/01/2023	3ACH120123	SECO Energy	17650 Sawgrass Bay Blvd 10/16/2023 TO 11/14/2023		16.00	317,471.46
12/01/2023	4ACH120123	SECO Energy	17052 Basswood Lane 10/16/2023 TO 11/14/2023		39.00	317,432.46
12/01/2023	1201ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/01/23 - 11/14/23		378.00	317,054.46
12/04/2023	1ACH120423	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/25-10/24/23		14.75	317,039.71
12/04/2023	2ACH120423	Sunshine Water Services	Goldcrest Loop Playground 9/26/22-10/24/23		13.40	317,026.31
12/04/2023	100173	Fireman Tom's Pressure Washing Co.	Invoice: 231115-02 (Reference: Pressure Washing.) Invoice: 231116 (Reference: Pressure Washin...		3,445.60	313,580.71
12/04/2023	100174	Steadfast Environmental, LLC	Invoice: SE-23227 (Reference: Monthly Maintenance - Dec 2023.)		3,370.14	310,210.57
12/04/2023	100175	HV Solar Lighting	Invoice: 104 (Reference: Dec 2023.) Invoice: 105 (Reference: Edgemont Base December 2023.)		20,680.00	289,530.57
12/04/2023	100176	Clean Star Services	Invoice: 11068 (Reference: Trash P/U - Nov 2023.)		310.00	289,220.57
12/04/2023	100177	Kutak Rock LLP	Invoice: 3310419 (Reference: General Legal Matters -Oct 2023.)		8,129.05	281,091.52
12/04/2023	100178	Vesta District Services	Invoice: 415332 (Reference: Monthly Mgmt. Fee.)		3,261.67	277,829.85
12/04/2023	100179	Down to Earth	Invoice: INV174860 (Reference: Controller A replacement.)		7,541.89	270,287.96
12/06/2023	1206ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 9/26/23 - 10/25/23		1,011.50	269,276.46
12/11/2023			Deposit	145,202.70		414,479.16
12/11/2023			Deposit	97,828.94		512,308.10
12/13/2023	100180	Dibartolomeo, McBee, Hartley & Bar	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
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

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
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 Colle	Account #2424260001-000-01800		3,014.40	2,173,606.37
01/05/2024	100183	Steadfast Environmental, LLC	Invoice: SE-23394 (Reference: Routine Aquatic Maintenance - Jan 2024.)		3,370.14	2,170,236.23
01/05/2024	100184	Clean Star Services	Invoice: 11281 (Reference: Monthly Trash Service - Dec 2023.)		310.00	2,169,926.23
01/05/2024	100185	Kutak Rock LLP	Invoice: 3328404 (Reference: General Counsel.)		3,094.72	2,166,831.51
01/05/2024	100186	Down to Earth	Invoice: INV178708 (Reference: Lawncare Recurring Monthly Maintenance Jan 2024.)		26,226.25	2,140,605.26
01/08/2024	1646	Eugene J. Mastrangeli	BOS MTG 12/28/23		200.00	2,140,405.26
01/08/2024	1647	Michael W. Aube	BOS MTG 12/28/23		200.00	2,140,205.26
01/08/2024	1648	Robert J. Wolski	BOS MTG 12/28/23		200.00	2,140,005.26
01/08/2024	1649	William Tyler Flint	BOS MTG 12/28/23		200.00	2,139,805.26
01/11/2024	100187	Fountain Design Group, Inc.	Invoice: 32149A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	2,139,630.26
01/11/2024	100188	HV Solar Lighting	Invoice: 120 (Reference: Street Light Installation.) Invoice: 121 (Reference: Street Light Pr...		20,680.00	2,118,950.26
01/11/2024	100189	Stantec Consulting Services,Inc	Invoice: 2178747 (Reference: Consulting Services.)		6,955.06	2,111,995.20
01/11/2024	100190	Vesta District Services	Invoice: 415819 (Reference: Billable Expenses - Nov 2023.) Invoice: 416276 (Reference: Monthl...		3,291.67	2,108,703.53
01/11/2024			Deposit	296,536.17		2,405,239.70
01/12/2024	1650	Disclosure Technology Services LLC	Disclosure Report		1,000.00	2,404,239.70
01/16/2024	1651	Carl M. Weston	BOS MTG 12/28/23		200.00	2,404,039.70
01/18/2024	1652	Regions Bank.			10,500.00	2,393,539.70
01/19/2024	EFT011924	Sunshine Water Services			179.00	2,393,360.70
01/22/2024	100191	Down to Earth	Invoice: INV179510 (Reference: Replace grass w/mulch by Palms entrance.)		900.15	2,392,460.55
01/24/2024			Deposit	2,590.17		2,395,050.72
01/25/2024	1654	Carl M. Weston	BOS MTG 1/25/24		200.00	2,394,850.72
01/25/2024	1655	Eugene J. Mastrangeli	BOS MTG 1/25/24		200.00	2,394,650.72
01/25/2024	1656	Michael W. Aube	BOS MTG 1/25/24		200.00	2,394,450.72
01/29/2024	100192	Kutak Rock LLP	Invoice: 3340525 (Reference: Legal Advertising.)		3,298.50	2,391,152.22
01/30/2024	1ACH013024	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/22-12/26/23		13.21	2,391,139.01
01/30/2024	2ACH013024	Sunshine Water Services	Goldcrest Loop Playground 11/22/22-12/26/23		13.37	2,391,125.64
01/30/2024	100193	Clean Star Services	Invoice: 11486 (Reference: Trash Service 1/2024.)		310.00	2,390,815.64
1/31/2024				**299,126.34**	**86,144.29**	**2,390,815.64**
02/01/2024	0201ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 11/27/23 - 12/26/23		915.73	2,389,899.91
02/02/2024	1ACH020224	SECO Energy	17650 Sawgrass Bay Blvd 12/13/2023 TO 1/16/2024		48.00	2,389,851.91
02/02/2024	2ACH020224	SECO Energy	17052 Basswood Lane 12/13/2023 TO 1/16/2024		46.00	2,389,805.91
02/02/2024	3ACH0202241	SECO Energy	17325 Sawgrass Bay Blvd 12/13-1/16/24		333.00	2,389,472.91
02/02/2024	4ACH020224	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/13-1/16/24		44.00	2,389,428.91
02/02/2024	5ACH020224	SECO Energy	16920 Sawgrass Bay Blvd 12/13/23 - 1/16/24		54.00	2,389,374.91
02/15/2024	100194	Steadfast Environmental, LLC	Invoice: SE-23514 (Reference: Routine Aquatic Maintenance Feb 2024.)		3,370.14	2,386,004.77
02/15/2024	100195	HV Solar Lighting	Invoice: 147 (Reference: Streetlight Installation.) Invoice: 148 (Reference: Streetlight Inst...		20,680.00	2,365,324.77
02/15/2024	100196	Stantec Consulting Services,Inc	Invoice: 2191691 (Reference: 2024 FY General Consulting.)		3,225.00	2,362,099.77
02/15/2024	100197	Vesta District Services	Invoice: 416538 (Reference: MICROSOFT - Supervisor Email Hosting.) Invoice: 416853 (Reference...		3,291.67	2,358,808.10
02/15/2024			Deposit	43,896.84		2,402,704.94
02/20/2024	100198	Kutak Rock LLP	Invoice: 3353179 (Reference: General Counsel.)		3,119.02	2,399,585.92
02/26/2024	1657	Carl M. Weston	BOS MTG 2/22/24		200.00	2,399,385.92
02/26/2024	1658	Eugene J. Mastrangeli	BOS MTG 2/22/24		200.00	2,399,185.92
02/26/2024	1659	Michael W. Aube	BOS MTG 2/22/24		200.00	2,398,985.92
02/26/2024	1660	Robert J. Wolski	BOS MTG 2/22/24		200.00	2,398,785.92
02/26/2024	1661	William Tyler Flint	BOS MTG 2/22/24		200.00	2,398,585.92
02/27/2024	100199	BIO-TECH CONSULTING, INC.	Invoice: 178349 (Reference: Mitigation Services.)		7,500.00	2,391,085.92
02/27/2024	100200	Vesta District Services	Invoice: 417243 (Reference: Billable Expenses - Jan 2024.)		1,680.06	2,389,405.86

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
02/27/2024	100201	APEX Home Improvement	Invoice: 405 (Reference: Install 15 Signs.)		850.00	2,388,555.86
02/27/2024	0227EFT1	Sunshine Water Services	Paragon Ln - Playground Irrigation 11/27/23 - 12/27/23		197.59	2,388,358.27
2/29/2024				**43,896.84**	**46,354.21**	**2,388,358.27**
03/01/2024	1ACH030124	SECO Energy	16920 Sawgrass Bay Blvd 1/16/24 - 2/13/24		46.00	2,388,312.27
03/01/2024	32ACH030124	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 1/16-2/13/24		36.00	2,388,276.27
03/01/2024	3ACH030124	SECO Energy	17325 Sawgrass Bay Blvd 1/16-2/13/24		272.00	2,388,004.27
03/01/2024	0301ACH1	SECO Energy	17650 Sawgrass Bay Blvd 01/16/2024 TO 02/13/2024		78.00	2,387,926.27
03/01/2024	0301ACH2	SECO Energy	17052 Basswood Lane 01/16/2024 TO 02/13/2024		38.00	2,387,888.27
03/01/2024	1662	Regions Bank.	Annual Trustee Fees Series 2021		3,500.00	2,384,388.27
03/01/2024	100202	Vesta District Services	Invoice: 417400 (Reference: Monthly Mgmt. Fee - Mar 2024.)		3,261.67	2,381,126.60
03/04/2024	1ACH030424	Sunshine Water Services	Goldcrest Loop Playground 12/26/23-1/24/24		13.25	2,381,113.35
03/04/2024	2ACH030424	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 12/2623-1/24/24		13.25	2,381,100.10
03/04/2024	ACH030424	Sunshine Water Services	Paragon Ln - Playground Irrigation 12/27/23-1/31/24		259.06	2,380,841.04
03/04/2024	0304ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 12/26/23 - 1/24/24		582.28	2,380,258.76
03/13/2024	100203	Orlando Sentinel	Invoice: 088602451000 (Reference: Legal Advertising.)		207.00	2,380,051.76
03/13/2024	100204	HV Solar Lighting	Invoice: 155 (Reference: Street Light Project.) Invoice: 159 (Reference: Light Installation.)		20,680.00	2,359,371.76
03/13/2024	100205	Down to Earth	Invoice: INV183714 (Reference: Irrigation Repairs.) Invoice: 030124- (Reference: Lawncare Mai...		26,976.81	2,332,394.95
03/13/2024	100206	Steadfast Environmental, LLC	Invoice: SE-23660 (Reference: Routine Aquatic Maintenance March 2024.)		3,370.14	2,329,024.81
03/13/2024	100207	Clean Star Services	Invoice: 11724 (Reference: Monthly Trash Service.)		310.00	2,328,714.81
03/13/2024	100208	Stantec Consulting Services,Inc	Invoice: 2203943 (Reference: General Consulting.)		2,895.00	2,325,819.81
03/13/2024	100209	Vesta District Services	Invoice: 418164 (Reference: Billable Expenses - Feb 2024.)		208.49	2,325,611.32
03/15/2024	100210	Stantec Consulting Services,Inc	Invoice: 2109996 (Reference: General Engineering Services.) Invoice: 2136955 (Reference: Gene...		15,340.88	2,310,270.44
03/25/2024	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
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

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
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**
05/01/2024	050124ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 2/29/24 - 3/28/24		279.93	731,159.19
05/01/2024	050124ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 2/21/24 - 3/21/24		1,009.41	730,149.78
05/02/2024	0502ACH1	SECO Energy	17052 Basswood Lane 3/15/24 to 4/15/24		42.00	730,107.78
05/02/2024	0502ACH2	SECO Energy	17650 Sawgrass Bay Blvd 3/15/24 to 4/15/24		92.00	730,015.78
05/02/2024	0502ACH3	SECO Energy	16920 Sawgrass Bay Blvd 3/15/24 to 4/15/24		53.00	729,962.78
05/02/2024	0502ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 3/15/24 to 4/15/24		40.00	729,922.78
05/02/2024	0502ACH5	SECO Energy	17325 Sawgrass Bay Blvd 3/15/24 to 4/15/24		299.00	729,623.78
05/03/2024	100224	Vesta District Services	Invoice: 418715 (Reference: Billable Expenses - Mar 2024.) Invoice: 418905 (Reference: Monthl...		3,325.76	726,298.02
05/03/2024	100225	Down to Earth	Invoice: 97143 (Reference: Monthly Lawncare Maintenance.)		26,266.25	700,031.77
05/03/2024	100226	Clean Star Services	Invoice: 12078 (Reference: Monthly Services trash April.)		310.00	699,721.77
05/03/2024	100227	BIO-TECH CONSULTING, INC.	Invoice: 179553 (Reference: Mitigation Monitoring.)		2,400.00	697,321.77
05/07/2024			Deposit	18,321.60		715,643.37
05/09/2024	100229	BIO-TECH CONSULTING, INC.	Invoice: 179218 (Reference: Mitigation Monitoring.)		150.00	715,493.37
05/16/2024	100230	Down to Earth	Invoice: 102078 (Reference: Irrigation Repairs.)		515.16	714,978.21
05/16/2024	100231	Orlando Sentinel	Invoice: 092136455000 (Reference: Legal Advertising.)		373.50	714,604.71
05/16/2024	100232	Stantec Consulting Services,Inc	Invoice: 2229803 (Reference: General Consulting.)		4,790.80	709,813.91
05/17/2024	100233	Kutak Rock LLP	Invoice: 3394414 (Reference: General Counsel.)		5,178.30	704,635.61
05/20/2024	100234	Vesta District Services	Invoice: 419528 (Reference: Billable Expenses - Apr 2024.)		585.96	704,049.65
05/28/2024	1683	Carl M. Weston	BOS Meeting 5/23/24		200.00	703,849.65
05/28/2024	1684	Eugene J. Mastrangeli	BOS Meeting 5/23/24		200.00	703,649.65
05/28/2024	1685	Michael W. Aube	BOS Meeting 5/23/24		200.00	703,449.65
05/28/2024	1686	Robert J. Wolski	BOS Meeting 5/23/24		200.00	703,249.65
05/29/2024	100235	Clean Star Services	Invoice: 12362 (Reference: Trash Service 5/2024.)		310.00	702,939.65
05/31/2024	100236	Down to Earth	Invoice: 101154 (Reference: Lawncare Recurring Monthly Maintenance May.)		26,226.25	676,713.40
05/31/2024	100237	American Mulch & Soil	Invoice: 3828 (Reference: Playground Mulch Installed.)		2,340.00	674,373.40
05/31/2024	100238	Steadfast Environmental, LLC	Invoice: SE-24112 (Reference: Routine Aquatic Maintenance May.)		3,370.14	671,003.26
05/31/2024	053124ACH1	Sunshine Water Services	Goldcrest Loop Playground 3/21/24 - 4/22/24		13.49	670,989.77
05/31/2024	053124ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 3/21/24 - 4/22/24		29.94	670,959.83
05/31/2024	053124ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 3/21/24 - 4/22/24		778.00	670,181.83
05/31/2024	053124ACH4	Sunshine Water Services	Paragon Ln - Playground Irrigation 3/29/24 - 4/30/24		349.46	669,832.37
5/31/2024				**18,321.60**	**79,928.35**	**669,832.37**

EXHIBIT 22

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2023

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2023

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Avalon Groves Community Development District
Lake County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Avalon Groves Community Development District, Lake County, Florida ("District") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information

because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 21, 2024, on our consideration of the Avalon Groves Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 21, 2024 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 21, 2024

Our discussion and analysis of Avalon Groves Community Development District, Lake County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $4,499,897.

- The change in the District's total net position in comparison with the prior fiscal year was $221,481, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2023, the District's governmental funds reported combined ending fund balances of $4,138,268. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2023	2022
Current assets	$ 4,140,899	$ 3,783,139
Capital assets	26,678,223	27,355,754
Total assets	30,819,122	31,138,893
Current liabilities	1,029,443	1,028,365
Long-term liabilities	25,289,782	25,832,112
Total liabilities	26,319,225	26,860,477
Net position		
Net invested in capital assets	807,740	964,368
Restricted for capital projects	1,966,532	1,877,636
Restricted for debt service	1,419,083	1,220,919
Unrestricted	306,542	215,493
Total net position	$ 4,499,897	$ 4,278,416

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2023	2022
Program revenues	$ 2,600,483	$ 2,087,783
General revenues	132,170	18,010
Total revenues	2,732,653	2,105,793
Expenses		
General government	381,946	336,689
Physical environment	1,160,048	538,714
Interest on long-term debt	969,178	956,212
Cost of issuance	-	192,704
Total expenses	2,511,172	2,024,319
Change in net position	221,481	81,474
Net position - beginning of year	4,278,416	4,196,942
Net position - end of year	$ 4,499,897	$ 4,278,416

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was $2,511,172, which primarily consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments and developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had $26,678,223 invested in capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had $25,870,483 in lease liability and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2024, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Avalon Groves Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, FL 32746.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2023

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	$ 938,887
Assessments receivable	2,362
Deposits	541
Restricted assets:	
Investments	3,195,047
Assessments receivable	4,062
Capital assets:	
Non-depreciable	6,805,150
Depreciable	17,187,267
Right to use lease - lighting	2,685,806
TOTAL ASSETS	$ 30,819,122
LIABILITIES	
Accounts payable and accrued expenses	$ 2,631
Accrued interest payable	446,111
Bonds and leases payable, due within one year	580,701
Bonds and leases payable, due in more than one year	25,289,782
TOTAL LIABILITIES	26,319,225
NET POSITION	
Net investment in capital assets	807,740
Restricted for:	
Capital projects	1,966,532
Debt service	1,419,083
Unrestricted	306,542
TOTAL NET POSITION	$ 4,499,897

The accompanying notes are an integral part of this financial statement

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2023

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Contributions	Net (Expense) Revenues and Changes in Net Position: Governmental Activities
Governmental activities				
General government	$ 381,946	$ 381,946	$ -	$ -
Physical environment	1,160,048	499,114	-	(660,934)
Interest on long-term debt	969,178	1,719,423	-	750,245
Total governmental activities	$ 2,511,172	$ 2,600,483	$ -	89,311
General revenues:				
Investment earnings				132,165
Miscellaneous income				5
Total general revenues				132,170
Change in net position				221,481
Net position - October 1, 2022				4,278,416
Net position - September 30, 2023				$ 4,499,897

The accompanying notes are an integral part of this financial statement

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2023

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
ASSETS				
Cash and cash equivalents	$ 938,867	$ -	$ 20	$ 938,887
Assessments receivable	2,362	-	-	2,362
Due from other funds	-	632,597	-	632,597
Deposits	541	-	-	541
Restricted assets:				
Investments	-	1,228,535	1,966,512	3,195,047
Assessments receivable	-	4,062	-	4,062
TOTAL ASSETS	$ 941,770	$ 1,865,194	$ 1,966,532	$ 4,773,496
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	$ 2,631	$ -	$ -	$ 2,631
Due to other funds	632,597	-	-	632,597
TOTAL LIABILITIES	635,228	-	-	635,228
FUND BALANCES				
Nonspendable:				
Deposits	541	-	-	541
Restricted for:				
Debt service	-	1,865,194	-	1,865,194
Capital projects	-	-	1,966,532	1,966,532
Unassigned	306,001	-	-	306,001
TOTAL FUND BALANCES	306,542	1,865,194	1,966,532	4,138,268
TOTAL LIABILITIES AND FUND BALANCES	$ 941,770	$ 1,865,194	$ 1,966,532	$ 4,773,496

The accompanying notes are an integral part of this financial statement

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances in the Balance Sheet	$	4,138,268
Amount reported for governmental activities in the Statement of Net Assets are different because:		
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:		
Governmental capital assets		27,559,620
Less accumulated depreciation		(881,397)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:		
Accrued interest payable		(446,111)
Original issue discount		334,687
Original issue premium		(185,144)
Lease liability		(2,775,026)
Governmental bonds payable		(23,245,000)
Net Position of Governmental Activities	$	4,499,897

The accompanying notes are an integral part of this financial statement

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2023

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Special assessments	$ 881,060	$ 1,719,423	$ -	$ 2,600,483
Miscellaneous revenue	5	-	-	5
Investment earnings	-	51,448	80,717	132,165
TOTAL REVENUES	881,065	1,770,871	80,717	2,732,653
EXPENDITURES				
General government	381,941	5	-	381,946
Physical environment	408,074	-	-	408,074
Debt				
Principal	-	495,000	-	495,000
Interest expense	-	1,077,652	-	1,077,652
TOTAL EXPENDITURES	790,015	1,572,657	-	2,362,672
EXCESS REVENUES OVER (UNDER) EXPENDITURES	91,050	198,214	80,717	369,981
OTHER SOURCES (USES)				
Transfers in (out)	-	(8,179)	8,179	-
TOTAL OTHER SOURCES (USES)	-	(8,179)	8,179	-
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	91,050	190,035	88,896	369,981
FUND BALANCE				
Beginning of year	215,492	1,675,159	1,877,636	3,768,287
End of year	$ 306,542	$ 1,865,194	$ 1,966,532	$ 4,138,268

The accompanying notes are an integral part of this financial statement

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	$	369,981
Amount reported for governmental activities in the Statement of Activities are different because:		
The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period.		(74,443)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:		
RTU - lease lighting		74,443
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:		
Reduction of long term lease liability		100,574
Payments on long-term debt		495,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:		
Current year provision for depreciation		(751,974)
Change in accrued interest payable		8,128
Provision for amortization of bond discount		(4,295)
Provision for amortization of bond premium		4,067
Change in Net Position of Governmental Activities	$	221,481

The accompanying notes are an integral part of this financial statement

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Avalon Groves Community Development District (the District) was established on April 27, 2016 by Lake County Ordinance 2016-16 pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Board members are affiliated with the Developers. The Supervisors are elected through landowner elections and/or appointed by existing Board. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Roadways	40
Infrastructure	30
Landscape improvements	20

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District’s investments were held as follows at September 30, 2023:

Investment	Fair Value	Credit Risk	Maturities
Fidelity Investments Money Market Funds - Government Portfolio	$ 3,195,047	S&P AAAm	Weighted average of the fund portfolio: 29 days
Total Investments	$ 3,195,047		

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;

- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,

- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Balance 10/01/2022	Increases	Decreases	Balance 09/30/2023
Governmental activities:				
Capital assets, not being depreciated:				
Land	$ -	$ 6,805,150	$ -	$ 6,805,150
Construction in process	24,597,541	-	(24,597,541)	-
Total capital assets, not being depreciated	24,597,541	6,805,150	(24,597,541)	6,805,150
Capital assets, being depreciated				
Roadways	-	5,974,294	-	5,974,294
Infrastructure	-	8,108,259	-	8,108,259
Landscape improvements	-	3,709,838	-	3,709,838
RTU - lighting lease	2,887,636	74,443	-	2,962,079
Total capital assets, being depreciated	2,887,636	17,866,834	-	20,754,470
Less accumulated depreciation for:				
Roadways	-	149,357	-	149,357
Infrastructure	-	270,275	-	270,275
Landscape improvements	-	185,492	-	185,492
RTU - lighting lease	129,423	146,850	-	276,273
Total accumulated depreciation	129,423	751,974	-	881,397
Total capital assets, being depreciated - net	2,758,213	17,114,860	-	19,873,073
Governmental activities capital assets - net	$ 27,355,754	$ 23,920,010	$ (24,597,541)	$ 26,678,223

Depreciation expense was charged to physical environment.

NOTE F - LEASES

The District leases solar lighting. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. The interest rate on the lease is based on the District's incremental borrowing rate of 4.08%. The details of these leases are listed below:

NOTE F - LEASES (CONTINUED)

Describe	Date	Payment Terms	Monthly Payment Amount	Interest Rate	Total Lease Liability	Balance 09/30/2023
Phase 1	1/1/2020	20 Years	$ 12,500	4.08%	$2,016,115	$1,875,197
Phase 2	9/1/2020	20 Years	900	4.08%	148,363	138,489
Phase 3	3/1/2022	20 Years	4,243	4.08%	723,158	688,196
Phase 3	2/1/2023	20 Years	437	4.08%	74,443	73,144
			$ 18,080		$2,962,079	$2,775,026

The annual requirements to amortize the principal and interest of the lease liability as of September 30, 2023 are as follows:

September 30,	Principal	Interest	Total
2024	$ 105,701	$ 111,259	$ 216,960
2025	110,505	107,328	217,833
2026	114,262	101,825	216,087
2027	119,439	97,521	216,960
2028	124,404	92,556	216,960
2029-2033	776,868	375,879	1,152,747
2034-2038	999,620	193,660	1,193,280
2039-2043	424,227	21,627	445,854
	$ 2,775,026	$ 1,101,655	$ 3,876,681

NOTE G – LONG-TERM LIABILITIES

$2,415,000 Special Assessment Bonds, Series 2017 – On March 27, 2017, the District issued $2,415,000 in Special Assessment Bonds, Series 2017. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2048. The Bonds bear interest ranging from 5.0% to 5.75% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2017.

$7,215,000 Special Assessment Bonds, Series 2017A-1 – On March 27, 2017, the District issued $7,215,000 in Special Assessment Bonds, Series 2017A-1. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2048. The Bonds bear interest ranging from.5.375% to 6.0% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2017.

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

$3,500,000 Special Assessment Bonds, Series 2019 – On July 9, 2019, the District issued $3,500,000 in Special Assessment Bonds, Series 2019. The Bonds were issued to refund part of the $4,440,000 Special Assessment Bonds, Series 2017A-2 for the costs of construction projects. The Bonds are payable in annual principal installments through November 2049. The Bonds bear interest ranging from 3.35% to 4.375% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2019.

$3,490,000 Special Assessment Bonds, Series 2021 (Phases 3 and 4 Sub-Assessment Area One Project) – On June 30, 2021, the District issued $3,490,000 in Special Assessment Bonds, Series 2021 (Phases 3 and 4 Sub-Assessment Area One Project). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2051. The Bonds bear interest ranging from 2.25% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2022.

$6,075,000 Special Assessment Bonds, Series 2021 (Assessment Area Three Project) – On June 30, 2021, the District issued $6,075,000 in Special Assessment Bonds, Series 2021 (Assessment Area Three Project). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2051. The Bonds bear interest ranging from 2.375% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2022.

$2,105,000 Special Assessment Bonds, Series 2022 (Assessment Area Four Project) – On April 29, 2022, the District issued $2,105,000 in Special Assessment Bonds, Series 2022 (Assessment Area Four Project). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2052. The Bonds bear interest ranging from 4.0 % to 4.5% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2023.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2023.

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2023:

	Balance 10/01/2022	Additions	Deletions	Balance 09/30/2023	Due Within One Year
Lease liability	$ 2,801,157	$ 74,443	$ 100,574	$ 2,775,026	$ 105,701
Special Assessment Bonds, Series 2017	2,245,000	-	40,000	2,205,000	45,000
Special Assessment Bonds, Series 2017A-1	6,655,000	-	115,000	6,540,000	120,000
Special Assessment Bonds, Series 2019	3,370,000	-	80,000	3,290,000	70,000
Special Assessment Bonds, Series 2021 (Area One Project	3,415,000	-	75,000	3,340,000	75,000
Special Assessment Bonds, Series 2021 (Area Assessment Three)	5,950,000	-	150,000	5,800,000	130,000
Special Assessment Bonds, Series 2022 (Area Assessment Four)	2,105,000	-	35,000	2,070,000	35,000
	26,541,157	74,443	595,574	26,020,026	580,701
Unamortized bond discount	(338,982)	-	(4,295)	(334,687)	-
Unamortized bond premium	189,211	-	4,067	185,144	-
	$ 26,391,386	$ 74,443	$ 595,346	$ 25,870,483	$ 580,701

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

September 30,	Principal	Interest	Total
2024	$ 475,000	$ 1,065,831	$ 1,540,831
2025	505,000	1,043,995	1,548,995
2026	510,000	1,025,855	1,535,855
2027	540,000	1,008,009	1,548,009
2028	555,000	985,955	1,540,955
2029-2033	3,165,000	4,561,546	7,726,546
2034-2038	3,960,000	3,790,356	7,750,356
2039-2043	4,980,000	2,790,221	7,770,221
2044-2048	6,215,000	1,448,859	7,663,859
2049-2052	2,340,000	194,511	2,534,511
	$ 23,245,000	$ 17,915,138	$ 41,160,138

NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE J – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2023

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Special assessments	$ 838,110	$ 881,060	$ 42,950
Miscellaneous revenue	-	5	5
TOTAL REVENUES	838,110	881,065	42,955
EXPENDITURES			
Current			
General government	329,330	381,941	(52,611)
Physical environment	508,780	408,074	100,706
TOTAL EXPENDITURES	838,110	790,015	48,095
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	$ -	91,050	$ 91,050
FUND BALANCES			
Beginning of year		215,492	
End of year		$ 306,542	

* Original and final budget.

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Avalon Groves Community Development District
Lake County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Avalon Groves Community Development District, as of September 30, 2023 and for the year ended September 30, 2023, which collectively comprise Avalon Groves Community Development District's basic financial statements and have issued our report thereon dated May 21, 2024.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 21, 2024

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Avalon Groves Community Development District
Lake County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Avalon Groves Community Development District, Lake County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
May 21, 2024

Management Letter

To the Board of Supervisors
Avalon Groves Community Development District
Lake County, Florida

Report on the Financial Statements

We have audited the financial statements of the Avalon Groves Community Development District ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated May 21, 2024.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated May 21, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Avalon Groves Community Development District reported:

a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as N/A.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as N.A.
e. The District does not have any construction projects with a total cost of at least $65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Avalon Groves Community Development District reported:

a. The rate or rates of non-ad valorem special assessments imposed by the District range from $9 to $2,123 per residential unit.
b. The total amount of special assessments collected by or on behalf of the District as $2,600,483.
c. The total amount of outstanding bonds issued by the district as $23,245,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 21, 2024

EXHIBIT 23

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

May 30, 2024

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

$2,415,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017 (Assessment Area One Project) ("Bonds")

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended April 5, 2024 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of April 5, 2024.

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

The next annual arbitrage rebate calculation date is April 5, 2025. We have provided an engagement letter for the next two computation periods ending April 5, 2025, and April 5, 2026, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Janet Ricardo, Regions Bank

Avalon Groves Community Development District

$2,415,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017 (Assessment Area One Project)

For the period ended April 5, 2024

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

May 30, 2024

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

Re: $2,415,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017 (Assessment Area One Project) ("Bonds")

Avalon Groves Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended April 5, 2024 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

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

The results of our computations indicate a negative Cumulative Rebate Requirement of $(219,295.82) at April 5, 2024. As such, no amount must be on deposit in the Rebate Fund.

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

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

LLS Tax Solutions Inc.

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

Avalon Groves Community Development District
May 30, 2024
$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)
For the period ended April 5, 2024

NOTES AND ASSUMPTIONS

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

2. The end of the first Bond Year for the Bonds is April 5, 2018.

3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.

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

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

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

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

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

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

Avalon Groves Community Development District
May 30, 2024
$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)
For the period ended April 5, 2024

NOTES AND ASSUMPTIONS (cont'd)

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

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

11. The District is issuing the Bonds to provide funds to (i) finance the costs of certain public infrastructure for the development of a designated assessment area within the District (herein "Assessment Area One") that support the District, consisting of certain roadway improvements, stormwater management and control facilities (including, but not limited to, related earthwork), land acquisition (limited to $2,500,000 from the proceeds of the Bonds), parks and recreational facilities, water and wastewater systems, landscaping in public rights-of-way (including, but not limited to, entrance features and signage), and all related soft and incidental costs, referred to herein collectively as the "Assessment Area One Project" (ii) fund a deposit to the Series 2017 Reserve Account, (iii) fund capitalized interest on the Bonds through May 1, 2018 and (iv) pay costs of issuance of the Bonds.

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

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

Avalon Groves Community Development District
May 30, 2024
$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)
For the period ended April 5, 2024

DEFINITIONS

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

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

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

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

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

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

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

Avalon Groves Community Development District
May 30, 2024
$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)
For the period ended April 5, 2024

SOURCE INFORMATION

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

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

Avalon Groves Community Development District
May 30, 2024
$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)
For the period ended April 5, 2024

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

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

$2,415,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017	ISSUE DATE
4 / 6 / 2021	BEGINNING OF COMPUTATION PERIOD
4 / 5 / 2024	COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1314%	ALLOWABLE EARNINGS
4 / 6 / 2021	BEGINNING BALANCE		0.00	0.44	0.53	0.09
4 / 5 / 2024	ACQUIS & CONST FUND		0.00	0.00	0.00	0.00
		0.44	0.00	0.44	0.53	0.09
4 / 6 / 2021	BEGINNING BALANCE		0.00	175,706.74	210,571.94	34,865.20
5 / 3 / 2021	DEBT SERVICE RESERVE FUND		1.44	0.00	0.00	0.00
6 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
7 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.44	0.00	0.00	0.00
8 / 2 / 2021	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
9 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
10 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.44	0.00	0.00	0.00
11 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
12 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.44	0.00	0.00	0.00
12 / 2 / 2021	DEBT SERVICE RESERVE FUND		1.76	0.00	0.00	0.00
1 / 3 / 2022	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
2 / 1 / 2022	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
3 / 1 / 2022	DEBT SERVICE RESERVE FUND		1.35	0.00	0.00	0.00
4 / 1 / 2022	DEBT SERVICE RESERVE FUND		9.02	0.00	0.00	0.00
5 / 2 / 2022	DEBT SERVICE RESERVE FUND		20.63	0.00	0.00	0.00
6 / 1 / 2022	DEBT SERVICE RESERVE FUND		76.65	0.00	0.00	0.00
7 / 1 / 2022	DEBT SERVICE RESERVE FUND		133.82	0.00	0.00	0.00
8 / 1 / 2022	DEBT SERVICE RESERVE FUND		202.95	0.00	0.00	0.00
9 / 1 / 2022	DEBT SERVICE RESERVE FUND		297.58	0.00	0.00	0.00
10 / 3 / 2022	DEBT SERVICE RESERVE FUND		334.66	0.00	0.00	0.00
11 / 1 / 2022	DEBT SERVICE RESERVE FUND		424.68	0.00	0.00	0.00
12 / 1 / 2022	DEBT SERVICE RESERVE FUND		506.28	0.00	0.00	0.00
1 / 3 / 2023	DEBT SERVICE RESERVE FUND		582.13	0.00	0.00	0.00
2 / 1 / 2023	DEBT SERVICE RESERVE FUND		628.12	0.00	0.00	0.00
3 / 1 / 2023	DEBT SERVICE RESERVE FUND		608.41	0.00	0.00	0.00
4 / 3 / 2023	DEBT SERVICE RESERVE FUND		692.01	0.00	0.00	0.00
5 / 1 / 2023	DEBT SERVICE RESERVE FUND		699.16	0.00	0.00	0.00
6 / 1 / 2023	DEBT SERVICE RESERVE FUND		760.11	0.00	0.00	0.00
7 / 3 / 2023	DEBT SERVICE RESERVE FUND		744.62	0.00	0.00	0.00
8 / 1 / 2023	DEBT SERVICE RESERVE FUND		778.57	0.00	0.00	0.00

$2,415,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017	ISSUE DATE
4 / 6 / 2021	BEGINNING OF COMPUTATION PERIOD
4 / 5 / 2024	COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1314%	ALLOWABLE EARNINGS
9 / 1 / 2023	DEBT SERVICE RESERVE FUND		810.56	0.00	0.00	0.00
10 / 2 / 2023	DEBT SERVICE RESERVE FUND		790.81	0.00	0.00	0.00
11 / 1 / 2023	DEBT SERVICE RESERVE FUND		820.96	0.00	0.00	0.00
12 / 1 / 2023	DEBT SERVICE RESERVE FUND		799.31	0.00	0.00	0.00
1 / 2 / 2024	DEBT SERVICE RESERVE FUND		829.69	0.00	0.00	0.00
2 / 1 / 2024	DEBT SERVICE RESERVE FUND		830.88	0.00	0.00	0.00
3 / 1 / 2024	DEBT SERVICE RESERVE FUND		778.11	0.00	0.00	0.00
4 / 1 / 2024	DEBT SERVICE RESERVE FUND		835.27	0.00	0.00	0.00
4 / 5 / 2024	INTEREST ACCRUAL		137.55	0.00	0.00	0.00
		189,857.09	14,150.35	175,706.74	210,571.94	34,865.20
		189,857.53	14,150.35	175,707.18	210,572.47	34,865.29

ACTUAL EARNINGS	14,150.35
ALLOWABLE EARNINGS	34,865.29
REBATE REQUIREMENT	(20,714.94)
FUTURE VALUE OF 4/5/2021 CUMULATIVE REBATE REQUIREMENT	(192,363.92)
FUTURE VALUE OF 4/5/2022 COMPUTATION DATE CREDIT	(2,064.94)
FUTURE VALUE OF 4/5/2023 COMPUTATION DATE CREDIT	(2,082.02)
COMPUTATION DATE CREDIT	(2,070.00)
CUMULATIVE REBATE REQUIREMENT	(219,295.82)

EXHIBIT 24

www.lakevotes.gov

1898 E. Burleigh Blvd. ● P.O. Box 457 ● Tavares, FL 32778 **P** 352-343-9734 **F** 352-343-3605 **E** Hays@lakevotes.gov

June 12, 2024

Jackie Leger, Senior Administrator
250 International Pkwy., Ste 208
Lake Mary, FL 32746

Re: District Counts

The number of registered voters within the Avalon Groves Community Development District as of April 15, 2024 is **1,793**.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays
Lake County Supervisor of Elections

EXHIBIT 25

Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext. 3333

DOWN TO EARTH
LANDSCAPE & IRRIGATION

May 2024
104024

Customer
Avalon Groves CDD Vesta Property Services 13810 Sutton Park Drive North Jacksonville FL 32224 kdarin@vestapropertyservices.com

Project/Job	Invoice Date	Due Date	Terms	PO #
Well Pump Repairs at Seranoa Lakes Entrance - Estimate 86735	5/31/2024	6/15/2024	Net 15	

Item	Qty	Rate	Amount
Scope of Work Repairs on well pump at Seranoa Lakes entrances completed on 5/14/2024Installed 1 foot of lateral line pipe 1"Installed 2 lateral line fittings 1"Replaced 1 lateral line fitting 2"Installed 2" true union ball valveInstalled 2" sch 80 nipple			
Irrigation repairs			
1" Lateral Line Pipe - Foot	1	$0.84	$0.84
Irrigation Labor (Hide) - Each	6	$85.00	$510.00
1" Lateral Line Fitting - Each	2	$0.67	$1.34
2" Lateral Line Fitting - Each	1	$2.35	$2.35
2" SCH 80 Nipple - Each	1	$4.00	$4.00
2" True Union Ball Valve - Each	1	$300.00	$300.00
		Sub Total	$818.53

Subtotal	$818.53
Payments/Credits	$0.00
Balance Due	**$818.53**

Late payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
See Terms and Conditions at www.dtelandscape.com/terms-and-conditions

Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext. 3333

May 2024
104024

CLICK TO PAY NOW

EXHIBIT 26

June 21, 2024

Contract No. - 88762

Avalon Groves CDD

Remove wood advertising signs along Sawgrass Blvd. Supply fill dirt to fill holes left by 4x4 post and dispose of signs.


Splash Par



ITEM	QTY	UNIT PRICE	TOTAL PRICE
Sign Removal	3.25	$65.00	$211.25
Disposal Fee	1.00	$89.99	$89.99
Fill Dirt	1.50	$76.21	$114.31
			$415.55

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
LCE025: Tree/Plant Installation	$0.00	$415.55
	$0.00	**$415.55**

Sale	$415.55
Sales Tax	$0.00
Total	**$415.55**

By		**By**	
	Justin Sarka		
Date	6/21/2024	**Date**	SC for KD 6/24/2024
	Down to Earth		**Avalon Groves CDD**

EXHIBIT 27

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)
FM-Field Manager (Mark Isley, Vesta)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DE	Work with jack and bore company and county for revised quote.	5/23/2024		
DE	w/DM - Reach out to Pacific Ace contractor/ Lake County regarding remediation of irrigation	5/23/2024		6/11 The County stated that they do not permit irrigation lines within their right of way, and we would have to contact the developer of Sanctuary Drive or TECO who was doing work within the area of the damaged irrigation lines to have the irrigation lines reinstalled. 6/24 KB Homes named as Developer
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	Follow up with Mr. Mastrangeli regarding communication and follow up.	5/23/2024		
DM	w/DE - Reach out to Pacific Ace contractor/ Lake County regarding remediation of irrigation	5/23/2024		6/11 The County stated that they do not permit irrigation lines within their right of way, and we would have to contact the developer of Sanctuary Drive or TECO who was doing work within the area of the damaged irrigation lines to have the irrigation lines reinstalled. 6/24 KB Homes named as Developer
DM/DE	Post updated District map noting no parking areas on website and through POA.	3/28/2024		DM forwarded locations to DE
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
FM/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
DTE	Investigate irrigation drip lines around ponds.	5/23/2024		
DTE	Map of irrigation system noting leak location.	5/23/2024		
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.
Steadfast	Review pond 7	5/23/2024		