



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

July 25, 2024

10:00 a.m.

Location:

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 34714

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



Avalon Groves Community Development District

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

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

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

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

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

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Cc: Attorney
Engineer
District Records



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, July 25, 2024

Time: 10:00 a.m.

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

[Click Here to Join the Meeting Online](#)

Dial-in Number: 1-904-348-0776

Phone Conference ID: 862 156 243#

(Mute/Unmute: *6)

Agenda

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

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

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

III. Audit Committee

A. Open Audit Committee Meeting

B. Ranking of Audit Proposals

[Exhibit 1](#)

1. **Evaluation Summary**

2. DiBartolomeo, McBee, Hartley & Barnes, P.A. (5-Year Contract)

3. **Grau & Associates CPA (3-Year Contract)**

C. Audit Committee's Recommendation for Auditor Services

D. Adjourn Audit Committee Meeting

IV. July 11 Workshop Review

A. Liaison Roles

1. Landscape and Environmental (Mr. Weston/Mr. Mastrangeli)

2. Amenities (Mr. Mastrangeli)

3. Public Safety (TBD)

4. Finance (Mr. Wolski)

5. Public Information (Mr. Aube)

6. Accountability (Mr. Aube/Mr. Weston)

B. KB Builders - Options for Legal Counsel

C. Goals And Objectives

D. Other Business





V. Staff Reports

- A. District Engineer – *Greg Woodcock, Stantec*
 - 1. Review of Drainage Flow Pattern Associated with New Sanctuary Drive Connection [Exhibit 2](#)
 - 2. Discussion on Edgemont Punch List [Exhibit 3](#)
 - a. [District Engineer](#)
 - b. [Down To Earth](#)
- B. District Counsel – *Bennett Davenport, Kutak Rock*
 - 1. [Update on Edgemont and Village 4 \(Kolter Multi-Family\)](#)
 - 2. Protocol for Communication with Vendors (*Aube*)
- C. District Manager – *Kyle Darin, Vesta District Services*
 - 1. Field Report – *Mark Isley, Vesta District Services* [Exhibit 4](#)
 - 2. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 5](#)
 - 3. Landscape Maintenance Report – *Justin Sarka, Down To Earth* [Exhibit 6](#)
 - a. Consideration of Down To Earth 2024 Hurricane Recovery Agreement [Exhibit 7](#)
 - b. [Consideration of Down To Earth Proposal for Pond 48 Bank Landscape Repairs \(Flemings Rd Cut Thru Vehicle Damage\)](#) [Exhibit 8](#)
- D. Serenoa POA Amenity Manager [Exhibit 9](#)
 - 1. Update on Village 2 & 3 Mowing Request
 - 2. Review of POA Concerns/Projects
 - a. Village Entrance Planting
 - b. Village 3 Entrance Landscape Maintenance
 - c. Monument Lighting
- E. Palms at Serenoa HOA Amenity Manager





VI. Liaison Reports

- A. Landscape and Environmental – *Gene Mastrangeli/Carl Weston* [Exhibit 10](#)
 - 1. Edgemont
 - 2. Signage on CDD Property
- B. Amenities – *Gene Mastrangeli*
 - 1. Sunscreen for Village 1 Playground
- C. Public Safety (*TBD*)
- D. Finance – *Robert Wolski*
- E. Public Information – *Michael Aube*
 - 1. Wetland Education Strategy and Draft Letter
- F. Accountability – *Michael Aube/Carl Weston*

VII. Business Matters

- A. Acceptance of Audit Committee’s Recommendation and Authorization of Staff to Issue Audit Services Notice of Intent to Award
- B. Goals and Objectives [Exhibit 11](#)
- C. Discussion on Drafting Charter Models for Supervisor Liaison Roles [Exhibit 12](#)

VIII. Consent Agenda

- A. Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held May 23, 2024 [Exhibit 13](#)
- B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 27, 2024 [Exhibit 14](#)
- C. Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held July 11, 2024 [Exhibit 15](#)
- D. Consideration and Acceptance of the Unaudited June 2024 Financial Statements [Exhibit 16](#)

IX. Supervisor Requests

- A. Discussion on DR Horton and KB Legal (*Aube*)
- B. Next Workshop Agenda Items
- C. Next Meeting Agenda Items

X. Action Item Summary (*For Inclusion in Minutes*) [Exhibit 17](#)

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





XII. Next Workshop Attendance Check

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

August 8, 2024 at 10 a.m.
Palms at Serenoa Clubhouse
17244 Bay Cedar Way,
Clermont, FL 34714

XIII. Next Meeting Quorum Check

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

August 22, 2024 at 7 p.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

XIV. Adjournment



EXHIBIT 1



AVALON GROVES - AUDITOR EVALUATION									
	FY 2024	FY 2025	FY 2026	Ability of Personnel 20 Pts.	Proposer Experience 20 Pts.	Understanding Scope of Work 20 Pts.	Ability to Furnish Required Service 20 Pts.	Price 20 Pts.	TOTAL POINTS
DiBartolomeo, McBee, Hartley & Barnes, P.A.	\$3,250	\$3,400	\$3,500						
Grau & Associates	\$10,000	\$10,200	\$10,400						



AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel.

(20 Points)

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

2. Proposer's Experience.

(20 Points)

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

3. Understanding of Scope of Work.

(20 Points)

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

4. Ability to Furnish the Required Services.

(20 Points)

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

5. Price.

(20 Points)

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



Avalon Groves Community Development District

Proposer

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants

**2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833**

**591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952**

Contact:

**Jim Hartley, CPA
Principal**



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Avalon Groves
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Avalon Groves Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record—Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit 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 with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

2222 Colonial Road, Suite 200 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

Member AICPA

Member AICPA Division for CPA Firms
Private Company Practice Section

Member AICPA

WWW.DMHBPCPA.NET



Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.



PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting



PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Theresa Goldstein - Senior (resume attached)

Christine Kenny, CPA – Senior (resume attached)



Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice



Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County



Theresa Goldstein

Supervisor – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Theresa has over 25 years of public accounting experience and would serve as the supervisor for the Constitutional Officers. Her experience and training include:

- 25 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Theresa has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Theresa currently provides internal audit and consulting services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Engagements include City of Port St. Lucie, St. Lucie County Fire District, Town of Sewall’s Point, Town of Jupiter Island, Multiple CDD audits, Tradition CDD #1-10, Southern Groves CDD #1-6 and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Finance – University of Central Florida
- Masters of Business Administration with concentration in Accounting – Bryant College

Professional Affiliations

- Associate Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association



Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures.

Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association



PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods



ADDITIONAL DATA

➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:



ADDITIONAL DATA (CONTINUED)

➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access



Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	Jim Hartley			√	250-300
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	Mark Barnes		√	√	800
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	Jim Hartley	√	√	√	600
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	Jim Hartley			√	100
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	Jay McBee				60
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	Jay McBee				60
Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256	2002 - current	√	Jim Hartley			√	350
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50



TECHNICAL APPROACH

a. *An Express Agreement to Meet or Exceed the Performance Specifications.*

1. The audit will be conducted in compliance with the following requirements:
 - a. Rules of the Auditor General for form and content of governmental audits
 - b. Regulations of the State Department of Banking and Finance
 - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.



b. A Tentative Schedule for Performing the Key phases of the Audit

Audit Phase and Tasks	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
<i>I. Planning Phase:</i>							
Meetings and discussions with Avalon Groves Community Development District personnel regarding operating, accounting and reporting matters							
Discuss management expectations, strategies and objectives							
Review operations							
Develop engagement plan							
Study and evaluate internal controls							
Conduct preliminary analytical review							
<i>II. Detailed Audit Phase:</i>							
Conduct final risk assessment							
Finalize audit approach plan							
Perform substantive tests of account balances							
Perform single audit procedures (if applicable)							
Perform statutory compliance testing							
<i>III. Closing Phase:</i>							
Review subsequent events, contingencies and commitments							
Complete audit work and obtain management representations							
Review proposed audit adjustments with client							
<i>IV. Reporting Phase:</i>							
Review or assist in preparation of financial statement for Avalon Groves Community Development District							
Prepare management letter and other special reports							
Exit conference with Avalon Groves Community Development District officials and management							
Delivery of final reports							



b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Avalon Groves Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.



Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.



Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.



Perform Statutory Compliance Testing

We have developed audit programs for Avalon Groves Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.



PROPOSED AUDIT FEE FOR EACH YEAR OF THE FIVE YEARS

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Avalon Groves Community Development District for the five years as follows:

September 30, 2024	\$ 3,250
September 30, 2025	\$ 3,400
September 30, 2026	\$ 3,500
September 30, 2027	\$ 3,650
September 30, 2028	\$ 3,800

In years of new debt issuance fees may be adjusted based on review with management.





Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

**Proposal Due: June 28, 2024
12:00PM**

Submitted to:

Avalon Groves
Community Development District
c/o District Manager
250 International Parkway Suite 208
Lake Mary, FL 32746

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

June 28, 2024

Avalon Groves Community Development District
c/o District Manager
250 International Parkway, Suite 208
Lake Mary, FL 32746

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Avalon Groves Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau



Firm Qualifications

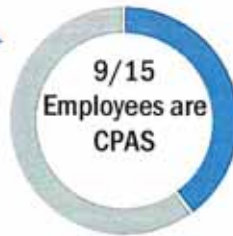


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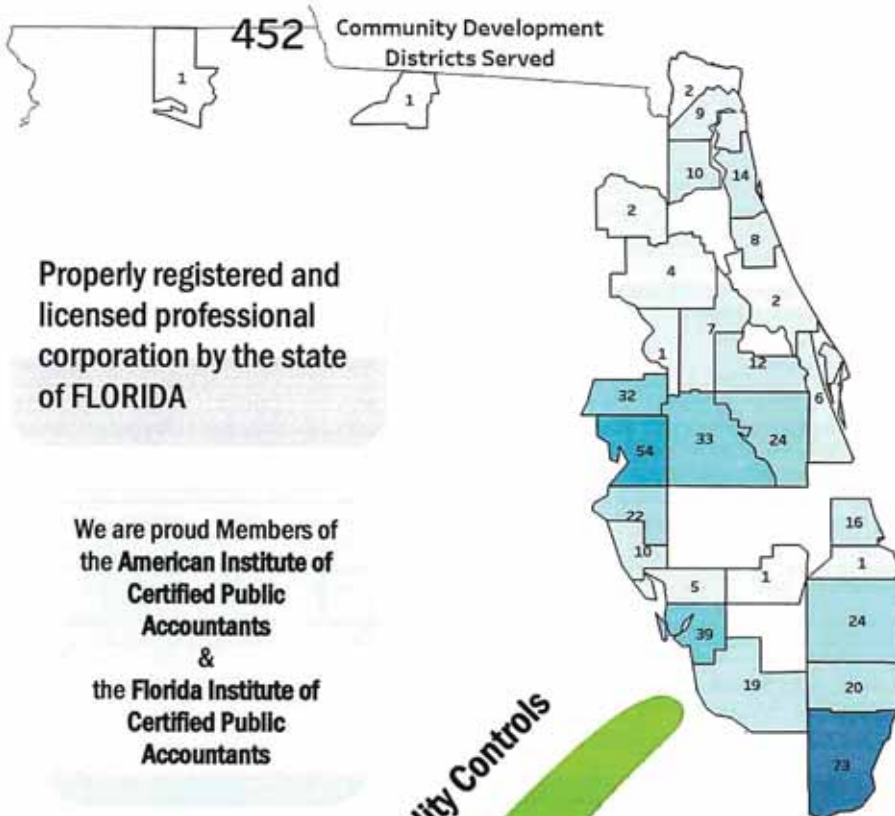
Grau's Focus and Experience

Our Team



2005

Year founded



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality

Services Provided



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate





Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



AICPA®

Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org



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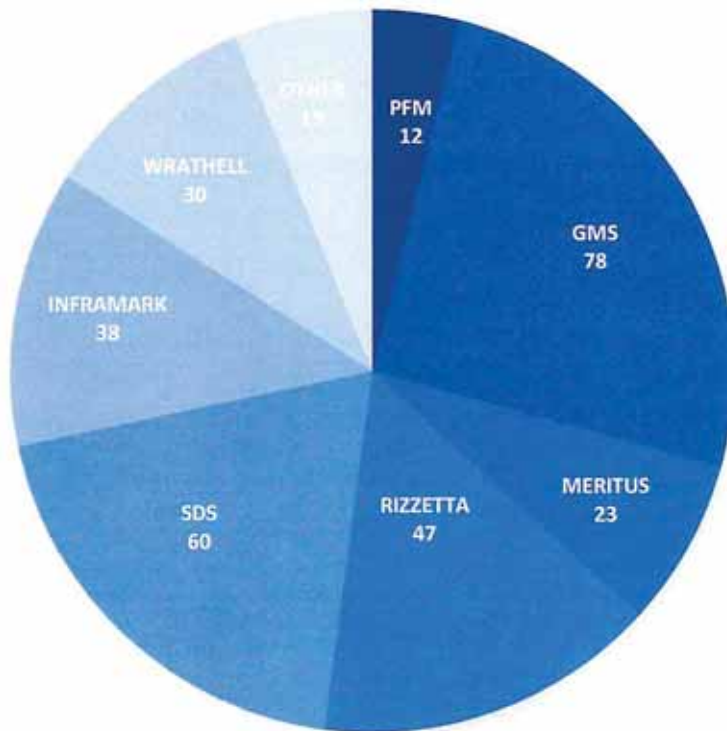
Firm & Staff Experience



Grau & Associates
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GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing

Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing

Audits: 13+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

64 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski



YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.





Antonio 'Tony' J. Grau, CPA
Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|--|--|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (includes of 4 hours of Ethics CPE)





David Caplivski, CPA/CITP, Partner
Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts Aid to Victims of Domestic Abuse Boca Raton Airport Authority Broward Education Foundation CareerSource Brevard CareerSource Central Florida 403 (b) Plan City of Lauderdale GERS City of Parkland Police Pension Fund City of Sunrise GERS Coquina Water Control District Central County Water Control District City of Miami (program specific audits) City of West Park Coquina Water Control District East Central Regional Wastewater Treatment Fac. East Naples Fire Control & Rescue District	Hispanic Human Resource Council Loxahatchee Groves Water Control District Old Plantation Water Control District Pinetree Water Control District San Carlos Park Fire & Rescue Retirement Plan South Indian River Water Control District South Trail Fire Protection & Rescue District Town of Haverhill Town of Hypoluxo Town of Hillsboro Beach Town of Lantana Town of Lauderdale By-The-Sea Volunteer Fire Pension Town of Pembroke Park Village of Wellington Village of Golf
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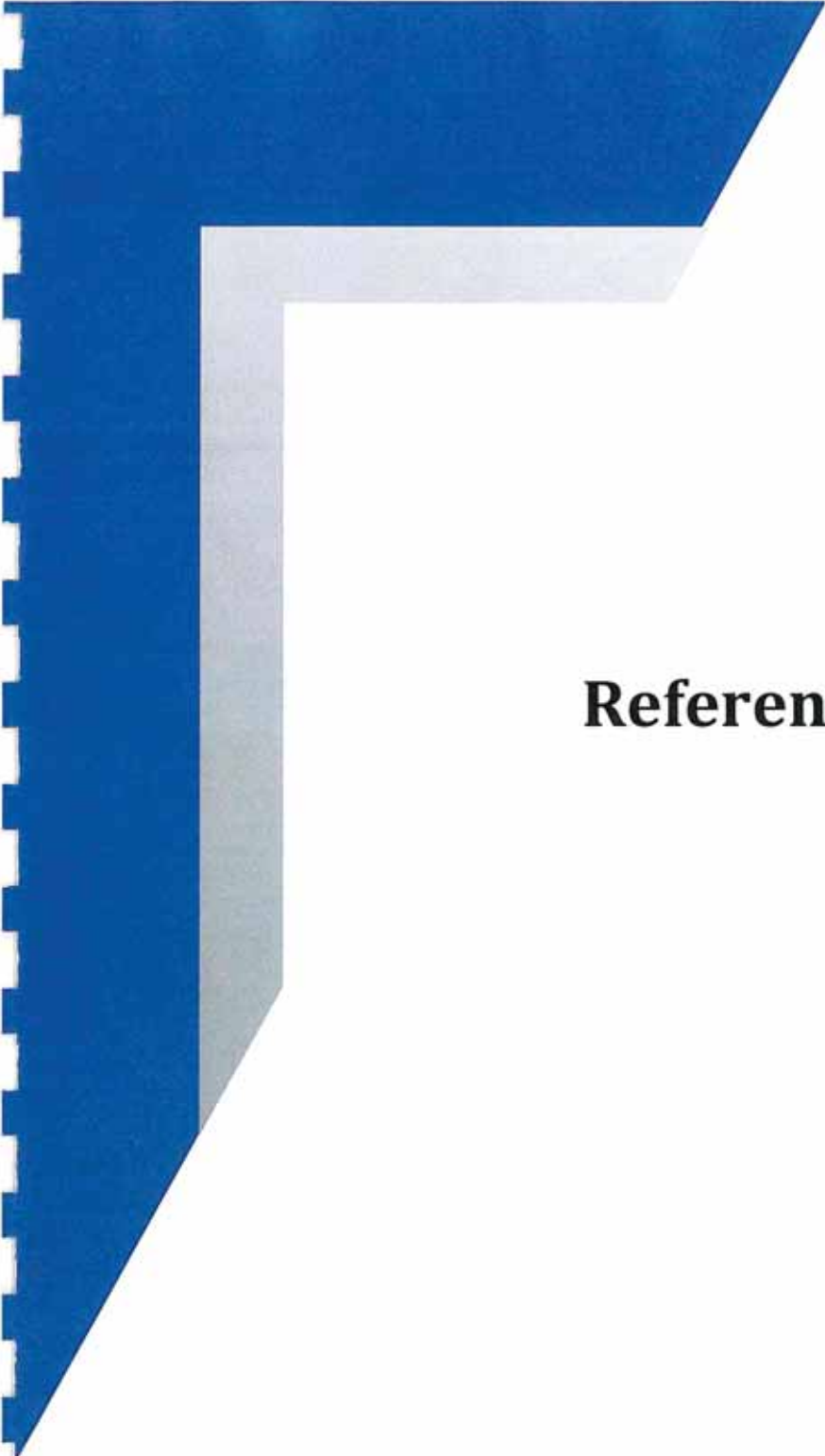
Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
 Member, Florida Institute of Certified Public Accountants
 Member, Florida Government Finance Officers Association
 Member, Florida Association of Special Districts





References



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We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922





Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS



AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.



Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.



Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.





Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS



Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2026 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2024	\$10,000
2025	\$10,200
2026	<u>\$10,400</u>
TOTAL (2024-2026)	<u>\$30,600</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.





Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Avalon Groves Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

EXHIBIT 2



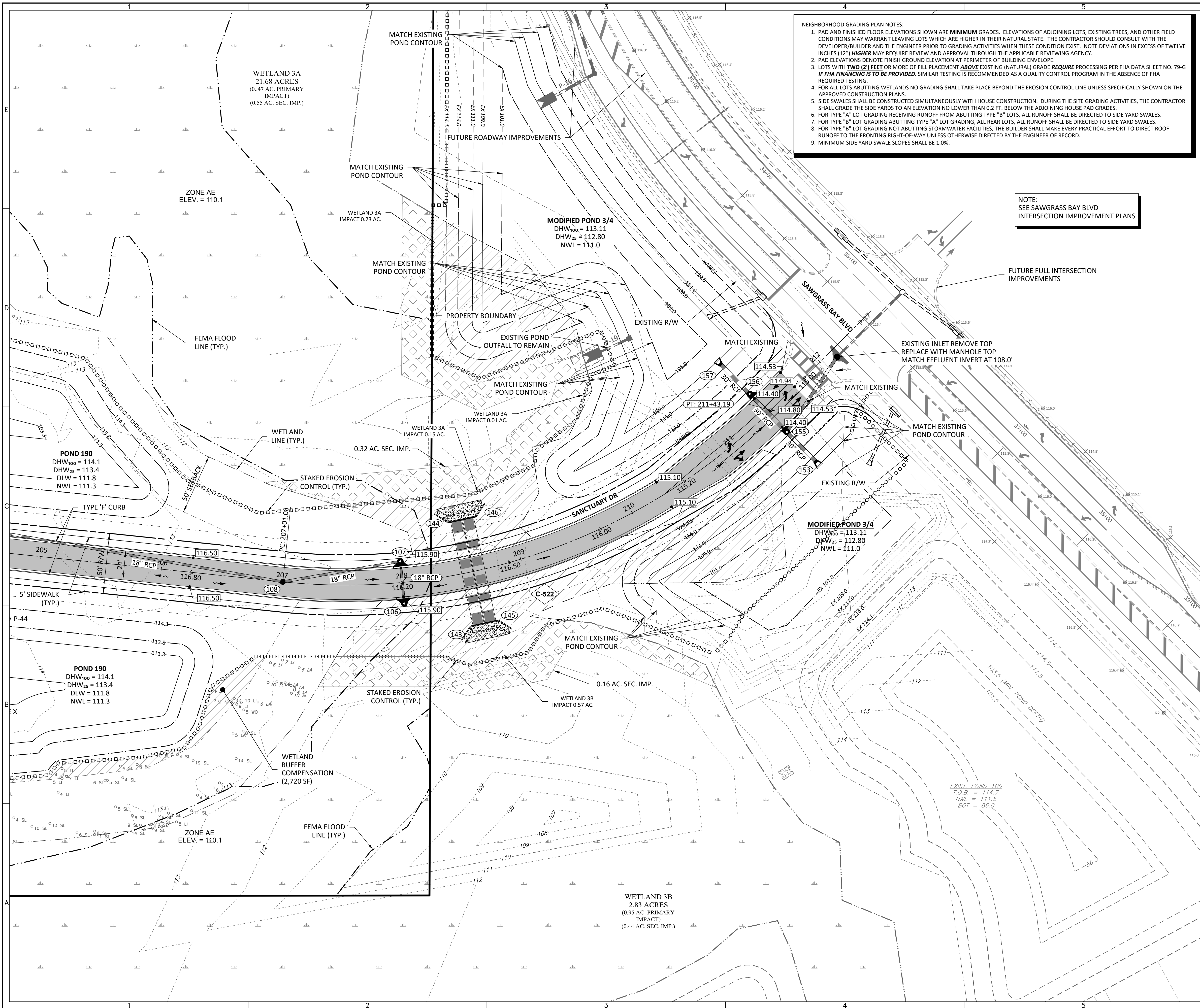


EXHIBIT 3



Stantec visited Avalon Groves CDD to review Edgemont infrastructure for acquisition from the developer to the Community Development District. Below is location map and descriptions of the items that require maintenance.

Greg Woodcock

Project Manager

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com





Location 17

Location 16

Location 11

Location 15

Location 14

Location 13

Location 10

Location 9

Location 8

Location 7

Location 4

Location 6

Location 5

Location 18

Location 19

Location 20

Location 21

Location 22

Location 23

Location 24

Location 25

Location 26

Location 27

Location 28

Location 12

Location 3

Location 1

Location 2

Avalon Groves CDD

Myrtle Oak Ct

Sawgrass Bay Blvd

Image © 2023 Airbus

Imagery Date: 2/17/2023

28°24'09.73" N 81°40'15.02" W elev 109 ft eye alt 2209 ft

Google Earth

Location 1: Pipe and filter fabric was exposed. Ground cover was missing from around the pipe and can lead to erosion.



Location 2: Overgrown vegetation around outfall pipe.



Location 3: Exposed pond bank.



Location 3A: Mitered End Section starting to erosion around the sides.



Location 4: Berm lacking turf.



Location 5: Mitered End Section starting to erosion around the sides.



Location 6: Street sign leaning and not 7' high from the ground to the bottom of the stop sign.



Location 7: Exposed ground around the sign and existing pipe exposed by monument. Pipe should be buried.



Location 8: Speed limit sign not 7' from the ground to the bottom of the stop sign.



Location 9: Speed limit sign leaning and not 7' from the ground to the bottom of the stop sign.



Location 10: Speed limit sign leaning and not 7' from the ground to the bottom of the stop sign.



Location 11: Grass overgrowing curb and sidewalk



Location 12: Area missing ground cover.



Location 13: Center Island not completed.



Location 14: Speed limit sign leaning and not 7' from the ground to the bottom of the stop sign.



Location 15: Grass overgrowing curb.



Location 16: Street light pole damage.



Location 17: Plastic to be removed.



Location 18: Trash and debris to be removed from right of way.



Location 19: Pipe and filter fabric was exposed.



Location 20: Speed limit sign not 7' from the ground to the bottom of the stop sign.



Location 21: Turbidity barrier to be removed when construction is completed.



Location 22: Hog damage observed.



Location 23: Vegetation is overgrowing sidewalk.



Location 24: Valve box needs repair.



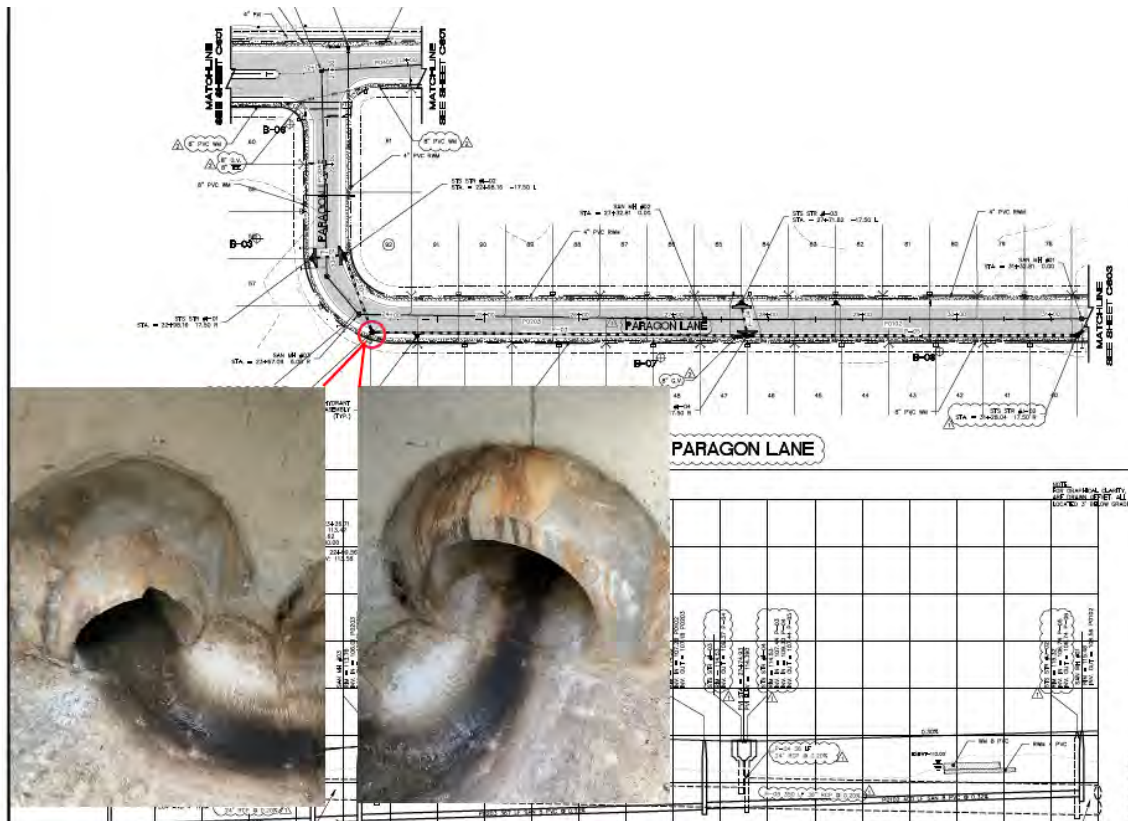
Location 25: Speed limit sign leaning and not 7' from the ground to the bottom of the stop sign.



Location 26: Stop Sign leaning and not 7' from the ground to the bottom of the stop sign.



Location 27: Possible crack around the pipe connection to the structure.



Location 26: Curb inlet has approximately 15" of silt to be removed.





Edgemont At Serenoa.

The following items need to be corrected.

1. Exposed Irrigation needs to be buried at proper depth.
2. Damaged Golden Thryallias replaced.
3. Damage Coonties replaced.
4. Correct nozzles for irrigation heads need to be installed for proper turf coverage.
5. Turf replaced due to poor irrigation coverage
6. Dead palm replaced.
7. Damage to median includes irrigation repairs, plant replacements, soil grading, and mulch.
8. Bubblers replaced.
9. Valve at playground is not connected to a controller.
10. Bahia sod around playground mulch containment needs to be replaced by mulch.
11. Drip line install incorrectly around palm.
12. Drip line install incorrectly around trees, trees are planted too deep.
13. Weed control in all beds is required.
14. Valve boxes missing lids.

Unphotographed Issues.

1. Missing Tabebuia and one has snapped and has sucker growth.



Item 1



Item 2



Item 3



Item 4 & 5



Item 6



Item 7



Item 8



Item 9



Item 10









Item 13



Item 14



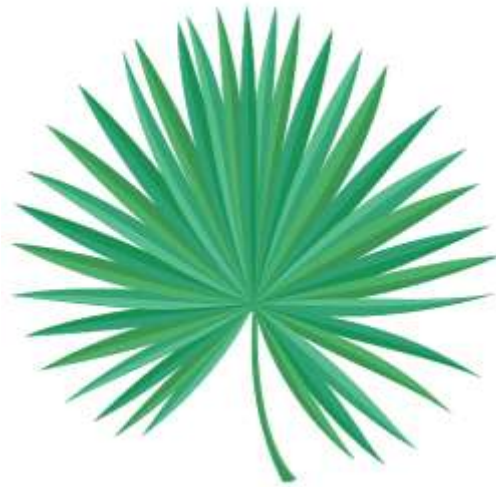
EXHIBIT 4



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

July 2024 FIELD INSPECTION REPORT

Mark Isley Vesta Field Services



Site visits- (07-01, 07-10, 07-16)



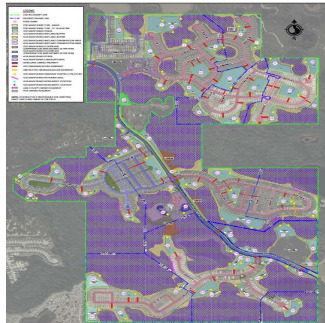


TABLE OF CONTENTS

- Maintenance Map
- Landscape
- Ponds
- Communications



Maintenance Map



Landscape

Last visit I did a thorough inspection of all CDD maintained areas with DTE, Also the turnover items with DTE and district engineer.

We are seeing much improvement with turf color and vitality with the recent rains. Mulch application looks great, playground mulch is being kept weed free along with beds and where areas occur in the maintained turf.



Landscape



We still need to keep pushing to get the “Jack and Bore” project moving so DTE can continue irrigation supplement and replace dead turf/foliage.

There will be items upcoming (turnover) with irrigation and turf/foliage maintenance to be handled through DTE.

New Sod installed by DTE.



Ponds

Ponds are returning to acceptable levels; the heat of the summer months has been producing unwanted vegetation/algae blooms. Pond vendor has been quick to address concerns as they occur. (Please see vendor's report)



Ponds



Fountain



Field Requests/ Communications

Date Created	This request concerns	Your Name - L:	Address - Street Address	Message	Response	Resolution Date
2024-07-18	Other	Deslauriers	17613 SERENOA BLVD	The walking gate to the left of the entrance gate into Village 2 needs the hinges greased. It is very squeaky and loud. I'm sure the house on the corner can hear it from inside. Also, it slams shut. It used to have have something on it that prevented it but it's been replaced and now will slam shut with a very loud bang...which is probably why it has had to be fixed multiple times because it's closing too hard and loosening.	Forwarded to POA	18-Jul
2024-07-16	Streetlight Reporting	Hehemann	17572 Butterfly Pea Ct	The streetlight in front of our home at 17572 Butterfly Pea Ct is not working. Thank you	7/19 requested update from Recovered Energy	
2024-07-15	Landscape and Irrigation	Chua	2380 Palm Park Loop	The invasive grasses on the preserve area located in my backyard has grown and it needs to be removed. We were told that it is not the responsibility of the HOA and would very much appreciate if you can handle this matter as soon as possible. Thank you!	7/19 See attached	
2024-07-09	Landscape and Irrigation	Deslauriers	17613 Serenoa Blvd	Similar to the prior request about monument lighting, I have been reporting irrigation issues in that same two years. This was long before the road was cut through and the intersection built. As was happening then, sprinkler zones will run, but water is dribbling out of many of the sprinklers and running down the curb to the storm drains. Drip irrigation lines in planters is broken and shooting across the sidewalks. Water is not getting to the plants. Although the intersection may have caused additional problems, it is not causing all of them. A good deal of the issues are from normal maintenance not being performed over a couple of years now. Large areas of turf along Sawgrass Bay Blvd and in the park have now died and filled in with weeds. This is only when it rains enough to make the weeds grow. Otherwise, it's a brown mess.	7/19 "Irrigation main line reinstallation is on hold until a response regarding restitution for construction damage is finalized. The Board declined previously presented proposals for monument repairs. Field Manager is tasked with finding new vendors who will provide a quote for the monument lighting repairs and new electrical outlets. Your report has been forwarded to the current landscape vendor to address any additional concerns."	

Field Requests/ Communications

Date Created	This request concerns	Your Name - L:	Address - Street Address	Message	Response	Resolution Date
2024-07-09	Other	Deslauriers	17613 Serenoa Blvd	Now that we are in July, it has reached 2 years since I first reported that none of the Serenoa Monuments along Sawgrass Bay Blvd from the start of the neighborhood to the clubhouse are lighting. The extension area beyond the clubhouse still works. 2 years is way too long to take to fix some lights. When will they be fixed?	7/19 "Irrigation main line reinstallation is on hold until a response regarding restitution for construction damage is finalized. The Board declined previously presented proposals for monument repairs. Field Manager is tasked with finding new vendors who will provide a quote for the monument lighting repairs and new electrical outlets. Your report has been forwarded to the current landscape vendor to address any additional concerns."	
2024-07-04	Pond	Stutesman	2408 Southlawn	We have some concerns about the pond behind our house, our address is 2408 South Lawn Ln. For a time before the storms of the last week and a half our water level was down about 3 feet, since the rains the pond has been a murky brown color and now there is green algae plumes around the edges of approximately half of the pond. The algae plumes are approximately 5 to 10 feet in width. We have had experience at our previous home in Illinois where the slgae consumes the pond and kills off fish and other species in the pond, as well as creating a very strong odor and becoming a mosquito haven.	7/18 See attached Ongoing maintenance in effect per FDACS guidelines. 7/19 Steadfast confirmed turbidity causes & addition to tech notes	18-Jul



Field Requests/ Communications

Date Created	This request concerns	Your Name - L:	Address - Street Address	Message	Response	Resolution Date
2024-07-03	Playground Goldcrest Loop	Stonesifer	2917 Marlberry Lane	Hello, I have written to you previously about this issue but I have not seen it on the agenda so I wanted to bring it to your attention again. I have brought my children to the playground and have yet again had to leave due to the equipment being beyond too hot for anyone to play on. This has happened even waiting until the evening hours when you would think it had cooled down a bit. It is appalling that Kolter was permitted to have this playground built without a shade structure. There are more times than not that no one is able to use this amenity due to the dangerous heat of the equipment. This is a huge liability and I think it would behoove the CDD to invest in a shade.	7/19 "Field Manager has been asked to obtain proposals for shade sail for the Goldcrest Loop playground. Once received they'll be presented to the Board for consideration."	
2024-07-02	Landscape and Irrigation	Mann	3632 Blue Sage Loop	I am a resident and HOA President of the Palms at Sernoa. I've noticed throughout our community for the last several months that DTE has changed mowing techniques around the ponds. First the grass is cut too low, now they are blowing the clippings around the trunks of trees. I believe that should not be. Please have someone call me as to best practices for mowing bahia grasses and clipings around trees.	7/5 DM responded to Supervisor request, DTE to be notified 7/18 Resent to DTE to confirm receipt	
2024-07-01	Landscape and Irrigation	Deslauriers	17613 SERENOA BLVD	Just inside the V2 gate on the right, before the first house, the grass has not been cut. It's very long and full of weeds.	POA maintained - DTE working w/POA for interim mowing	
2024-06-28	Streetlight Reporting	Likeum	2425 Southlawn Ln	Not sure this is the right place to ask for this? the streetlight on the northeast corner of my lot on Southlawn Lane is not illuminating at night, wonder if it could get fixed please. If this is the wrong place please let me know, thank you & have a great day!	7/19 requested update from Recovered Energy	



Field Requests/ Communications

Date Created	This request concerns	Your Name - Last Name	Address - Street Address	Message	Response	Resolution Date
2024-06-27	Landscape and Irrigation	Porter	17271 Saw Palmetto Avenue	I've attached some photos and a video of damage that was done to our fence yesterday by the landscapers. As you can see, its damage could have only occurred from a machine ramming it from the nature preserve side.	6/27 Discussed at meeting DTE to address 7/22 emailed POA for recommended vendor.	
2024-06-24	Other	Deslauriers	17613 Serenoa Blvd	2nd request- The marketing signs from the developer along Sawgrass Bay Blvd are in poor condition. The frames are rotting and the images are cracked and sunburned. The developer needs to repair, replace, or remove them. No action has been taken from my request several weeks ago.	Ratified at 6/27 meeting	24-Jun
2024-06-20	Landscape and Irrigation	WHEATON	17680 Saw Palmetto Avenue	A SPRINKLER ON YOUR PROPERTY IS GUSHING WATER BEHIND MY HOME	7/22 Tech has been notified to repair (May be POA)	
2024-06-19	Streetlight Reporting	LANDRY	17675 Saw Palmetto Ave	I am writing to inform you about an issue with the street light pole located in front of my house. The solar power cable for this light has become loose and is constantly hitting the pole due to the wind, both day and night. The persistent noise from the cable striking the pole has become quite a disturbance. I kindly request that someone be sent to secure the cable properly to prevent any further inconvenience.	7/19 requested update from Recovered Energy	



Shirley M. Conley

From: Shirley M. Conley
Sent: Friday, July 19, 2024 7:12 AM
To: analizazchua@yahoo.com
Subject: FW: CDD - Avalon Groves Contact [#316]
Attachments: 20240714_170532.jpg; 20240714_170549.jpg

Thank you Patrick,

We will review the area with the landscape vendor to ensure the CDD maintained area is being mowed. Weeds in the conservation area will not be addressed.

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

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Shirley M. Conley

From: Shirley M. Conley
Sent: Thursday, July 18, 2024 1:41 PM
To: soccermom916@yahoo.com
Subject: FW: CDD - Avalon Groves Contact [#310]
Attachments: IMG_7073.jpeg; IMG_7074.jpeg; IMG_7072.jpeg; IMG_7075.jpeg; IMG_7076.jpeg

Hi Cheryl,

Low water level in Pond 51 is typical for the season – rainfall does not match the rate at which water is lost through evaporation and infiltration. Brown water is usually caused by tannins from vegetation breakdown, and murky water commonly occurs with watershed and turnover.

Unfortunately we're in prime algae season and blooms grow rapidly, but all the District's ponds are monitored and treated for surface and subsurface algae and for non-native invasive vegetation in accordance with FDACS guidelines.

Your report was forwarded to the Aquatics vendor to update notes for the technicians to address any new issues next time they're out.

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.**



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Shirley Conley

Administrator

P. 321.263.0132 X749

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EXHIBIT 5





Avalon Groves CDD Aquatics

Inspection Date:

7/17/2024 9:20 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 21

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

The water level is low on this pond same with many throughout the community. Hopefully the remainder of July continues to bring us rain. Nuisance grasses and algae were not found present within the pond. In the upcoming maintenance visit our technician will focus on any regrowth that may occur.

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

SITE: 22

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Minor amounts of grass regrowth occurring in the north end of the pond. Our technician will treat for this grass growth in the next treatment.

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

Inspection Report

SITE: 24

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Nuisance grasses have been treated for and were not found present. Minor amounts of scattered surface algae present along parts of the perimeter. Our technician will target this growth in the upcoming visit.

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

SITE: 25

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Nuisance grasses have been contained on this pond. However minor amounts of surface algae is present. This will be treated for during the next treatment.

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

Inspection Report

SITE: 26

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Algae and nuisance grasses have been treated for and were not present. Routine maintenance and monitoring will occur here.

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

SITE: 27

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

The water level is down. Minor amounts of nuisance grass regrowth occurring along the perimeter of the pond where water is no longer present. During the next maintenance visit our technician will make sure to treat.

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

Inspection Report

SITE: 28

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Nuisance grasses were not found to be present. Minor amounts of decaying surface algae present along parts of the perimeter. Our technician will continue to monitor the condition of the pond and will address the surface algae present in the next visit.

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

SITE: 29

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Nuisance grasses on this pond have been contained. The surface algae present is in a decaying state and is on it way out. Beneficial lilies are present within the pond and are in a healthy state. Beneficial lilies help uptake key nutrients that nuisance species and algae also need to thrive, ultimately limiting the nutrients available. Our technician will continue combatting the algae.

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

Inspection Report

SITE: 30

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



Comments:

This pond is in excellent condition. No algae or nuisance grasses observed. The beneficial lilies are in a healthy state. Routine maintenance and monitoring will occur here.

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

SITE: 65

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



Comments:

This pond is in near excellent condition. Algae was not found to be present. Minor amounts of torpedo grass regrowth occurring along the perimeter. The grass regrowth will be addressed next visit.

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

MANAGEMENT SUMMARY



With the passing of the summer solstice, we are currently in the longest, hottest part of the year, the height of Summer. As such algae and vegetation is growing as rapidly as possible. At this time of year, it will be a cyclical battle against these forces until more frequent rainfall or cooler temperatures bring relief with the onset of Fall. It should be noted that more frequent rainfall is noted within the next week. Should this be the case, the pond's appearance will improve dramatically as algae is pelted down after treatment and fill ponds, and circulate water, resetting the pond's biology.

On this visit, nearly all ponds noted were in excellent or great condition. Shoreline grasses were minimal. Algae was noted in some locations but was mostly subsurface, and the majority of surface algae will decay following our next treatment.

Routine treatments will continue to maintain the appearance & health of the ponds as we make our way through the height of the growing season.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA



Avalon Groves CDD
Sawgrass Bay Blvd, Clermont

Gate Code:



EXHIBIT 6





Customer Service report

Property: Avalon Groves CDD

Date: 7/1/2024

Areas Mowed / Schedule changes if applicable:

All areas are being mowed with the received rain turf is growing well with exception to areas effect by the main line break which are beyond recovery and will need replacing once line is repaired. Sod has been installed on pond 13.

Areas Detailed / Schedule changes if applicable:

Mulch installed week of 7/8-7/12. There are some ponds that did not receive mulch additional 150 yards will be required to complete.
Village 3 has been cleaned up on CDD side 7/11.

Irrigation status / Schedule changes if applicable:

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

F&P Status / Schedule changes if applicable:

Weed treatment in St Augustine turf areas completed 7/19

Other items / Comments:

Overall property is in great shape.

Date Created	Your Name - Last	Address - Street Address	Message	Update	Completed
2024-07-09 1	Deslauriers	17613 Serenoa Blvd	Similar to the prior request about monument lighting, I have been reporting irrigation issues in that same two years. This was long before the road was cut through and the intersection built. As was happening then, sprinkler zones will run, but water is dribbling out of many of the sprinklers and running down the curb to the storm drains. Drip irrigation lines in planters is broken and shooting across the sidewalks. Water is not getting to the plants. Although the intersection may have caused additional problems, it is not causing all of them. A good deal of the issues are from normal maintenance not being performed over a couple of years now. Large areas of turf along Sawgrass Bay Blvd and in the park have now died and filled in with weeds. This is only when it rains enough to make the weeds grow. Otherwise, it's a brown mess.	This is part of the mainline issue not being fixed. This main line supplies water to the park.	
2024-07-01 2	Deslauriers	17613 SERENOA BLVD	Just inside the V2 gate on the right, before the first house, the grass has not been cut. It's very long and full of weeds.	POA maintained - DTE working w/POA for interim mowing	
2024-06-27 1	Porter	17271 Saw Palmetto Avenue	I've attached some photos and a video of damage that was done to our fence yesterday by the landscapers. As you can see, its damage could have only occurred from a machine ramming it from the nature preserve side. Please let me know what needs to happen to resolve this.	6/27 Discussed at meeting DTE to address Pleases contact a fence contractor and submit an estimate for repair. 7/22 emailed POA for recommended vendor.	
2024-06-20 2	WHEATON	17680 Saw Palmetto Avenue	A SPRINKLER ON YOUR PROPERTY IS GUSHING WATER BEHIND MY HOME	Tech has been notified to repair,	
2024-06-10 1	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
2024-06-06 2	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		7-Jun



Date Created	Your Name - Last	Address - Street Address	Message	Update	Completed
2024-06-04	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.		7-Jun
2024-06-03	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. Could you please send someone to address the issue.		7-Jun
2024-05-30	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 of 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 beds, luscious grass, landscaped and properly edged beds. Now it's just bare, dying plant beds full of weeds or patches of dirt. I would like an agenda item to have an action plan put together by the landscaping team and shared with the CDD in the updates that provide updates and expectations on the time and process that is in place to make this community beautiful again.	Irrigation repair approved, cannot move forward until jack/bore quote is approved Jack/bore requirements addressed by District Engineer at May meeting. Awaiting updated proposals with new scope 6/27: DE discussed costs for plan/permit	



Date Created	Your Name - Last	Address - Street Address	Message	Update	Completed
2024-05-30 1	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 quote is approved Jack/bore requirements addressed by District Engineer at May meeting. Awaiting updated proposals with new scope 6/27: DE discussed costs for plan/permit	
2024-05-22 1	Landry	17555 Sawgrass Bay Blvd	Irrigation line looks like it has been cut on Goldcrest Lp near mailbox and water is leaking.		7-Jun
2024-05-18 1	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.	This is POA property. 7/22 emailed to POA in case still needs to be addressed	22-Jul
2024-05-14 2	Giraldo	17290 saw palmetto ave	Two sprinkler heads are not working and the sod dried up.	Need more information on location. Looks to be easement within Vlg 3 - 7/22 emailed to POA in case still needs to be addressed	22-Jul
2024-05-14 2	WHEATON	17680 Saw Palmetto Avenue	a water line on your property is broken and gushing water behind our house on your property	5/14 DTE: This was found to be off and a simple test was performed and found the zone to be functioning properly.	14-May
2024-05-13 1	Bonzer	17311 Saw Palmetto Ave	The grass in all common area is yellow and dead. The vegetation will be next. Why is this not being watered? It will need to be replaced soon.	5/13/2024 - DTE: Irrigation repair completed today at the pump. We will come back tomorrow for pressurize the line and inspect everything.	13-May
2024-05-09 0	Sharpe	3871 Goldenrod Court	Good morning, I have a question about the trimming of the trees at the end of our cul-de-sac. This is the second time this has happened and I am wondering if it is the way it's supposed to be or they should be picking up the trees. When they prune the trees at the end of the cul-de-sac yesterday, they put the branches at the grass line and the conservation area. Some they threw into the conservation land but only by a couple feet so when it is dead, it's a big brown spot. Is that the directive or should they be throwing them farther in or picking them up. Not sure why they are sitting on the grass. Can you respond to this email and let me know if that is correct or not?	5/23 Repeat request - DTE addressed	24-May



Date Created	Your Name - Last	Address - Street Address	Message	Update	Completed
2024-05-08 1	Deslauriers	17613 SERENOA BLVD	I now this has been reported, but nothing has been done. ALL of the grass along Sawgrass Blvd is awful. The irrigation is not working and has been reported multiple times. They laid sod recently and that's dead now too. I will be at the next CDD meeting expecting an update and a plan. Wasting CDD funds putting down sod that is just going to die and not properly maintaining the area is terrible.	5/15: Awaiting Jack & Bore quote 6/27: DE discussed costs for plan/permit	
2024-05-06 1	Johnson	3566 Lovegrass Way	We have two dead trees on CDD property that obstruct our view of the pond and fountain. We would greatly appreciate if they could be removed during the month of May. Please reply as to when we can expect this to occur.	5/9 DTE: Tree removal proposal included in May agenda packet - approved	25-Jun
2024-05-02 1	Durham	17557 Butterfly Pea Ct	I'm writting you to ask you what's going on with the irrigation in the common area? Do we not have any? Do we not have money to run it? I'm confused about the money that we pay here and the grass looks like crap. I'm sorry that the first interaction that we are having via email is coming off rude, but this is unacceptable and should not be tolerated. We all pay alot of money here and this is what we get? Also, my house backs up to the common area and the lack of maintenance with the grass has allowed crab grass (which isn't treatable without killing the St. Augustine grass) to grow into my yard which I maintaine and take care of. This again, should have never of happened.	Non-irrigated CDD common areas have Bahia. H/O is responsible for maintenance of private property regardless of neighboring vegetation	2-May
2024-04-30 C	DELOSA	17532 Butterfly Pea Ct	A follow-up to my CDD Board comment, It appears that some landscape work was done in front of the main pond (with the fountain) on Sawgrass Bay Blvd in front of Village 1. They sodded an area closer to the Eastern Goldcrest Loop. Again, like the concrete in my statement, it was done by people who do not know what doing sod entails. Also the lack of irregation does not help this matter as this "new sod" is already dying. Then there is the question of the tire and track ruts that were made during this excursion. That area, which was very nice looks like CRAP as I write this it is desert like. I do hope you do not accept this deplorable work as a finished product. I could have done better.	5/15: Awaiting Jack & Bore quote 6/27: DE discussed costs for plan/permit	
2024-04-29 1	Hatton	17563 Blazing Star Circle	I am writing to inquire about the mowing schedule for pond 13. This area has not been mowed in several weeks and is looking unsightly. There is also a dead tree on the CDD, behind our home (there are several around the pond). This tree was dead when we moved here on 9/8/23. Could the dead tree be removed please? I am not requesting a new tree, only that the dead tree trunk be removed.	5/9 DTE: Tree removal proposal included in May agenda packet - approved	25-Jun



Date Created	Your Name - Last	Address - Street Address	Message	Update	Completed
2024-04-25 1	Iarosa	17332 Bracken Fern Ln	It appears the irrigation in the public path that goes through the center of village 1 to the fountain pond has not been working in months to maybe over a year. I live next to this path and have usually noted when the sprinklers come on. However, it's maybe a year or more where there has been no irrigation along this path. To confirm this, all the grass is quickly turning yellow/drying all along this concrete path. I've attached pictures to show this. I know I've seen folks out near thr pond bench taking pictures, specifically noting dead trees. I don't know if the irrigation issue is known and being addressed. Because of the noticeable deterioration of the vegetation in the public area is why I'm letting you know.	5/15: Awaiting Jack & Bore quote 6/27: DE discussed costs for plan/permit	
2024-04-23 1	Aronson	17488 Butterfly Pea Court	New plants that have been moved to the butterfly pea cul-de-sac are all dying	5/9 DTE trimmed dead fronds Palms responding to transplanting (per proposal only 50% survival rate) Irrigation is working, Fertilization not advised until palms come through shock	9-May
2024-04-19 1	McCarthy	17587 Blazing star circle	My neighbor and myself have dead trees on land maintained by CDD behind our house and there are many more surrounding pond. Last storm, one got knocked sideways. Can the dead trees be removed? 17587 Blazing Star Circle.	5/9 DTE: Tree removal proposal included in May agenda packet - approved	25-Jun
2024-04-09 1	Lawler	2489 Southlawn Lane	The lift station at the front of Serenoa Lakes (Village 3 of Serenoa), located at the intersection of Saw Palmetto and Southlawn, is in need of some landscaping care. The most prevalent issue are the weeds throughout the grassy area, but the hedges, mulchbed, and sidewalks are also in need of some care. The hedges were not previously tended to and several have since been cut down to their bases. Irrigation piping is visibly protruding from some areas where the mulch bed has eroded. Additionally, the sidewalk around the lift station is in need of a pressure wash.	Lift station is privately maintained	21-Jun
2024-04-04 1	Warm	3574 Lovegrass Way	Yesterday (4/3/24) storm caused one of the healthy trees behind my house to tilt over even though it was strapped down.	4/4/2024 - Forwarded to vendor 5/9 DTE: Tree removal proposal included in May agenda packet - approved	25-Jun
2024-03-22 0	Steinhilber	17626 Blazing Star Circle	Good morning. A portion of the area just beyond my property line in my backyard is nothing but a big area of dirt with no grass, while all my neighbors have grass. This has been like this since I moved in last June. I would greatly appreciate if someone could come to see this issue and hopefully have grass added to the area. It is an eyesore. Thank you in advance for your consideration and assistance in this matter. Bob	6/27 agenda item - new sod for pond 13 approved	12-Jul

Date Created	Your Name - Last	Address - Street Address	Message	Update	Completed
2024-03-13 1	Sharpe	3871 Goldenrod Court	When trees at the end of Goldenrod Court were trimmed, the branches were just put at the edge of the conservation land. They should have been picked up and disposed of.	5/23 Repeat request - DTE addressed	24-May
2024-03-09 1	Deslauriers	17613 Serenoa Blvd	If you have a connection with the management of the apartment complex, can someone check in with them about the signs they posted all along Sawgrass Bay Blvd? There are at least 40 of them every few feet along that road. I believe that is a code violation.	DM emailed Kolter - DTE confirmed signs do not inhibit mowing Ongoing sign removal by DTE crew	Ongoing
2024-03-09 0	Parsons	17465 Butterfly Pea CT	Extensive Hog activity around the pond (# 38)	Forwarded to POA to forward to vendor (No CDD contract for hog trapping yet) DTE requested to monitor site for landscape replacement if required for erosion control	9-Mar
2024-02-21 1	Landry	17555 Sawgrass Bay Blvd	I was wondering when the shrubs/ plants in front on the Serenoa Village 1 entrance will be replaced?	Responded to POA - there are some irrigation repairs that need to be funded before plant replacement can be considered. Proposals have been requested and we will present them to the CDD Board when they become available.	
2024-02-21 1	Landry	17555 sawgrass bay blvd	The palms near the clubhouse entrance/exit need too be trimmed in half. They make it very difficult to see on coming traffic. Please have this done as soon as possible so we can avoid and future accidents because of this.	3/28 Agenda item - transfer Sawgrass Bay palms to Butterfly Pea Ct island approved	May-24
2024-02-19 0	Ramirez	17552 Saw Palmetto ave	Hello, I want to request to plant trees in front of our homes cdd area as other communities. We need trees and we pay cdd too. Thank you.	Not CDD maintained, forwarded to POA	20-Mar
2024-02-09 1	Landry	17555 Sawgrass Bay Blvd	the sprinklers just inside the Village 2 gate have been running for at least 24 hours. Once you come through the gate in Village 2, it's immediately on your right.	DTE addressed	20-Mar
2024-01-30 0	Byrne	3456 Twin Flower Ct	Tree between our house and the pond, just off our backyard, is dead and has been since planted. Thank you.	5/9 DTE: Tree removal proposal included in May agenda packet - approved	25-Jun
2024-01-29 0	Baldeck	17339 Saw Palmetto Avenue	A large chunk of the bamboo behind our home was downed during storms. Since our backyard faces the campgrounds this was the only form of privacy available. Could more bamboo be planted behind our home at 17339 Saw Palmetto Avenue.	<i>7/19 Please check whether bamboo has spread and filled in or if is proposal needed? Is irrigation needed and is it in place?</i>	
2024-01-25 1	O'Halloran	17861 Blazing Star Circle	The East End of Pond 13 has exposed (abandoned) irrigation black hoses from a dead tree removal. There is a down tree with associated irrigation black hose at the east end of Pond 13. There is about 5-7 houses of pond front that has no bahia grass, only sand and weeds with huge clumps of orange plastic netting protruding from the sandy surface. See attached pics.	6/27 agenda item - new sod for pond 13 approved	12-Jul

Date Created	Your Name - Last	Address - Street Address	Message	Update	Completed
2024-01-02 1	Noyes	17624 Saw Palmetto Ave	Folks, seriously I pay a lot of money for nice landscape appearance. If my lawn looked like the area you are responsible for on the property where the Mailboxes are located in Village 3 of Serenoa Lakes, I would have a notice every week. Please please the area looks like total trash. The bahai grass if dying, it is nothing but weeds and there is garbage all over the place. Can someone please take some time to address this? THANK YOU	Not CDD maintained - forwarded to POA	2-Jan
2023-12-27 2	Erwin	3456 Yellowtop Loop	I spoke to someone MONTHS ago on the phone. Now I'll try this work order form. For over 1 1/2 years now there have been TWO (2) dead trees behind my house on the CDD property. They have NOT had any leaves on them since before I moved into my house. With me HAVING to pay CDD fees, I think I should have some trees that are alive and beautiful. NOT DEAD TREES! Please take care of this. It isn't a pretty site to see.	5/9 DTE: Tree removal proposal included in May agenda packet - approved	25-Jun
2023-12-26 1	Donnelly	17727 Blazing Star Cir	We live in the Palms community and our home backs to CDD pond #12. It seems that most of the CDD trees planted around this pond #12 have died and we are wondering when they will be replaced? This has been an issue for a couple of years now with no attention being paid to the dead trees. Trees that have fallen are just left to decay there with landscapers mowing around dead trees. Other ponds in the Palms have mature trees now flourishing but not this pond #12. We all living on this pond pay same CDD fees as others in the community and deserve same level of landscaping beauty. Please check out the trees around pond #12 and let me know what plan is to replenish the original trees that have already died,?	5/9 DTE: Tree removal proposal included in May agenda packet - approved	25-Jun
2023-12-26 1	McCracken	17623 Blazing Star Circle	We live in the 4th phase of The Palms at Serenoa. We moved into our home May 12th. We back up to the pond and have several dead trees close to pond. One finally blew over during last storm months ago. Will the dead trees be replaced?	5/9 DTE: Tree removal proposal included in May agenda packet - approved	25-Jun
2023-11-28 1	shearer	17635 Blazing Star Circle	The CDD area behind 17635 blazing star circle and neighboring house is nothing but bare sand and weed. The landscape crews weekly either avoid mowing or get stuck as shown in pictures. Can someone address the need for proper sod replacement?	6/27 agenda item - new sod for pond 13 approved	12-Jul
2023-11-27 0	Aronson	17488 Butterfly Pea Court	I am requesting work to be done once again on the butterfly pea court island. The sprinklers still do not appear to be working. Landscapers did come and spray weeds, however, bushes, grass and palms have not been tended to. Landscapers also blew mulch all over the street after spraying weeds. Please consider installing sod in lieu of bushes and mulch.	Sprinklers work, residents are adjusting timers Forwarded to vendor 3/28 Agenda item - transfer Sawgrass Bay palms to Butterfly Pea Ct island approved	May-24
2023-11-14 1	shearer	17635 blazing star circle	The landscape behind the house and around the pond is needing attention. There is nothing but deep sand trenches with no grass where the mowers continue to get stuck and make worse on a weekly manner. See the attached picture of such.	6/27 agenda item - new sod for pond 13 approved	12-Jul

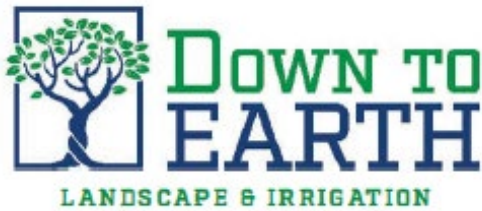


Date Created	Your Name - Last	Address - Street Address	Message	Update	Completed
2023-11-03 1	Amato	17878 Blazing Star Circle	There is a dead tree on the CDD property next to my house in the Palms of Serenoa community. I'm afraid it will fall on my house with a bad storm. Also the property behind my house needs the white signs that say protected area. 17878 Blazing Star Circle Clermont.	5/9 DTE: Tree removal proposal included in May agenda packet Further review - tree is on private property, DTE proposal forwarded to HOA & resident No further action by CDD	12-May
2023-10-16 1	Aronson	17488 Butterfly Pea Court	I am requesting work be done on the island on near 17476 Butterfly Pea Court. The grass is starting to take over the mulch, the bushes are all dying, the palms need to be trimmed and it's no longer watering. We have requested numerous times for the mulch and bushes to be replaced with sod, the landscapers do not upkeep the area. They drive down the street and then leave without getting out of the truck. Please help.	3/28 Agenda item - transfer Sawgrass Bay palms to Butterfly Pea Ct island approved	May-24
2023-10-09 1	Klinga	3562 Lovegrass Way	We just closed on our new home at 3562 Lovegrass Way on September 28. There are three dead trees, and there is overgrown grass and shrubbery along our property border.	5/9 DTE: Tree removal proposal included in May agenda packet - approved	25-Jun



EXHIBIT 7





2024

Have Peace of Mind With Pre-Authorized Storm Clean-Up

When you pre-authorize a clean-up plan, we are on the ground canvassing your property to assess damages as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first.

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a **3-phase approach**:

Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.

Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

Phase 3: Property rebuild – Enhancement rates would apply

Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

Authorized Signature

Property Name

Emergency Contact Name

WE ARE HERE FOR YOU!

Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.

To ensure we can provide you with a swift response following severe weather, we recommend the following:

Keep Us Informed of your Insurance Requirements

Our team will take photos and keep track of our repairs, when you tell us about your insurance requirements.

Prepare Your Trees

Reduce the risk of damage and injury by opening canopies and pruning weak branches. Schedule an assessment with our team to ensure your trees are ready.

Hurricane Price List

General Labor	\$80 per person/per hour (\$110 per hour OT)
Bucket Truck & Chipper	\$200 per person/per hour (\$250 per hour OT)
Loader & Operator	\$270 per person/per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$110 per cubic yard)
Arbor w/chipper	\$180 per person/per hour (\$230 per hour OT)
Irrigation Repair	\$110 per person/per hour (\$150 per hour OT)
Lodge Pole & Staking Rope	\$35/unit
Banding Kits (4x2)	\$40/unit
Crane	Priced per request

Please Approve Clean-Up Services by signing this form and emailing it to Storm_Prep@down2earthinc.com or give it directly to your Account Manager.

Print Name/Title

Property address

Emergency Contact Phone

EXHIBIT 8





**Down to Earth
Landscape & Irrigation**
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #90755

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

Repairs to Pond 48 Area

Estimated Job Start Date

August 22, 2024

Proposed By

Justin Sarka

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Grading and Sod				
Grading	Each	1	\$4,725.00	\$4,725.00
Bahia Sod	Square Foot	13000	\$1.35	\$17,550.00
			Subtotal	\$22,275.00
Landscape Bed Repairs				
Pine Bark Mulch	Cubic Yard	10	\$63.00	\$630.00
Dwarf Fakahatchee Grass	3 Gallon	25	\$21.37	\$534.25
Site Prep				\$1,300.00
Delivery Fee	Dollar	1	\$200.00	\$200.00
			Subtotal	\$2,664.25
			Job Total	\$24,939.25

Repair damages caused by vehicle taking short cut to Flemings Rd. This will include removal of dirt from street, grading, sod, plant material and mulch.

Proposed By:

Agreed & Accepted By:

Justin Sarka

Down to Earth
Landscape & Irrigation

07/22/2024

Date

Vesta Property Services

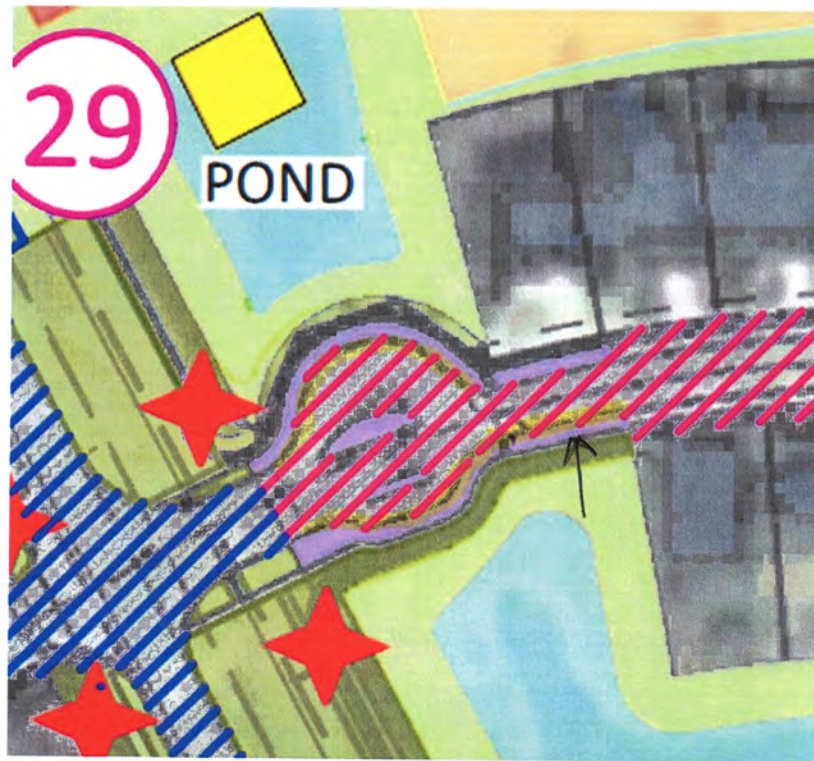
Date

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 9



V2 Gate Area



V3 Gate Area

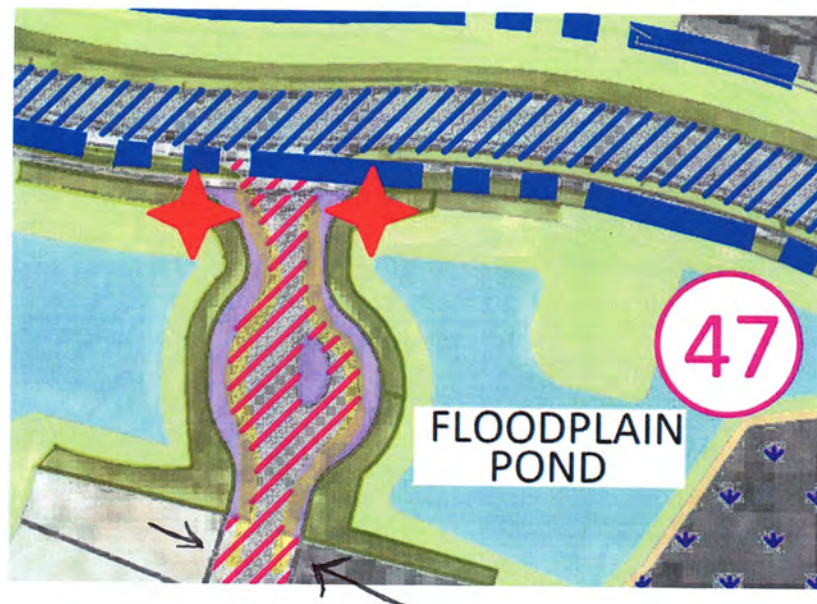


EXHIBIT 10



Action Item		Owner to Manage	Date to Correct	Notes / Comments
Landscaping				
1)	Landscaping issues in the front of V3 around the entrance and in the area down by the end of Sawgrass by the turn-around with landscape issues	DTE		
2)	Outstanding actions with replacing of plants from freeze from December-January of 2021 -2022 for V1 and V2	DTE		
3)	Feral Hogs damage, as not been repaired as of yet, what is the plan to repair?	DTE		
4)	DTE stated there was a misunderstanding they were responsible for maintaining of the CDD areas in front of V3 between sidewalk to fence, this was to be address the week of 7/15	DTE		
5)	Need to finalize cost and agreement for DTE to maintain the POA area (sidewalk to street) in front of the gates in V2 and V3	DTE		
6)	The mulch that was placed in playground area in V1 has grass and weeds growing thru the mulch, the area needs to be treated	DTE		
7)	Need to revisit the end of the cul-de-sac landscaping on Butterfly Pea Court in V1, if the landscaping doesn't start to grow in this area, we need to consider alternatives to address this area	DTE / Liaison Supervisors		
8)	What are the cost and plans for DTE to start maintaining the Edgemont area. Need to assure there is an alignment on the full scope of the work and a formal walk thru is completed before turning over the property to DTE to maintain.	DTE / Field Services		
9)	DTE needs to provide a complete review and summarize all of the irrigations issues in all villages with a recommendation to repair. (Less the issue with the connection issue on Pacific Way)	DTE		
10)				
Miscellaneous				
1)	There are people that continue to fish and boat in the ponds. These would be ponds 28, 42 and 43 specifically, there is also the need for increased signage in all ponds throughout the CDD maintained ponds, to be able to enforce rules	?		
2)	Monument lighting monuments that need lighting repairs	?		
3)	The CDD has several signs missing by the ponds that say no fishing or swimming and additional signage is needed stating no driving or parking is allowed on the lawn areas. There are a number of instances were Individuals are parking by the lakes in front of V3 and unloading their boat into the pond	?		
4)	What is the audit or weekly review process to identify problems on a walk throughout the community? Is this Marks Isley's responsibility with Vesta District Field Services responsibility? If they exist we would like to review any past list where he has identified areas to correct. <i>(Examples with Landscaping, irrigation, signs missing, the deteriorated advertising signs that are now removed, the monument lighting, and missing plants).</i>	Vesta		
5)	Advertisement Signage that keeps getting placed on CDD property on Sawgrass Bay. Suggest Legal draft a letter to the apartment Management office providing awareness the CDD has been removing their signs placed on CDD property, and ask them to stop?	Legal / Bennet?		
6)	Engineering recommendation needed for cost to repair the reconnection of the irrigation pipe that was cut when the Pacific Way road was installed. Then we will need to speak with Legal on a recommendation to repair and recover cost.	Greg Woodcock, Stantec		
7)				



EXHIBIT 11



New section added to *189 F.S.*

Section 7. Section 189.0694, Florida Statutes, is created to read:

189.0694 Special districts; performance measures and standards.—

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:

(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.

(b) Any goals or objectives the district failed to achieve.

Laws of Florida
Chapter 2024-136 (HB 7013)



EXHIBIT 12



Draft Charter Models for Supervisor Liaison Role

Avalon Groves CDD Public Information

This portfolio will include oversight over all public information of the CDD; including agendas, public notifications, communications on policy matters before the CDD and other matters as directed by the Board of Supervisors. This effort is to insure greater clarity, transparency and accuracy in informing the CDD residents.

The liaison shall work closely with the management team and legal team and others. The liaison is not responsible to execute such action but will update the Board of Supervisors on activities.

Avalon Groves CDD Accountability Portfolio

This portfolio will include shared oversight of other portfolios with the assigned supervisor and management and legal teams. Design and development of accountability flow charts to include project, assignment, date of origin and completion. These flow chart reports shall be reviewed at regularly scheduled Supervisor meetings. The goals being greater accountability and transparency



EXHIBIT 13



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FIRST AGENDA ITEM:	Call to Order
Present were	
Eugene Mastrangeli (S5)	Vice Chair, Avalon Groves CDD
Carl Weston (S1)	Assistant Secretary, Avalon Groves CDD
Michael Aube (S3)	Assistant Secretary, Avalon Groves CDD
Guests were	
Sam H. Jones III, Palms at Serenoa	
Lilly Attar, Serenoa Lakes (Village 3)	
John Holden, Palms at Serenoa	

Mr. Weston was designated as secretary to record the Workshop Minutes and provided the following.

Audience Comments were heard at this point in the workshop.

A. Exhibit 1: Supervisor Portfolios

Mr. Aube distributed a list of oversight categories. All supervisors agreed to choose one or two roles from the list. The six roles and assigned Supervisors are:

1. Landscape and Environmental (Mr. Weston/Mr. Mastrangeli)
2. Amenities (Mr. Mastrangeli)
3. Public Safety (TBD)
4. Finance (Mr. Wolski)
5. Public Information (Mr. Aube)
6. Accountability (Mr. Aube/Mr. Weston)

This list of assignments will be included in the agenda of the next Regular Board meeting scheduled for June 27th at 10 a.m. at the Serenoa Club Amenity Center.

B. Communication Systems

The following talking points were raised:

- Status of the future meeting with the Lake County officials, POA and HOA concerning the safety along the Sawgrass Blvd.

- Modernize the website and how it will affect the FY 2025 Budget. The budget will have to be reviewed to determine if there is funding for a revision.
- Mrs. Attar requested the Board find additional communication venues to deliver critical information for those who do not have time to attend public meetings and/or do not receive other means of communication.
- Updates on Sawgrass Bay Blvd. roundabout and the Fleming Road Connection
- Communications between CDD and HOA/POA.

C. Other Business

- A meeting date regarding safety issues along Sawgrass Bay Blvd. between Lake County officials, POA, and HOA has not yet been scheduled - still waiting for responses from various County representatives.
- Lake County's bidding process for the roundabout on Sawgrass Bay Blvd. has opened. It will close by mid-July. Project awarding will be announced during a Lake County Board meeting after the bid submission deadline.
- There's been no movement from Orange County on the Fleming Road Connection.
- Mr. Aube suggested one delegated Supervisor meet with LCAM and District Manager each month. The purpose is to stay in the loop with current projects, address unresolved issues, and strengthen dialogue between both parties.

FOURTH AGENDA ITEM:

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

This item was addressed out of order prior to 3. Discussion Items.

Sam Jones voiced concerns regarding liability for the resident at 17878 Blazing Star Circle should the tree falls into the conservation area during removal, and access into the community via the Edgemont/Palms at Serenoa conservation area. Mr. Jones encouraged residents to participate in CPR training due to the average emergency response time.

Lili Attar requested the Board find ways to develop a better communication system. She recommended the Avalon Groves CDD website be restructured, stating she found site navigation challenging when looking for critical information.

John Holden inquired about the Seat 4 vacancy. Supervisors responded to his questions regarding resume submission, the amount of time dedicated to CDD concerns, expectations on the level of involvement and collaboration.

FIFTH AGENDA ITEM:

Adjournment

It was announced that the next Workshop of the Avalon Groves Community Development District Board of Supervisors is scheduled for 10:00 a.m. on Thursday, June 11, 2024 at the Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, FL 34714.

77 The workshop was adjourned at 11:33 a.m.

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

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

84 _____

85 ☐ Kyle Darin, Secretary

86 ☐ _____, Assistant Secretary

☐ Michael Aube, Chair

☐ Eugene Mastrangeli, Vice Chair



EXHIBIT 14



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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 (S4)	Board Supervisor, Assistant Secretary
Michael Aube (S3)	Board Supervisor, Assistant Secretary

Kyle Darin	District Manager, Vesta District Services
Bennett Davenport	District Counsel, Kutak Rock LLP
Greg Woodcock	District Engineer, Stantec (<i>Virtually</i>)
Justin Sarka	Account Manager, Down to Earth Landscape & Irrigation

Comments were heard on landscaping.

Mr. Wolski addressed the Board regarding his absence on the General Election ballot for Seat 2, and requested the Board consider his resignation from Seat 2 in order to be considered as a candidate for Seat 4.

On a MOTION by **Mr. Weston**, SECONDED by **Mr. Mastrangeli**, WITH ALL IN FAVOR, the Board appointed Mr. Wolski to Seat 4, for Avalon Groves Community Development District.

1. Exhibit 1: Oath of Office
2. Review of Sunshine and Public Record Laws
 - i. References:
 - ii. Guide to Sunshine Amendments
Public Officers & Employees

iii. Government in the Sunshine Manual

iv. Free Resources for Required Ethics Training

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

On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board adopted Resolution 2024-07, Designating Officers –Mr. Aube as Chair, Mr. Mastrangeli as Vice Chair and Mr. Weston and Mr. Wolski as Assistant Secretaries, for Avalon Groves Community Development District.

FOURTH ORDER OF BUSINESS: June 13 Workshop Review

Mr. Weston presented a review of the June 13 workshop discussions which covered:

- Formulation of a better communication system between the Board and community
 - financing enhancement for the website
 - appointing a delegate to meet with HOA each month
 - Safety along Sawgrass Bay Blvd, the intent is to meet with the Sheriff's department, School Board and Lake County officials. Ms. Johnson was thanked for her work on bringing parties together for a July 12th meeting. The status of next meeting on Sawgrass Bay is not confirmed but possibly July.
 - Lake County bidding process for the Sawgrass Bay roundabout should be finalized by July/August
 - Commercial property
- A. Supervisor Portfolios (*Aube*)
- Landscape/Environment – Weston/Mastrangeli
 - Public Safety – not delegated yet
 - Finance – Wolski
 - Public Information – Aube
 - Accountability – Aube/Weston

FIFTH ORDER OF BUSINESS: Staff Reports

A. District Engineer – *Greg Woodcock, Stantec*

1. Exhibit 3: 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*]

Mr. Woodcock explained the proposal and the cost would be \$2,375 per residence if the Board wishes to pass that along to the residents to reimburse the District. The presented proposal allows the District Engineer to review and create a plan and work with SJRWMD for

75 approval. An additional cost will be incurred for the physical correction to
76 restore the buffer to its original condition.

77 The proposal was presented because residents on Sawgrass Palmetto have
78 cleared the area behind their houses and planted within the buffer area.
79 The plan would be to remove the non-approved plants and restore the area
80 with wetland plantings and ground cover. A notification to cease and
81 desist and advise specific residents of their responsibility to restore the
82 CDD-owned wetland buffer areas was discussed as was a requirement to
83 hire an authorized vendor or consultant to complete the restoration. There
84 are placards posted noticing the wetland buffer area, but it appears
85 residents are usually not aware that a wetland buffer is located behind their
86 house and that there are restrictions associated with it.

87 On a MOTION by Mr. Aube, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board
88 approved a mass mailing to all District property owners outlining what the wetland buffer is and
89 the restrictions associated with it, for Avalon Groves Community Development District.

90 A meeting with specific residents will be facilitated by the District
91 Engineer and District Manager.

92 Mr. Woodcock advised that any SJRWMD fines against the District for
93 destruction of the wetland buffer area would be based on the area cleared.
94 He anticipated it would take approximately 90 days for the mitigation
95 plan approval. Homeowner responsibility was discussed. Since the
96 District Engineer contract is with the CDD, the CDD would need to
97 pursue reimbursement from the residents.

98 On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the
99 Board approved the Stantec Proposal to design a restoration and monitoring plan to address the
100 wetland preservation disturbances at Saw Palmetto Avenue in the amount of \$9,500, for Avalon
101 Groves Community Development District.

102 2. Exhibit 4: Presentation of Updated Maintenance Map Showing
103 Ownership of Lift Station Parcels

104 Mr. Woodcock will revise the map as the current coloration of the lift
105 station parcels is not clear.

106 Mr. Woodcock advised the Board of a clogged drain on Sawgrass Bay Blvd at
107 Edgemont which his team had addressed while on site.

108 Mr. Mastrangeli requested inclusion in a walk-thru with Field Manager and landscape
109 vendor to get a comprehensive list for landscape oversight

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

111 Mr. Davenport reminded Supervisors of the Form 1 requirement. District admin
112 will follow up with Mr. Wolski and Mr. Aube regarding issues they're having
113 logging on.

114 The Legislative session and HB 71203 – goal adoption and performance measures
115 – was discussed. The District is required to submit goals and performance

measures by October 1, 2024 for FY 2025, with a report due by December 1, 2025 outlining progress on these goals. Mr. Davenport provided examples of goals which would satisfy the requirements. A link to bill was requested. The Board will discuss this item further. Mr. Aube requested copies of the bills being tracked pertaining to CDDs.

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

1. General Election Update

Mr. Darin presented the General Election candidates

- Seat 1: Carl Weston – Unopposed
- Seat 2: John Holden – Unopposed

Unopposed candidates usually do not appear on the ballot.

2. Exhibit 5: Field Report – *Vesta District Services*

- a. Hog Trapping Update – 6 Hogs Trapped Since April 1, 2024
- b. Exhibit 6: Consideration of Proposals to Install Six Pet Waste Station [*FIELD CONTINGENCY*]
 - i. Doody Calls – \$2,054.00
 - ii. Poop Bandit – \$3,180.00
 - iii. Vesta – \$1,950.00

On a MOTION by Mr. Weston, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved the Vesta proposal to install six pet waste stations in the amount of \$1,950.00, for Avalon Groves Community Development District.

c. Exhibit 7: Consideration of Proposals to Maintain Six Pet Waste Station [*FIELD CONTINGENCY*]

- i. Clean Star – Twice a Week Collection – \$300.00/Month Plus \$10.00 for 200 Bags Per Box
- ii. Down To Earth
- 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

On a MOTION by Mr. Wolski, SECONDED by Mr. Mastrangeli, WITH ALL IN FAVOR, the Board approved Clean Star to provide a twice a week maintenance service of the six pet waste stations in the amount of \$300.00 per month plus the cost of bags, for Avalon Groves Community Development District.

d. Exhibit 8: Consideration of Professional Installation of 4 Pole Mounted Bat Houses - \$3,693.41[*FIELD CONTINGENCY*]

This proposal was presented as an additional mosquito control option.

Mr. Weston motioned to approve.

On a AMENDED MOTION by Mr. Weston, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved the installation of two pole-mounted bat houses in FY 0224 and two pole-mounted bat houses in FY 2025 for a total amount of \$3,693.41, for Avalon Groves Community Development District.

3. Exhibit 9: Aquatic Maintenance Report – *Steadfast Environmental*

4. Landscape Maintenance Report – *Justin Sarka, Down To Earth*

a. Exhibit 10: Consideration of Mulch Proposals

Mr. Sarka presented the proposals and advised that Pine bark can be laid over the top of cocoa mulch, but it would work through cocoa mulch if the cocoa mulch was installed without first removing the pine bark. He added that Pine bark is a renewable resource as it is a by-product of timber industries, whereas trees are actively cut down to create cocoa mulch.

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

On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board approved the Down To Earth Proposal to Add 500 CYs Pine Bark Mulch in Landscape Beds in the amount of \$31,500.00, for Avalon Groves Community Development District.

b. Exhibit 11: 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*]

Mr. Sarka presented the proposal and noted the exposed netting is from the original installation and while it is bio-degradable, there is no determination on how long that process will take. The exposed netting would be removed as part of the proposal scope.

Irrigation around the ponds was discussed. Standard practice is that Bahia is not irrigated, and trees are only irrigated for about two years until they are established; after that they rely on rain. Mr. Sarka stated that the HOA controls irrigation at Palms, and his team cannot inspect irrigation without access to the boxes. A copy of the HOA agreement that inhibits CDD vendor access to the control boxes was requested.

Mr. Woodcock also updated the Board regarding the irrigation re-installation at the crossing – the design is going to be expensive and it's a complicated issue, anticipating \$50-60,000 just for planning/design and permitting; he is waiting to hear back from KB Homes regarding payment for the design, permitting, and restoration of the areas.

Discussion followed on notifications and access easements for the construction inclusive of damage notification and restitution. Mr. Davenport will review the records.

Mr. Woodcock will continue to work with Mr. Darin in seeking restitution.

On a MOTION by Mr. Aube, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved Down To Earth's Erosion Control Proposal to Add Bahia to Pond 13 Bank in the amount of \$16,200.00, for Avalon Groves Community Development District.

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

Mr. Sarka discussed the scope of the addendum.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board approved Down to Earth's landscape maintenance addendum for the Edgemont village in the amount of \$10,608.00/year, for Avalon Groves Community Development District.

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

This item was not tabled.

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

The Board requested expenses related to construction damage be tracked.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved Down to Earth's proposal to remove the dead plants from Sawgrass Bay Blvd in the amount of \$3,554.63, for Avalon Groves Community Development District.

A request to address mower damage to private property fence at 17271 Saw Palmetto will be forwarded to Down To Earth.

Mr. Darin advised that Edgemont was turned over about 4 months ago with a punch list of items they had to take care of, Mr. Earlywine sent the punch list to DR Horton. Mr. Davenport will distribute the list to Supervisors.

A recess was called at 12:03 p.m. The meeting reconvened at 12:10 p.m.

D. Serenoa POA Amenity Manager

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

231 The HOA currently has four fountains located on CDD ponds, but no
232 official permission to access them for maintenance. No cost to the CDD is
233 associated with the agreement.

234 On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board
235 approved a license agreement granting Palms at Serenoa HOA access to HOA fountains on CDD
236 ponds, for Avalon Groves Community Development District.

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

239 This item was postponed with a request to review previous data requests
240 and obtain hard-wire and solar quotes for the Village 1 and Edgemont
241 entrances.

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

244 Mr. Davenport advised that the property appraiser records and plat depicts
245 the Village 2 and 3 entrance areas are part of the ROW dedicated to
246 Serenoa POA; the maintenance responsibility is the POA's. The CDD is
247 responsible for the area between the road and sidewalk, and sidewalk to
248 the fence. The CDD could maintain these areas if reimbursed by the POA.

249 Down To Earth will provide a proposal to maintain the area and Mr.
250 Davenport will draw up an agreement with the POA to reimburse the CDD
251 for the maintenance.

252 E. Palms at Serenoa HOA Amenity Manager

253 1. Exhibit 18: Discussion on Easement Encroachment Agreement For 3616
254 Blue Sage Loop

255 *This item was addressed out of order prior to item D Serenoa POA*
256 *Amenity Manager.*

257 Mr. Woodcock had reviewed the request and advised that engineering-
258 wise there is no issues with the requested 5-ft encroachment, provided a
259 20 ft access between the two lots is retained.

260 On a MOTION by Mr. Aube, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board
261 approved an agreement allowing an easement encroachment of up to 5 ft at 3616 Blue Sage Loop,
262 for Avalon Groves Community Development District.

263 **SIXTH ORDER OF BUSINESS: Business Matters**

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

266 On a MOTION by Mr. Wolski, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board
267 approved LLS Tax Solutions to provide arbitrage services for Bond Series 2017 (AA1) 2025 and
268 2026 reporting in the amount of \$650/year, for Avalon Groves Community Development District.

269 **SEVENTH ORDER OF BUSINESS: Consent Agenda**



- 270 A. Exhibit 20: Consideration and Approval of the Minutes of the Board of
271 Supervisors Regular Meeting Held May 23, 2024
- 272 B. Exhibit 21: Consideration and Acceptance of the May 2024 Unaudited Financial
273 Statements
- 274 C. Exhibit 22: Consideration and Acceptance of the FY 2023 Audited Financial
275 Statements
- 276 D. Exhibit 23: Consideration and Acceptance of LLS Tax Solutions Arbitrage
277 Report for Bond Series 2017 (AA1) Indicating No Cumulative Rebate
278 Requirement Liability as of April 5, 2024
- 279 E. Exhibit 24: Consideration and Acceptance of Lake County Supervisor of
280 Elections Qualified Voter Count as of April 15, 2024 – 1,793
- 281 F. Exhibit 25: Ratification of Down To Earth Well Pump Repairs - \$818.53
- 282 G. Exhibit 26: Ratification of Down To Earth Marketing Sign Removal - \$415.55

283 On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the
284 Board approved the Consent Agenda – items A-G as presented, for Avalon Groves Community
285 Development District.

286 **EIGHTH ORDER OF BUSINESS:** **Audience Comments – New Business** (*Limited to*
287 *3 minutes per individual for non-agenda items*)

288 Comments were heard on the map, the sidewalk repair at Sawgrass Bay, and the effect on
289 the ponds of the Sanctuary/Sawgrass intersection.

290 It was suggested that a sidewalk review could be a project for one of the Supervisor
291 liaisons.

292 The Board directed Mr. Davenport to review the agreements to verify that the only roads
293 conveyed to the CDD are within Edgemont, and that all other roads are either County or
294 HOA/POA.

295 **NINTH ORDER OF BUSINESS:** **Supervisor Requests** (*Includes Next Meeting*
296 *Agenda Item Requests*)

297 A. Discussion on Commercial Parcel (*Aube*)

298 Mr. Darin advised the CDD does not authorize the merchants within the
299 commercial section.

300 Mr. Aube asked what notifications/recourse should be provided to the residents

301 Mr. Woodcock will request a public record for any information pertaining to the
302 commercial site and advised a mailing is only sent if there is a deviation from the
303 land development code and original zoning

304 Mr. Davenport was asked whether the CDD could obtain a grant to buy the
305 commercial lot and convert it to conservation. The cost to purchase would be
306 above what the CDD could afford.

307 Mr. Woodcock said generally SJRWMD oversees stormwater management and
308 permitting but doesn't get involved in permitting which lies with the County.
309 Residents were encouraged to make their voice heard with Lake County.

310 B. Next Workshop Agenda Items

- 311 • Discussion on making an impact on the issues raised
- 312 • Develop a strategy, to articulate some of the items on land management &
313 get a good picture of what is working and what isn't
- 314 • Commercial lot
- 315 • Develop job descriptions for the liaison roles.
- 316 Mr. Davenport was asked to draft guidelines for the liaison positions.

317 C. Next Meeting Agenda Items

318 **TENTH ORDER OF BUSINESS: Next Workshop Quorum Check**

319 *The next Avalon Groves Community Development District workshop is scheduled for 10:00 a.m.*
320 *on July 11, 2024 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida*
321 *34714.*

322 **ELEVENTH ORDER OF BUSINESS: Next Meeting Quorum Check**

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

326 **TWELFTH ORDER OF BUSINESS: Exhibit 27: Action Items Summary**

327 **District Manager**

- 328 • Add following to tracker for agenda inclusion
 - 329 ○ Follow up on plants that were never replaced along sawgrass
 - 330 (Cheri Johnson)
 - 331 ○ Landscape maintenance around Village 3 entrance (Cheri Johnson)
 - 332 ○ Monument lighting not working (Cheri Johnson)
- 333 • Arrange landscape walk-through with Down To Earth, Field Manager, &
334 Mr. Mastrangeli
- 335 • Obtain cost from Down To Earth on easement maintenance requests from
336 POA.

337 **District Counsel**

- 338 • Provide cease and desist letters related to wetland cutbacks on Saw
339 Palmetto
- 340 • Review right of way agreements as well as easement agreements related to
341 pacific ace and splitting of pond

342 **District Engineer**



- 343 • Compose letter detailing information on wetland buffers to be mailed to
344 entire community.
- 345 • Research easements and any communications related to Pacific Ace
346 construction

347 **Field Manager**

- 348 • Obtain both solar and hardwire quotes for Village 1 and Edgemont
349 monument outlets for holiday lighting.
- 350 • Re-document recent sidewalk repairs for both safety and aesthetics.

351 **Down To Earth**

- 352 • Provide cost information for easement maintenance requests from POA.

353 **THIRTEENTH ORDER OF BUSINESS: Adjournment**

354 On a MOTION by Mr. Weston, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board
355 adjourned the meeting at 1:02 p.m., for Avalon Groves Community Development District.

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

359 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
360 **noticed meeting held on July 25, 2024.**

361 _____
362 ☐ Kyle Darin, Secretary

☐ Michael Aube, Chair

363 ☐ _____, Assistant Secretary

☐ Eugene Mastrangeli, Vice Chair

EXHIBIT 15



MINUTES OF WORKSHOP
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, July 11, 2024 at 10:00 a.m., at the Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, FL 34714. No decisions were made, nor action taken, on behalf of the CDD at this workshop.

FIRST AGENDA ITEM: Call to Order

Present were

Michael Aube (S3)	Chair, Avalon Groves CDD
Robert Wolski (S4)	Assistant Secretary, Avalon Groves CDD
Eugene Mastrangeli (S5)	Vice Chair, Avalon Groves CDD

SECOND AGENDA ITEM: Selection of Workshop Secretary

Mr. Wolski was designated as secretary to record the Workshop Minutes and provided the following.

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

David and Janet Schultz wanted updated information on the ponds and the safety of the Sawgrass Bay Road System. The aquatics vendor is on site each month, all ponds are monitored and treated for algae and non-native, invasive vegetation. The aquatic report is included in each meeting's agenda packet. Mr. Aube advised of an anticipated meeting between Serenoa, Edgemont, Palms at Serenoa to address issues with Commissioner Shields and discuss an action plan.

Mr. DeLosa wanted to discuss outstanding issues with HOA, POA & CDD. A list drafted by Cheri Johnson (HOA President) and him was forwarded to the Supervisors in attendance for further review. Mr. DeLosa was asked to forward future documents to Supervisors with sufficient time for review prior to a meeting.

FOURTH AGENDA ITEM: Discussion Items

A. Liaison Roles

1. Landscape and Environmental (Mr. Weston/Mr. Mastrangeli)

Mr. Mastrangeli gave an update on Avalon Groves landscape. He had driven around all the villages to review the areas and met with Justin Sarka, Down To Earth Account Manager. They discussed:

- Grass outside of Village 3
- Cutting grass between sidewalk & curb
- Edgemont issues and that DR Horton (Builder) needs to be involved.

- Removal of signage along Sawgrass by the apartments that is on CDD property. The legalities of just removing the signs without notification to the owner will need to be confirmed.

2. Amenities (Mr. Mastrangeli)

Supervisors discussed drawing up charters for “committees.” Mr. Wolski will ask the HOA manager to forward a sample charter format to Mr. Aube.

3. Public Safety (TBD)

This topic will be discussed after the meeting with Commissioner Shields.

4. Finance (Mr. Wolski)

Mr. Wolski was absent from the previous workshop when the Liaison roles were agreed upon. He accepted the Finance role and recommended he obtain the District’s accountant contact information.

5. Public Information (Mr. Aube)

Mr. Aube discussed again the need for a computer software system to track work orders, pending issues and all their updates. This will facilitate communication and transparency with the community.

6. Accountability (Mr. Aube/Mr. Weston)

Working on a system to track accountability.

B. KB Builders - Options for Legal Counsel

Supervisors discussed the need for an engineering study on the road & irrigation problem in question to see if District Counsel should get involved with this issue with KB Builders.

C. Goals And Objectives

Goals and objectives were discussed, focusing on the use of the “Smart Goals” system so that they will be “Specific, Measurable, Achievable, Relevant and Time-Bound.”

D. Other Business

Supervisors anticipate District Counsel will present a final draft of the easement letter at the next meeting.

Mr. DeLosa discussed an option for continuity of coverage by using the CDD’s aquatic vendor to maintain the two POA ponds behind the amenity center. This item will be discussed at the regular meeting.



FIFTH AGENDA ITEM:

Next Meeting Announcements

Workshop
10:00 a.m. on August 8, 2024
Palms at Serenoa Clubhouse
17244 Bay Cedar Way,
Clermont, FL 34714

Regular Meeting (Includes
Budget/Workshop Public Hearings)
7:00 p.m. on August 22, 2024
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

SIXTH AGENDA ITEM:

Adjournment

The workshop was adjourned at noon.

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

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

☐ Kyle Darin, Secretary

☐ _____, Assistant Secretary

☐ Michael Aube, Chair

☐ Eugene Mastrangeli, Vice Chair

EXHIBIT 16



Avalon Groves Community Development District

Financial Statements
(Unaudited)

Preliminary

June 30, 2024



Avalon Groves Community Development District
Balance Sheet
June 30, 2024

	General Fund	Debt Service 2017	Debt Service 2017 A-1	Debt Service 2019	Debt Service 2021 Ph 3/4	Debt Service 2021	Debt Service 2022	TOTAL
1 <u>ASSETS</u>								
2 OPERATING ACCOUNT	\$ 628,793	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 628,793
3 TRUST ACCOUNTS:								
4 REVENUE FUND	-	60,007	228,104	208,247	48,894	14,421	47,121	606,795
5 INTEREST FUND	-	188	576	202	172	309	136	1,583
6 RESERVE FUND	-	191,370	566,395	106,525	48,915	170,439	32,596	1,116,240
7 PREPAYMENT FUND	-	4,257	2,030	1,505	-	236	-	8,028
8 SINKING FUND	-	135	345	21	226	391	105	1,224
9 COST OF ISSUANCE	-	-	-	14,332	1,226	14,104	-	29,662
10 BOND REDEMPTION	-	-	-	50	-	0	-	50
11 ACQUISITION & CONSTRUCTION	-	0	1	9,262	384	72,103	8,202	89,952
12 ACCOUNTS RECEIVABLE	-	-	-	-	-	-	-	-
13 ON-ROLL ASSESSMENTS RECEIVABLE	1,917	329	979	406	373	651	249	4,904
14 DUE FROM OTHER FUNDS	-	5,940	17,673	7,332	6,734	11,739	4,487	53,906
15 PREPAID EXPENSES	-	-	-	-	-	-	-	-
16 DEPOSITS	541	-	-	-	-	-	-	541
17 TOTAL ASSETS	\$ 631,251	\$ 262,227	\$ 816,102	\$ 347,883	\$ 106,924	\$ 284,393	\$ 92,897	\$ 2,541,677
18 <u>LIABILITIES</u>								
19 ACCOUNTS PAYABLE	\$ 50,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,717
20 ON-ROLL DEFERRED REVENUE	1,917	329	979	406	373	651	249	4,904
21 ACCRUED EXPENSES	-	-	-	-	-	-	-	-
22 DUE TO OTHER FUNDS	53,906	-	-	-	-	-	-	53,906
23 TOTAL LIABILITIES	106,540	329	979	406	373	651	249	109,527
24 FUND BALANCE								
25 NONSPENDABLE								
26 PREPAID & DEPOSITS	541	-	-	-	-	-	-	541
27 CAPITAL RESERVES	-	-	-	-	-	-	-	-
28 OPERATING CAPITAL	-	-	-	-	-	-	-	-
29 UNASSIGNED	524,170	261,898	815,123	347,477	106,551	283,743	92,648	2,431,609
30 TOTAL FUND BALANCE	524,711	261,898	815,123	347,477	106,551	283,743	92,648	2,432,150
31 Total Liabilities & Fund Balance	\$ 631,251	\$ 262,227	\$ 816,102	\$ 347,883	\$ 106,924	\$ 284,393	\$ 92,897	\$ 2,541,677



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

	FY 2024 Adopted Budget	FY 2024 Month of June	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUE					
2 SPECIAL ASSESSMENT	\$ 991,760	\$ 6,652	\$ 989,843	\$ (1,917)	100%
3 LOT CLOSINGS	-	-	-	-	0%
4 INTEREST INCOME	-	-	-	-	0%
5 MISC. REVENUE	-	-	3,382	3,382	0%
6 TOTAL REVENUE	\$ 991,760	\$ 6,652	\$ 993,225	\$ 1,465	100%
7 EXPENDITURES					
8 GENERAL ADMINISTRATIVE					
9 SUPERVISOR COMPENSATION	\$ 12,000	\$ -	\$ 8,400	\$ (3,600)	70%
10 DISTRICT MANAGEMENT SERVICES	32,960	2,747	24,720	(8,240)	75%
11 BANK FEES	150	-	-	(150)	0%
12 AUDITING	3,400	-	3,750	350	110%
13 REGULATORY AND PERMIT FEES	175	-	175	-	100%
14 LEGAL ADVERTISEMENTS	4,000	-	2,163	(1,837)	54%
15 ENGINEERING SERVICES	15,000	2,245	48,749	33,749	325%
16 LEGAL SERVICES	25,000	6,394	39,731	14,731	159%
17 TECHNOLOGY & WEBSITE ADMIN.	2,015	-	1,764	(251)	88%
18 MISCELLANEOUS (appraisal, mailing, etc.)	1,500	-	3,127	1,627	208%
19 TOTAL GENERAL ADMINISTRATIVE	96,200	11,386	132,578	36,378	138%
20 INSURANCE					
21 INSURANCE	12,000	-	31,295	19,295	261%
22 TOTAL INSURANCE	12,000	-	31,295	19,295	261%
23 DEBT SERVICE ADMIN.					
24 DISCLOSURE REPORT	5,150	-	1,000	(4,150)	19%
25 ARBITRAGE REBATE REPORT	2,000	-	650	(1,350)	33%
26 TRUSTEE FEES	12,000	-	29,650	17,650	247%
27 Total Debt Service Administration	19,150	-	31,300	12,150	163%
28 UTILITIES:					
29 UTILITIES-ELECTRICITY	6,180	711	7,176	996	116%
30 STREETLIGHTS	230,000	20,680	188,720	(41,280)	82%
31 UTILITY WATER	40,000	2,319	11,505	(28,495)	29%
32 TOTAL UTILITIES:	276,180	23,710	207,400	(68,780)	75%
33 PHYSICAL ENVIRONMENT:					
34 LAKE & POND MAINTENANCE	54,600	3,307	29,982	(24,618)	55%
35 LANDSCAPE MAINTENANCE	314,715	26,226	281,574	(33,141)	89%
36 LANDSCAPE - REPLENISHMENT	15,285	5,902	13,986	(1,299)	92%
37 WETLAND MITIGATION & MONITORING	38,850	-	25,250	(13,600)	65%
38 FIELD MANAGEMENT	6,180	515	4,635	(1,545)	75%
39 FIELD CONTINGENCY	88,900	2,578	14,246	(74,654)	16%
40 HARDSCAPE REPAIRS & MAINT.	15,000	-	20	(14,980)	0%
41 STORMWATER REPORTING	25,000	-	-	(25,000)	0%
42 PORTER SERVICES	10,000	310	2,790	(7,210)	28%
43 POND PLANTINGS AND EROSION CONTROL	12,000	-	-	(12,000)	0%
44 FOUNTAIN REPAIR	2,700	-	-	(2,700)	0%
45 RESERVE STUDY	5,000	-	-	(5,000)	0%
46 TOTAL PHYSICAL ENVIRONMENT	588,230	38,839	372,483	(215,747)	63%
47 TOTAL EXPENDITURES	991,760	73,935	775,056	(216,704)	78%



	FY 2024 Adopted Budget	FY 2024 Month of June	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
48 REVENUE OVER (UNDER) EXPENDITURES	-	(67,282)	218,169	218,169	
49 OTHER FINANCING SOURCES & USES					
50 TRANSFERS IN	-	-	-	-	
51 TRANSFERS OUT	-	-	-	-	
52 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
53 NET CHANGE IN FUND BALANCE	-	(67,282)	218,169	218,169	
54 FUND BALANCE - BEGINNING - UNAUDITED	306,542		306,542	-	
55 FUND BALANCE - ENDING - PROJECTED	\$ 306,542		\$ 524,711	\$ 218,169	



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 June 30, 2024

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS	\$ 170,338	\$ 170,009	\$ (329)
3 LOT CLOSINGS	-	-	-
4 INTEREST	-	8,454	8,454
5 PREPAYMENTS	-	-	-
6 TOTAL REVENUE	170,338	178,463	8,125
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.	-	8,400	8,400
19 OTHER FINANCING SOURCES (USES)			
20 TRANSFERS IN	-	-	-
21 TRANSFERS OUT	-	-	-
22 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
23 NET CHANGE IN FUND BALANCE	-	8,400	8,400
24 FUND BALANCE - BEGINNING	242,670	253,497	10,827
25 FUND BALANCE - ENDING	\$ 242,670	\$ 261,897	\$ 19,227



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 June 30, 2024

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS	\$ 506,750	\$ 505,771	\$ (979)
3 LOT CLOSINGS	-	-	-
4 INTEREST	-	25,851	25,851
5 PREPAYMENTS		30,397	30,397
6 TOTAL REVENUE	506,750	562,019	55,269
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	(19,299)	(21,030)
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	(19,299)	(21,030)
24 FUND BALANCE - BEGINNING	762,181	834,421	72,240
25 FUND BALANCE - ENDING	\$ 763,912	\$ 815,122	\$ 51,210

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 June 30, 2024

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS	\$ 210,250	\$ 209,844	\$ (406)
3 LOT CLOSINGS	-	-	-
4 INTEREST	-	6,871	6,871
5 PREPAYMENTS	-	-	-
6 TOTAL REVENUE	210,250	216,714	6,464
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	10,882	10,292
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	5,445	4,855
24 FUND BALANCE - BEGINNING	337,818	332,769	(5,049)
25 FUND BALANCE - ENDING	\$ 338,408	\$ 338,214	\$ (194)



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 June 30, 2024

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS	\$ 193,100	\$ 192,727	\$ (373)
3 LOT CLOSINGS	-	-	-
4 INTEREST	-	3,408	3,408
5 PREPAYMENTS	-	-	-
6 TOTAL REVENUE	193,100	196,135	3,035
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	6,710	2,191
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	(44,853)	(49,372)
24 FUND BALANCE - BEGINNING	193,240	151,021	(42,219)
25 FUND BALANCE - ENDING	\$ 197,758	\$ 106,168	\$ (91,591)



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 June 30, 2024

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS	\$ 336,600	\$ 335,949	\$ (651)
3 LOT CLOSINGS	-	-	-
4 INTEREST	-	8,355	8,355
5 PREPAYMENTS	-	-	-
6 TOTAL REVENUE	336,600	344,304	7,704
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	8,767	6,361
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	73	(2,333)
24 FUND BALANCE - BEGINNING	60,001	211,567	151,566
25 FUND BALANCE - ENDING	\$ 62,407	\$ 211,640	\$ 149,233



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 June 30, 2024

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE			
2 SPECIAL ASSESSMENTS	\$ 128,675	\$ 128,426	\$ (249)
3 LOT CLOSINGS	-	-	-
4 INTEREST	-	2,019	2,019
5 PREPAYMENTS	-	-	-
6 TOTAL REVENUE	128,675	130,445	1,770
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	4,770	1,070
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	2,529	(1,171)
24 FUND BALANCE - BEGINNING	79,248	81,918	2,670
25 FUND BALANCE - ENDING	\$ 82,948	\$ 84,447	\$ 1,499



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 June 30, 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
1 <u>REVENUE</u>							
2 DEVELOPER FUNDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 INSURANCE CLAIM	-	-	-	-	-	-	-
4 INTEREST	-	-	246	404	2,588	32,234	35,472
5 TOTAL REVENUE	-	-	246	404	2,588	32,234	35,472
6 <u>EXPENDITURES</u>							
7 DISSEMINATION AGENT	-	-	-	-	-	-	-
8 TRUST FUND ACCOUNTING	-	-	-	-	-	-	-
9 ARBITRAGE	-	-	-	-	-	-	-
10 TRUSTEE FEES	-	-	-	-	-	-	-
11 REQUISITIONS	-	-	-	53,733	-	1,926,233	1,979,966
12 TOTAL EXPENDITURES	-	-	-	53,733	-	1,926,233	1,979,966
13 EXCESS OF REVENUE OVER (UNDER) EXP.	-	-	246	(53,330)	2,588	(1,893,999)	(1,944,495)
14 OTHER SOURCES (USES)							
15 TRANSFER IN	-	-	5,436	51,563	8,694	2,242	67,935
16 TRANSFER OUT	-	-	-	-	-	-	-
17 TOTAL OTHER SOURCES (USES)	-	-	5,436	51,563	8,694	2,242	67,935
18 NET CHANGE IN FUND BALANCE	-	-	5,682	(1,767)	11,282	(1,891,757)	(1,876,560)
19 FUND BALANCE - BEGINNING	0	21	3,580	2,151	60,821	1,899,959	1,966,532
20 FUND BALANCE - ENDING	\$ 0	\$ 21	\$ 3,580	\$ 2,151	\$ 60,821	\$ 1,899,959	\$ 1,966,532



Avalon Groves CDD
Cash Reconciliation - General Fund
June 30, 2024

	Bank United (Operating Account)
Balance per Bank Statement	\$ 639,143.38
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	(10,330.55)
<i>Adjusted Bank Balance</i>	<u>\$ 628,792.83</u>
Beginning Bank Balance per Books	669,832.37
Deposits	17,083.13
Disbursements	(58,122.67)
<i>Balance per Book</i>	<u>\$ 628,792.83</u>



Avalon Groves Community Development District
Check Register
FY2024

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
10/1/2023		Balance		-	-	938,867.17
10/01/2023	1632	Egis Insurance and Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123288		31,295.00	907,572.17
10/02/2023	1ACH100223	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/24-8/23/23		22.44	907,549.73
10/02/2023	2ACH100223	Sunshine Water Services	Goldcrest Loop Playground 7/24/22-08/23/23		13.24	907,536.49
10/02/2023	3ACH100223	Sunshine Water Services	Basswood Ln Island Irrigation 07/25/23-08/24/23		1,064.57	906,471.92
10/02/2023	1002ACH1	SECO Energy	16920 Sawgrass Bay Blvd 8/15/23 - 9/14/23		38.00	906,433.92
10/03/2023	1ACH100323	SECO Energy	17650 Sawgrass Bay Blvd 08/15/2023 - 09/14/2023		125.00	906,308.92
10/03/2023	2ACH100323	SECO Energy	17052 Basswood Lane 8/15/23 - 9/14/23		40.00	906,268.92
10/03/2023	3ACH100323	SECO Energy	17325 Sawgrass Bay Blvd 08/15-9/14/23		71.00	906,197.92
10/03/2023	4ACH100323	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15-09/14/23		38.00	906,159.92
10/03/2023	1633	Candice Smith	BOS MTG 9/28/23		200.00	905,959.92
10/03/2023	1634	Michael W. Aube	BOS MTG 9/28/23		200.00	905,759.92
10/03/2023	1635	William Tyler Flint	BOS MTG 9/28/23		200.00	905,559.92
10/03/2023	100154	HV Solar Lighting	Invoice: 66 (Reference: Light Installation.)		18,080.00	887,479.92
10/05/2023	100155	BIO-TECH CONSULTING, INC.	Invoice: 175497 (Reference: Mitigation Monitoring.)		4,800.00	882,679.92
10/05/2023	100156	Heidt Design	Invoice: 49006 (Reference: Engineering Services.)		310.00	882,369.92
10/05/2023	100157	Innersync	Invoice: 21641 (Reference: CDD Website Services.)		1,515.00	880,854.92
10/05/2023	100158	Steadfast Environmental, LLC	Invoice: SE-22897 (Reference: y Description U/M Rate Serviced Date Amount Routine Aquatic Mainte...		2,733.41	878,121.51
10/05/2023	100159	Vesta District Services	Invoice: 413496 (Reference: Monthly contracted management fees.)		8,411.67	869,709.84
10/13/2023	1013ACH1	SECO Energy	Invoice: 413497 (Reference: ...			
10/13/2023	1013ACH2	SECO Energy	16920 Sawgrass Bay Blvd Payment #10		813.53	868,896.31
10/13/2023	100160	Fountain Design Group, Inc.	16920 Sawgrass Bay Blvd 6/29/23 - 7/19/23		259.00	868,637.31
10/13/2023	100161	Humane Animal Removal Team	Invoice: 31340A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	868,462.31
10/27/2023	1ACH102723	Regions Bank.	Invoice: 101123-1 (Reference: Wild Hog Trapping.)		2,285.00	866,177.31
10/27/2023	2ACH102723	Regions Bank.	Transfer for DS payment Due 11/1 for 2017A-1		193,668.87	672,508.44
10/27/2023	3ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2017 (AA1)		62,393.37	610,115.07
10/27/2023	4ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2019 (AA1)		138,397.37	471,717.70
10/27/2023	5ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2021 (AA3)		102,413.62	369,304.08
10/27/2023	6ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2021 PH 3/4		57,110.51	312,193.57
10/27/2023	1ACH103023	Sunshine Water Services	Transfer for DS Nov 1st payment for Series 2022(AA4)		45,269.23	266,924.34
10/30/2023	2ACH103023	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/23-9/25/23		16.29	266,908.05
10/30/2023	1030ACH1	Sunshine Water Services	Goldcrest Loop Playground 8/23/22-09/26/23		13.21	266,894.84
10/30/2023			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 OPPORTUNI	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: Lawn care 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 Collector	Account #2424260001-000-01800		3,014.40	2,173,606.37
01/05/2024	100183	Steadfast Environmental, LLC	Invoice: SE-23394 (Reference: Routine Aquatic Maintenance - Jan 2024.)		3,370.14	2,170,236.23
01/05/2024	100184	Clean Star Services	Invoice: 11281 (Reference: Monthly Trash Service - Dec 2023.)		310.00	2,169,926.23
01/05/2024	100185	Kutak Rock LLP	Invoice: 3328404 (Reference: General Counsel.)		3,094.72	2,166,831.51
01/05/2024	100186	Down to Earth	Invoice: INV178708 (Reference: Lawn care 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	3ACH020224	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
06/03/2024	100239	Down to Earth	Invoice: 104024 (Reference: Well Pump Repairs.) Invoice: 104023 (Reference: Irrigation repair...		1,199.12	668,633.25
06/03/2024	060324ACH1	SECO Energy	16920 Sawgrass Bay Blvd 4/15/24 to 5/15/24		83.00	668,550.25
06/03/2024	060324ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 3/15/24 to 5/15/24		39.00	668,511.25
06/03/2024	060324ACH3	SECO Energy	17325 Sawgrass Bay Blvd 4/15/24 to 5/15/24		334.00	668,177.25
06/03/2024	060324ACH4	SECO Energy	17052 Basswood Lane 4/15/24 to 5/15/24		41.00	668,136.25

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
06/03/2024	060324ACH5	SECO Energy	17650 Sawgrass Bay Blvd 4/15/24 to 5/15/24		136.00	668,000.25
06/04/2024	100240	BIO-TECH CONSULTING, INC.	Invoice: 179779 (Reference: Mitigation Monitoring.)		2,400.00	665,600.25
06/04/2024	100241	HV Solar Lighting	Invoice: 191 (Reference: Street Light Project.) Invoice: 190 (Reference: Light Installation.)		20,680.00	644,920.25
06/04/2024	100242	LLS Tax Solutions Inc.	Invoice: 003395 (Reference: Arbitrage Services.)		650.00	644,270.25
06/04/2024	100243	Swine Solutions, LLC	Invoice: 499 (Reference: Monthly Trapping Service.)		1,550.00	642,720.25
06/07/2024	1687	HV Solar Lighting			20,680.00	622,040.25
06/10/2024	231		Correcting bank error. Check #100238 written for 3,370.14, paid 3,307.14	63.00		622,103.25
06/17/2024			Deposit	7,344.59		629,447.84
06/20/2024			Deposit	9,675.54		639,123.38
06/25/2024	1688	Regions Bank.	Annual Trustee Fees Series 2021		3,500.00	635,623.38
06/25/2024	1689	Regions Bank.	Annual Trustee Fees Series 2019		3,500.00	632,123.38
06/25/2024	100244	Vesta District Services	Invoice: 420050 (Reference: Billable Expenses - May 2024.) Invoice: 420180 (Reference: Manage...		3,330.55	628,792.83
6/30/2024				17,083.13	58,122.67	628,792.83

EXHIBIT 17



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
DC/DE	Provide cease and desist letters related to wetland cutbacks on Saw Palmetto	6/27/2024		
DC	Review right of way agreements as well as easement agreements related to Pacific ace and splitting of pond	6/27/2024		
DC/DE	Compose letter detailing information on wetland buffers to be mailed to entire community.	6/27/2024		
DE	Research easements and any communications related to Pacific Ace construction	6/27/2024		
DE	Work with jack and bore company and county for revised quote.	5/23/2024		6/27 Update regarding cost for plan/permit
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	Obtain orange county traffic report related to Sawgrass Bay and Avalon. Report was completed 2-3 years ago.	3/28/2024		
DM	Obtain cost from Down To Earth on easement maintenance requests from POA.	6/27/2024		7/18 reminder sent to DTE
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 6/27 Initial contact w/Aaron Reid, Land Development Project Manager, KB Home
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	Re-document recent sidewalk repairs for both safety and aesthetics.	6/27/2024		
FM/DM	Additional quote for materials and install for monument lights & outlets	3/23/2023		Ongoing: Original proposals declined by Board. Sourcing vendors (equipment suppliers separate from installers) continues 10/30 Apex Home Improvements contacted for installation quote 12/13 2nd request for quote emailed 6/27 POA Obtain both solar and hardwire quotes for Village 1 and Edgemont monument outlets for holiday lighting.

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
DTE	Provide cost information for easement maintenance requests from POA.	6/27/2024		7/19 DTE reminded to provide proposal
DTE	Plant replacement at Village entrances/Sawgrass Bay Blvd (POA)	6/27/2024		7/19 without irrigation plant material will not thrive. DTE asked to review and provide proposal for infill where irrigation is working
DTE	Landscape maintenance around Village 3 entrance (POA)	6/27/2024		7/15 connected with POA CAM for scope and payment details 7/19 POA CAM confirmed - 1 time event only required, not ongoing
DTE	Investigate irrigation drip lines around ponds.	5/23/2024		6/27 Advised POA vendor maintains, DTE having issues accessing POA controllers Board requested copy of POA agreement discussed by DTE that prevents CDD access to controllers
DTE	Map of irrigation system noting leak location.	5/23/2024		
DTE	Evaluate hog damage on pond 40	4/25/2024		7/19 2023 photos don't show need for repairs from the 2022 hog damage, but DTE asked to review
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.