



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

January 23, 2025

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, January 23, 2025 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@vestadpropertytservices.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, January 23, 2025
 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)
 (Raise/Lower Hand: *5)

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-VC) John Holden (2)
 Robert Wolski (4) Gene Mastrangeli (5-C)
- II. **Audience Comments – Agenda Items** *(Limited to 3 minutes per individual for agenda items.)*
- III. **Seat 3 Vacancy**
 - A. Consideration of Candidates *Under Separate Cover*
 - B. Administration of Oath of Office [Exhibit 1](#)
 - C. Consideration of **Resolution 2025-06, Designating Officers** [Exhibit 2](#)
 - D. Review of Sunshine and Public Records Laws
 - References:
 - [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)
 - [Government in the Sunshine Manual](#)
 - [Free Resources for Required Ethics Training](#)
- IV. **Edgemont**
 - 1. Discussion on Edgemont Punchlist and Site Master Proposal to Address Certain Items - \$26,000.00 [Exhibit 3](#)
 - 2. Discussion on Edgemont Fence Repair and Maintenance [Exhibit 4](#)
 - 3. Discussion on Edgemont Landscape Maintenance – Common Areas and Drainage Tracts





V. Staff & Vendor Reports

- A. Landscape Maintenance Report – *Justin Sarka, Down To Earth*
 - 1. Review of Landscape Requests [Exhibit 5](#)
 - 2. Consideration of Down To Earth Proposals
 - a. Butterfly Pea Court Circle [Exhibit 6](#)
 - i. Option A: Sod Installation #107726 - \$4,045.00
 - ii. Option B: Sod Installation and Tree Removal #107727 - \$7,495.00
 - b. Edgemont Fence Removal #107728 - \$9,995.00 [Exhibit 7](#)
 - c. Village 3 Entrance Enhancements #107733 - \$2,122.98 [Exhibit 8](#)
- B. District Engineer – *Greg Woodcock, Stantec*
- C. District Counsel – *Bennett Davenport, Kutak Rock*
- D. District Manager – *Heath Beckett/Kyle Darin, Vesta District Services*
 - 1. Field Manager Report – *Michael Bush, Vesta* [Exhibit 9](#)

VI. Consent Agenda

- A. Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held November 21, 2024 [Exhibit 10](#)
- B. Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held December 26, 2024 [Exhibit 11](#)
- C. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held January 2, 2025 [Exhibit 12](#)
- D. Consideration and Acceptance of the Unaudited December 2024 Financial Statements [Exhibit 13](#)

VII. Liaison Reports

- A. Landscape and Environmental – *Gene Mastrangeli/Carl Weston*
- B. Amenities and Infrastructure – *Gene Mastrangeli*
- C. Public Safety – *Carl Weston/Robert Wolski*
- D. Finance – *Robert Wolski*
- E. Public Information – *John Holden*
- F. Accountability – *Carl Weston*

VIII. Supervisor Requests

- A. Next Workshop Agenda Items
- B. Next Meeting Agenda Items





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

X. Next Workshop Attendance Check

February 13, 2025 at 10 a.m.

Palms at Serenoa Clubhouse

17244 Bay Cedar Way,
Clermont, FL 34714

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

XI. Next Meeting Quorum Check

February 27, 2025 at 10 a.m.

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

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

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

[Exhibit 14](#)

XIII. Adjournment



EXHIBIT 1



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

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

Signature

Date

STATE OF FLORIDA
COUNTY OF LAKE

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

WITNESS my hand and official seal the date aforesaid.

Notary Public State of Florida

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



EXHIBIT 2



RESOLUTION 2025-06

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

WHEREAS, the Avalon Groves Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lake County, Florida; and

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

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

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

Gene Mastrangeli	is appointed Chairperson
Carl Weston	is appointed Vice Chairperson
Kyle Darin	is appointed Secretary
John Holden	is appointed Assistant Secretary
Robert Wolski	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
Shirley Conley	is appointed Assistant Secretary
Johanna Lee	is appointed Treasurer
Bridgett Alexander	is appointed Assistant Treasurer
Scott Smith	is appointed Assistant Treasurer

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

PASSED AND ADOPTED this 2nd day of January, 2025.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors



EXHIBIT 3



Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Avalon Groves CDD

Infrastructure Punch List

9/18/2024

**Perform infrastructure maintenance as identified on report
provided by District Engineer.**

Item 1 - rip rap bags on pipe and slope
Item 2 - clear vegetation
Item 3 - sod pond bank
Item 3A - erosion at MES
Item 4 - erosion at MES
Item 10 - remove turbidity barrier
Item 11 - seed and mulch pond berm
Item 14 - replace broken box lid
Item 16 - rip rap bags on pipe/slope, grout holes in structure
Item 18 - remove turbidity barrier
Item 19 - seed and mulch bare soil area
Item 20 - replace broken valve box
Item 22 - leaning sign post
Item 23 - repair pipe connection
Item 26 - seed and mulch pond berm
Item 27 - seed and mulch pond berm
Item 31 - repair concrete at valve box
Item 32 - add mulch
Item 34 - leaning sign
New Item - build soil/sod slopes along both edges of 2 playground ramps

TOTAL \$26,000

Notes:

Watering of sod, seed and mulch is not included





July 16 , 2024

Stantec visited Avalon Groves CDD to review Edgemont infrastructure for acquisition from the developer to the Community Development District 7-16-2024. Below is location map and descriptions of the items that require maintenance.

Greg Woodcock

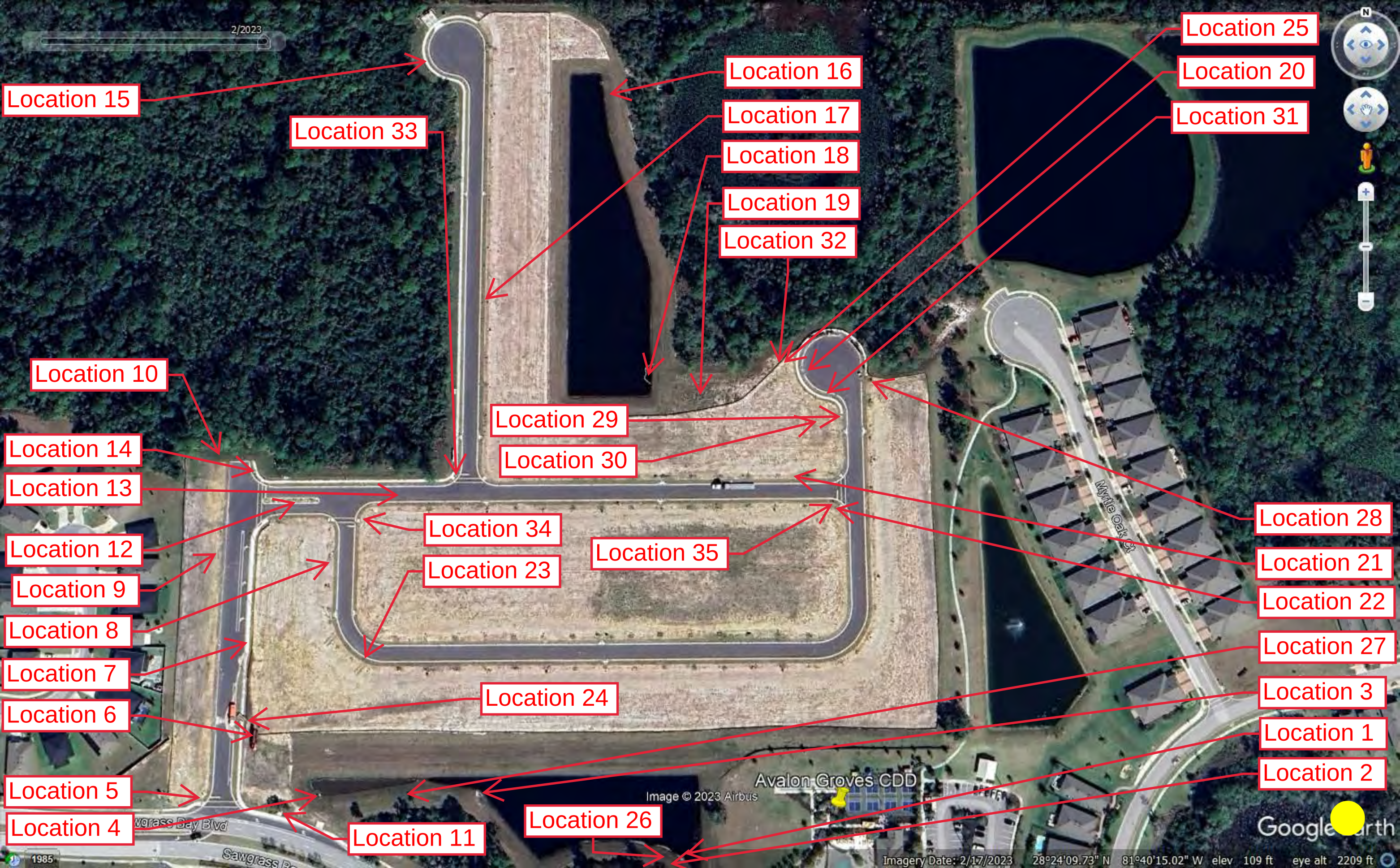
Project Manager

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com





Location 15

Location 33

Location 16

Location 17

Location 18

Location 19

Location 32

Location 25

Location 20

Location 31

Location 10

Location 29

Location 30

Location 14

Location 13

Location 34

Location 35

Location 12

Location 9

Location 23

Location 8

Location 7

Location 6

Location 24

Location 5

Location 4

Location 11

Location 26

Avalon Groves CDD

Image © 2023 Airbus

Sawgrass Bay Blvd

Myrtle Oak Ct

Location 28

Location 21

Location 22

Location 27

Location 3

Location 1

Location 2

Google Earth

Imagery Date: 2/17/2023

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

Sawgrass Bay Blvd

1985

Location 1: Pipe and filter fabric was exposed. Ground cover was missing from around the pipe. Recommended sand/cement bags over and down the pipe to the toe of slope to prevent erosion. Reset grate on structure.



July 16 , 2024

Location 2: Overgrown vegetation around outfall pipe.



Location 3: Exposed pond bank.



July 16 , 2024

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



Location 4: Mitered End Section starting to erosion around the sides.



July 16 , 2024

Location 5: Street sign leaning and not 7' high from the ground to the bottom of the stop sign.



Location 6: Exposed ground around the sign and existing pipe exposed by monument. Pipe should be buried.



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



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



July 16 , 2024

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



Location 10: remove turbidity barrier if contributing area is stabilized.



July 16 , 2024

Location 11: Area missing ground cover.



Location 12: Center Island not completed.



July 16 , 2024

Location 13: Speed limit sign leaning and not 7' from the ground to the bottom of the stop sign.



Location 14: Broken box cover.



Location 15: Street light pole damage.



Location 16: Pipe and filter fabric was exposed. Ground cover was missing from around the pipe. Recommended sand/cement bags over and down the pipe to the toe of slope to prevent erosion. Grout lifting hooks on sides of structure.



Location 17: Speed limit sign not 7' from the ground to the bottom of the stop sign.



Location 18: Turbidity barrier to be removed when construction is completed.



Not Included. Developer to remove once construction is completed.



July 16 , 2024

Location 19: Overgrown grass area and lack of turf by playground.



Location 20: Valve box needs repair.



July 16 , 2024

Location 21: Speed limit sign leaning and not 7' from the ground to the bottom of the stop sign.

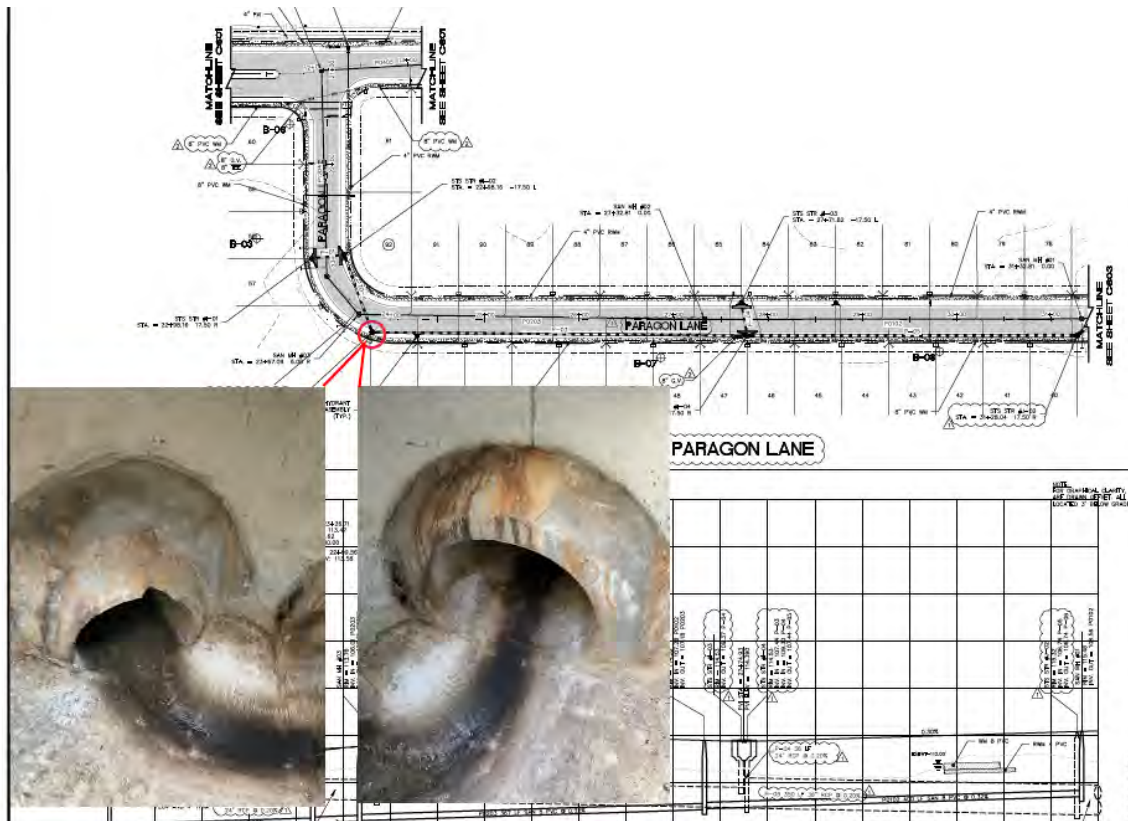


Location 22: Stop Sign leaning and not 7' from the ground to the bottom of the stop sign.



July 16, 2024

Location 23: Possible crack around the pipe connection to the structure.



Location 24: Curb inlet has approximately 15" of silt to be removed.



July 16 , 2024

Location 25: No ramp for playground does not meet ADA.



Not Included. Developer to add ramp.

Location 26: Lack of turf needs to be sodded to prevent erosion.



July 16 , 2024

Location 27: Lack of turf needs to be sodded to prevent erosion.



Location 28: concrete wash out station needs to be removed and cleaned after construction if there is damage it needs to be replaced sod all disturbed areas.



Not Included. Developer to restore and build a lot at this location.



July 16 , 2024

Location 29: Replace removed concrete.



Developer to replace

Location 30: Replace removed sod



July 16 , 2024

Location 31: Broken concrete around valve box.



Location 32: add mulch to be ADA compliant.



Not included. By Developer.



Location 33: Stop sign at Edgemont and Duvall is not 7' high. No picture.

Location 34: Edgemont and Paragon Stop sign is not 7' high. No picture.

Location 35: Edgemont and Edgemont stop sign is not 7' high. No picture.



SERENOA

June 22, 2022

Via: Email

Melissa Dotson, HOA Coordinator
D.R. Horton, Inc.
10192 Dowden Road
Orlando, FL 32832

Re: ARC Approval – Edgemont Landscape Approval

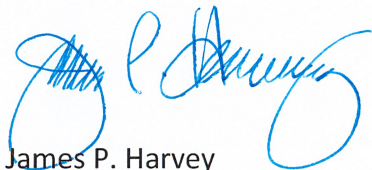
Dear Melissa:

We are in receipt of the attached common area landscape and hardscape plans that were submitted for approval for the Edgemont community within the Serenoa project.

Please accept this letter as approval of the attached plans.

I look forward to continuing to work with D.R. Horton, Inc. on Serenoa.

Sincerely,



James P. Harvey
VK Avalon Groves LLC
Serenoa Property Owners Association, Inc.

cc: File; Candice Smith



EXHIBIT 4





OFFICE OF PLANNING AND ZONING

Zoning Permit

Expires 18 months from the date of site plan approval

Zoning Permit # 47700

Approval Date: January 04, 2023

Address Screen # 83608

Type of proposed development: 1/4/2023- Approval of site plan (Project #2017120003 AR #4983) for Entry Sign, Entry Column, and Fencing . Site plan shall expire 18-months from date of issuance. Issued by JG

Job Address: 4001 DUVAL CT City: CLERMONT State: FL Zip: 34714

Alt. Key: 3335708 Section: 13 Township: 24 Range: 26 Found in Section Lot: 00600 Block: 000

Legal Description: NW 1/4 OF NW 1/4 ORB 5762 PG 1413

Owner Information:

D R HORTON INC

10192 DOWDEN RD
ORLANDO, FL 32832-5128

1/4/2023 JG

Site Plan # Project # Application #

Joint Planning Area: Interlocal Service Boundary Agreement: Unity of Title ORB PG Variance #

Districts:

Commissioner- 2 Road- 5 School- S Parks- S Zoning- SPD-3 Land Use Designation- ULOW St. Johns- N Green Swamp- N Wekiva- N JPA- N Flood Map Page- 0675E Zone- A/X Elevation: Hazard- Y Permit #

Wetland Affidavit- N County Road # Maximum ISR: Meets Impervious Surface- N # of Trees required- Lot size-
Water/Well- Sewer/Septic- ?

Setbacks:

Primary Structure- Front- Left- Right- Rear-

Accessory Structure #1- LIFT STATI Front- PER SP Left- PER SP Right- PER SP Rear- PER SP

Accessory Structure #2- ENTRY SIGN Front- PER SP Left- PER SP Right- PER SP Rear- PER SP

NOTE: If you are not using Bahia grass, only 60% of the landscaped areas can be grass and that the grass area must be irrigated separately.

Health Department Use Only

Staff Septic Permit #

No. of Bedrooms Height above natural grade Date

Comments

EXHIBIT 5



Entry	Date Created	To:	Name	Address	Message	Resolution / Date
68	2025-01-09 12:31	Landscape and Irrigation	Weston	17686 Blazing Star Cir	Irrigation line cut. Orange marker stake is installed. The stake is the property of Landscape Committee of Palms at Serenoa. The cut of line is near to the South and East corner closest to Pond 2 near the large oak tree. Please return stake to LCAM.	Forwarded to vendor same date as submission 1/13 Repair complete. Marking stake left at mail boxes. 13-Jan
67	2025-01-06 14:43	Landscape and Irrigation	Ruperez	17287 saw palmetto Avenue	Good afternoon the weeds in the sod are coming through everywhere. Can we please have the Landscaper address the center media weeds. The medians look dead, please.	Forwarded to vendor same date as submission 1/15: Our vendor responded that this area referenced does not have irrigation. The weeds in the turf cannot be sprayed as it would cause more damage to the already struggling turf. The area is mowed under regular maintenance and the team cleans up the median as much as possible. Chemical treatments on hold until irrigation repair completed
66	2024-12-29 09:38	Landscape and Irrigation	Deslauriers	17613 Serenoa Blvd	The irrigation along the medians and side of the road at the start of the community through to the send entrance to Village 1 still appears to be offline. The turf is gone and replaced with weeds. This was an issue before the road was put in. Now that it's been close to a year that the road was competed, it's time to stop using that as an excuse.	Forwarded to vendor same date as submission 1/10 DTE: This ties in to the irrigation not repaired. I believe there is going to be some resolution coming soon. 1/15 emailed: Thank you for your input, Mike. We acknowledge this has been a long-standing item, but there has been some forward movement with KB Homes replacing the irrigation damaged during construction, and we're looking forward to a resolution soon. The District Manager is providing the Board with additional updates as they become available. Chemical treatments on hold until irrigation repair completed
61	2024-12-11 09:40	Landscape and Irrigation	Ruperez	17287 S. Palmetto Ave.	Good morning I have submitted several tickets with no response related to the Maintenance being done by down to earth along our main Boulevard and Serenoa Lakes. The vendor continues to not mechanically edge has not applied fertilization treatments or weed control on the medians to the point where now two full medians require full lawn replacement, you will see there's only weeds left and dirt. A lot of this attributed to the maintenance being provided. Has Vesta inspected the area to see what we're talking about? If inaction continues to take place, we will begin to submit public records requests from the district and take the concerns to the meeting.m. It's completely unacceptable that we are allowing our Landscape to die because there is no oversight. I kindly asked that you please look at this and review the operations. Absent acknowledgment I will proceed as noted above. I've worked with many CDD's and association and can advise this is not standard. Thank you for your attention to these matters.	Forwarded to vendor same date as submission Responded to #67 request 1/19 vendor response: This area was inspected with Michael Bush 1/16 no action required until irrigation is repaired Action on hold until irrigation repair completed
56	2024-11-29 12:43	Landscape and Irrigation	Ruperez	17287 saw Palmetto Avenue	Good afternoon, the landscape along superior Blvd is covered in weeds. Landscaper continue to not mechanical edging, instead treating with herbicide which is killing the landscape. Some of the plants on the Serenoa lakes monument continue to die.	Forwarded to vendor same date as submission 1/19 vendor response: This area was inspected with Michael Bush 1/16 no action required until irrigation is repaired Action on hold until irrigation repair completed
23	2024-09-28 11:33	Landscape and Irrigation	Ruperez	17287 saw palmetto Avenue	Hello, The landscaper again are not hard edging the main boulevard on leading to Serenoa Lakes. Weeds throughout continue to get worse. In some areas they are taller than the actual plants. Vines are crowing plants as well. The area is not being properly maintained as the landscapers are only peddling a cut and blow service. The irrigation is consistent my running during the day as well.	Forwarded to vendor same date as submission 1/19 vendor response: This area was inspected with Michael Bush 1/16 no action required until irrigation is repaired Action on hold until irrigation repair completed



Entry	Date Created	To:	Name	Address	Message	Resolution / Date	
19	2024-09-20 11:55	Landscape and Irrigation	Ruperez	172887 Saw palmetto Avenue	Good afternoon again the landscapers are not edging around the main Boulevard on Serrano Lakes, weeds are taller than the shrubs crowding space which will lead to plants dying. Drains are covered in weeds. The entrance is to villages one and two have weeds that are approximately 2 1/2 feet tall. Are we able to request a change of landscapers. I plan to attend the next meeting for a request of records. We pay significantly for the area to be properly maintained and well very beautiful. The landscapers are not doing their job. Just look at the stop signs and you will see that nothing is being edged .	Forwarded to vendor same date as submission 1/19 vendor response: This area was inspected with Michael Bush 1/16 no action required untill irrigation is repaired	Action on hold until irrigation repair completed
7	2024-09-01 11:54	Landscape and Irrigation	Ruperez	17287 saw palmetto Avenue	Hello, the areas between my Palms of Serenoa and Village 3 require attention. Weeds are grading taller than shrubs, crack weeds are about a foot tall, mechanical edging has not been done in months. Instead treating with herbicide. There is a box that has been sitting in the median for months. The same applies to a pressure washing swing that is rusting at the entrance of village 3.	9/18 Requested vendor update 9/25 mechanical weeding required, to be worked into schedule 1/19 vendor response: This area was inspected with Michael Bush 1/16 no action required untill irrigation is repaired	Action on hold until irrigation repair completed
6	2024-08-31 13:30	Landscape and Irrigation	Ruperez	17287 saw palmetto Avenue	Hello, the landscaping at Serenoa Village 3 is horribly maintained. The weeds are taller than shrubs, trimming is needed, grass is dead, pants are dying and snakes roam. It is absolutely horrible to see the entrance of our community. Per Serenoa Lakes, this is your responsibility paid through our taxes. Please advise.	9/18 Requested vendor update 9/25 mechanical weeding required, to be worked into schedule 1/19 vendor response: Inspected with Michael Bush 1/16 additional improvements needed proposal will be submitted 1/20 Proposal added to agenda	



EXHIBIT 6



**Down to Earth**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #107726**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

Butterfly Pea Ct Option A

Estimated Job Start Date

February 24, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$1,755.00
Disposal Fee	Each	2	\$95.00	\$190.00
Delivery Fee	Dollar	1	\$100.00	\$100.00
Irrigation Labor	Each	5	\$85.00	\$425.00
St. Augustine "Floritam" sod	Pallet	3	\$525.00	\$1,575.00
Subtotal				\$4,045.00
Estimated Tax				\$0.00
Job Total				\$4,045.00

Scope of Work:

Convert the zoysia to St Augustine

- Remove palmettos
- Remove mulch
- Regrade the island.
- Install St Augustine in the entire space.
- Leaving tree rings around palms.
- Modify the irrigation for turf.

Proposed By:

Justin Sarka

Down to Earth

01/17/2025

Date

Agreed & Accepted By:

Vesta Property Services

Date

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

**Down to Earth**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #107727**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

Butterfly Pea Ct Option B

Estimated Job Start Date

February 24, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$1,755.00
Palm Tree Root Ball Removal				\$3,000.00
Disposal Fee	Each	2	\$95.00	\$190.00
Delivery Fee	Dollar	1	\$100.00	\$100.00
Irrigation Labor	Each	5	\$85.00	\$425.00
St. Augustine "Floratum" sod	Pallet	3	\$525.00	\$1,575.00
Fill Clean	Cubic Yard	5	\$90.00	\$450.00
Subtotal				\$7,495.00
Estimated Tax				\$0.00
Job Total				\$7,495.00

Scope of Work:

Convert the zoysia to St Augustine

- Remove palmettos
- Remove all palm trees
- Remove mulch
- Remove Zoysia
- Regrade the island.
- Install St Augustine in the entire space.
- Modify the irrigation for turf.

Proposed By:

Justin Sarka

Down to Earth

01/17/2025

Date

Agreed & Accepted By:

Vesta Property Services

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. 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 7



**Down to Earth**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #107728**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

Edgemont Fence Removal

Estimated Job Start Date

February 24, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Fence Removal				\$7,345.00
Debris Removal and Disposal Fee	Each	10	\$90.00	\$900.00
Cocoa Mulch	Cubic Yard	20	\$65.00	\$1,300.00
Fill Dirt	Cubic Yard	5	\$90.00	\$450.00
Subtotal				\$9,995.00
Estimated Tax				\$0.00
Job Total				\$9,995.00

Scope of Work,

- Remove vinyl fence from property
- Backfill holes left by fence post.
- Fill in Mulch

Proposed By:

Justin Sarka

Down to Earth

01/17/2025

Date

Agreed & Accepted By:

Vesta Property Services

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. 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 8



**Down to Earth**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #107733**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

Village 3 Entrance Enhancement

Estimated Job Start Date

February 24, 2025

Proposed By

Justin Sarka

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$650.00
Debris Removal and Disposal Fee	Each	1	\$89.99	\$89.99
Pickup and Delivery Fee	Dollar	1	\$64.99	\$64.99
Pine Bark Mulch	Cubic Yard	3	\$65.00	\$195.00
Irrigation Labor	Each	1	\$85.00	\$85.00
Liriope Emerald Goddess Installed (E)	1 Gallon	100	\$10.38	\$1,038.00
Subtotal				\$2,122.98
Estimated Tax				\$0.00
Job Total				\$2,122.98

Scope Of Work;

- Fill in non established jasmine bed with liriope
- Replace muhly grasses from in front of the neighbor entrance sign as this continues to block the sign

Proposed By:

Justin Sarka

Down to Earth

01/17/2025

Date

Agreed & Accepted By:

Vesta Property Services

Date

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

EXHIBIT 9



Entry : Date Created		To:	Name	Address	Message	Resolution Date
69	2025-01-12 16:15	Other/Multiple	Thomas	2900 Deerberry lane	Can we remove the sign that says model homes after the Palms but before Ace Pacific? There is no building going on down there anymore.	



EXHIBIT 10



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FIRST AGENDA ITEM: **Call to Order**

Present were

SECOND AGENDA ITEM: **Selection of Workshop Secretary**

Mr. Weston was designated as secretary to record the workshop minutes and provided the following.

FOURTH AGENDA ITEM: **Discussion Items**

B. Amenities – *Gene Mastrangeli*

Mr. Weston reported Lake County was in the process of placing a traffic signal at the Superior Blvd./Sawgrass Bay Blvd. intersection.

D. Finance – *Robert Wolski*

Mr. Wolski will contact District Management to request a summary of the current monthly budget report. Supervisors would like clarity and more information to better understand and track changes in the operating budget.

E. Public Information – *TBD*

There being no matters to discuss, the next item followed.

F. Accountability – *Carl Weston*

There being no matters to discuss, the next item followed.

G. Other Business

There being no matters to discuss, the next item followed.

FIFTH AGENDA ITEM: Adjournment

The workshop was adjourned at 3:17 p.m.

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

Workshop minutes were accepted at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on January 23, 2025.

☐ Kyle Darin, Secretary

☐ _____, Assistant Secretary

☐ Eugene Mastrangeli, Chair

☐ Carl Weston, Vice Chair

EXHIBIT 11



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FIRST AGENDA ITEM: **Call to Order**

The workshop was called to order at 10:10 a.m.

Present were

Eugene Mastrangeli (S5)	Chair, Avalon Groves CDD
John Holden (S2)	Assistant Secretary, Avalon Groves CDD
Robert Wolski (S4)	Assistant Secretary, Avalon Groves CDD

SECOND AGENDA ITEM: **Selection of Workshop Secretary**

Mr. Holden was designated as secretary to record the workshop minutes and provided the following.

THIRD AGENDA ITEM: **Audience Comments**

There being none, the next item followed.

FOURTH AGENDA ITEM: **Discussion Items**

Liaison roles were discussed. Mr. Wolski will work with Mr. Weston on public safety, Mr. Holden will assume the role of public information liaison.

A. Landscape and Environmental – *Gene Mastrangeli/Carl Weston*

Supervisors discussed Butterfly Pea Court and the options provided by the District Engineer and landscape vendor. They also discussed maintenance of invasive species, mosquito fish and bats.

B. Amenities – *Gene Mastrangeli*

Supervisors discussed including infrastructure – sidewalks, mailboxes, fencing, etc. under the amenities category.

The condition and location of the Edgemont fence were discussed. More information is needed from the District Engineer and District Counsel regarding options. Mr. Mastrangeli suggested getting input from the POA and HOA. He did not want the CDD to expend funds to move or fix the fence and recommended further input from staff. It was suggested that resident communication with the developer regarding the fence may also be of use. Supervisors would like the POA and HOA representatives to be invited to a regular meeting for further discussion on the fence.

A. Public Safety – *Carl Weston/Robert Wolski*

There being no matters to discuss, the next item followed.

C. Finance – *Robert Wolski*

Supervisors requested significant reporting be implemented each month by the liaison, specifically highlighting trends.

Supervisors discussed the number of taxpayers and what they pay for CDD operating and debt costs. Staff will be asked about this information.

Mr. Wolski agreed to present reporting concepts for discussion by the January meeting. Mr. Wolski also advised of his suitability for the liaison role since he has an MBA in finance.

D. Public Information – *John Holden*

Mr. Holden will research whether a newsletter delineating the Board's accomplishments is allowed under Florida laws.

E. Accountability – *Carl Weston*

Supervisors discussed feedback loops between the Board, residents, and management. They do not appear to be functioning well and need to be addressed/tweaked.

Supervisors discussed Sunshine laws and that no past, current, or potential CDD business may be discussed between Supervisors (either directly or through use of a conduit) outside of a publicly noticed meeting. This includes scheduling only one Supervisor at a time to meet with vendors to review community projects and maintenance concerns.

F. Other Business

Mr. Wolski wants audience members making comments during the meetings to announce their name and address.

As the presiding office, the Chair will decide whether to allow additional public comments outside of the Public Comments portion of the meeting.

FIFTH AGENDA ITEM: Adjournment

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

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

Workshop minutes were accepted at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on January 23, 2025.

☐ Kyle Darin, Secretary

☐ _____, Assistant Secretary

☐ Eugene Mastrangeli, Chair

☐ Carl Weston, Vice Chair

EXHIBIT 12



1 **MINUTES OF MEETING**

2 **AVALON GROVES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
5 Development District was held on Thursday, January 2, 2025 at 10:00 a.m., at the Serenoa
6 Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken
7 are summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

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

10 Present and constituting a quorum were:

11 Eugene Mastrangeli (S5)	Board Supervisor, Chair
12 Carl Weston (S1)	Board Supervisor, Vice Chair
13 John Holden (S2)	Board Supervisor, Assistant Secretary
14 Robert Wolski (S4)	Board Supervisor, Assistant Secretary

15 Also present were:

16 Kyle Darin	District Manager, Vesta District Services
17 Heath Beckett	District Manager, Vesta District Services
18 Michael Bush	Field Manager, Vesta District Services
19 Jere Earlywine	District Counsel, Kutak Rock LLP (<i>Virtually</i>)
20 Frank Nolte	District Engineer, Stantec (<i>Virtually</i>)
21 Justin Sarka	Account Manager, Down to Earth Landscape & 22 Irrigation

23 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items** (*Limited to*
24 *3 minutes per individual for agenda items*)

25 Audience members were asked to announce their name and address prior to their
26 comments.

27 A comment was heard on the Board's decision regarding the removal of the weather station
28 installed on CDD property.

29 With no second, a MOTION by Mr. Holden to rescind the Board's decision for the resident
30 to remove the weather station installed on CDD property failed.

31 A comment was heard on the current Butterfly Pea Court circle landscaping.

32 **THIRD ORDER OF BUSINESS: Seat 3 Vacancy**

33 A. Consideration of Candidates

34 With no second, a MOTION by Mr. Holden to appoint Brad Jermer to Seat 3
35 failed.

36 Mr. Mastrangeli requested both candidates attend the next meeting so the Board
37 can interview them. Staff were directed to re-post the request for candidates with
38 a new deadline of a week before the next meeting.

- B. Exhibit 1: Administration of Oath of Office
- C. Exhibit 2: Consideration of **Resolution 2025-06, Designating Officers**
- D. Review of Sunshine and Public Records Laws

References:

- [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)
- [Government in the Sunshine Manual](#)
- [Free Resources for Required Ethics Training](#)

FOURTH ORDER OF BUSINESS: Staff & Vendor Reports

- A. Exhibit 3: Aquatic Maintenance Report – *Steadfast Environmental*

An update on the “No fishing” signs for the ponds was requested.

With no second, a MOTION by Mr. Holden to rescind the installation of Gambusia failed.

With no second, a MOTION by Mr. Holden to stop payment to Steadfast for installation of Gambusia failed.

- 1. Exhibit 4: Review of Pond Requests

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

Mr. Sarka presented the landscape maintenance report.

Mr. Darin provided an update on the irrigation repair request to KB Homes.

- 1. Exhibit 5: Review of Landscape Requests

The Board requested Down To Earth update the log with responses and completion dates.

The sod repair at Alligator Flag Court is scheduled for the second week of January.

Trees damaged during the storms were discussed. Trees have been checked deciduous trees have dropped their leaves, but they are not showing signs of decline. Mr. Weston offered to mark broken/dead trees for removal.

- 2. Discussion on Butterfly Pea Court Circle

- a. Exhibit 6: Down To Earth Proposal #93703 for Landscape Replacement - \$4,171.98 – *Previously Presented*

- b. Exhibit 7: Paver Proposal – *Pending*

Supervisors discussed the current landscape issues, box covering the back flow meter and signage for the area. Mr. Earlywine suggested the District Engineer and/or the insurance provider could review the site and complete a risk assessment. Mr. Sarka recommended against mulch. A proposal to lower the circle as much as possible and replace the palmettos with sod

76 was requested. A separate proposal was requested to remove the palm
77 trees from the circle.

78 C. District Engineer – *Greg Woodcock, Stantec*

79 Mr. Nolte presented the District Engineer's report on behalf of Mr. Woodcock.
80 He reported that requests have been issued to multiple fence contractors for the
81 Edgemont fence repairs, but no proposals have been received yet. The Field
82 Manager will reach out to additional contractors for proposals.

83 Regarding the Palms at Serenoa stormwater inlet clearing, the project scope has
84 been separated between HOA and CDD responsibility and proposals have been
85 requested.

86 Mr. Wolski provided background on the Edgemont fence. Mr. Earlywine advised
87 that property at Edgemont has been conveyed to the CDD. The District can either
88 keep it and repair it or remove it. Further issues have arisen with residents
89 wanting to adjoin private fences to the CDD fence encroaching onto CDD
90 property. Supervisors discussed ongoing maintenance and removal of the PVC
91 fence. The HOA or POA would be able to install a new fence at the property line
92 and maintain it. Communication to the residents on Paragon Lane of the Board's
93 decision was discussed.

94 D. District Counsel – *Bennett Davenport, Kutak Rock*

- 95 1. Exhibit 8: Discussion on Edgemont Fence Maintenance and License
96 Agreement for Private Fence Encroachment

97 *This item was discussed under item IV. C. District Engineer report.*

- 98 2. Exhibit 9: Discussion on Response to Streetlight Demand Letter

99 Mr. Darin advised that the streetlight vendor had completed 98% of the
100 requested repairs. The Board acknowledged residents' frustration at the
101 slow response to repair requests by the vendor.

102 E. District Manager – *Kyle Darin, Vesta District Services*

- 103 1. Discussion on KB Homes Irrigation Repairs

104 Mr. Darin repeated his earlier update that KB Homes will be providing
105 contact information for their irrigation vendor who will be performing the
106 repairs.

- 107 2. Exhibit 10: Field Manager Report – *Michael Bush, Vesta*

108 Mr. Bush presented the Field Manager report. The electrical contractor
109 was not able to meet on Monday, so this meeting will be rescheduled.
110 Pressure washing is scheduled for week of January 27. Locations for "No
111 Fishing" signs were discussed.

- 112 a. Exhibit 11: Update on Edgemont and Village 1 Entrance Electrical
113 Outlet Installation – *Pending*

114 F. Serenoa POA Amenity Manager

115 No update was provided.

116 G. Palms at Serenoa HOA Amenity Manager

117 Mr. Wolski presented information on current HOA projects.

118 The Chair approved removing the POA and HOA reports from future agendas.

119 He also noted that the Board continues to discuss how to improve communication
120 with residents regarding CDD business.

121 **FIFTH ORDER OF BUSINESS: Consent Agenda**

122 A. Exhibit 12: Consideration and Approval of the Minutes of the Board of
123 Supervisors Regular Meeting Held December 5, 2024

124 Revisions to the minutes were discussed. Board consensus was to revise the
125 minutes to show four Supervisors constituting a quorum.

126 On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the
127 Board approved the Minutes of the Board of Supervisors regular meeting held December 5, 2024,
128 subject to the revision on Supervisors constituting a quorum, for Avalon Groves Community
129 Development District.

130 B. Exhibit 13: Consideration and Acceptance of the Unaudited November 2024
131 Financial Statements

132 On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the
133 Board accepted the unaudited November 2024 Financial Statements, for Avalon Groves
134 Community Development District.

135 ~~C. Exhibit 14: Ratification of Approval of Platinum Exterior Services Pressure~~
136 ~~Washing Proposal # 1470 – \$11,597.23~~

137 This item was struck as it met the not-to-exceed amount approved at the previous
138 meeting and the project was not yet completed.

139 **SIXTH ORDER OF BUSINESS: Liaison Reports**

140 A. Landscape and Environmental – *Gene Mastrangeli/Carl Weston*

141 B. Amenities – *Gene Mastrangeli*

142 Infrastructure will be added to the Amenities Liaison role description.

143 C. Public Safety – *Carl Weston*

144 D. Finance – *Robert Wolski*

145 Mr. Wolski requested a paragraph summarizing the accountant's observations of
146 the financials for the month.

147 E. Public Information – *TBD*



F. Accountability – *Carl Weston*

Mr. Earlywine discussed the Sunshine law, he explained that the workshops were set up for Supervisors to legally discuss CDD business, Supervisors may prepare a memo to be included and distributed with the agenda packet for Supervisors to discuss during publicly noticed meetings, and with Board approval, liaisons may individually work on projects outside of meetings. He added that staff and residents cannot serve as conduits for Supervisors to discuss CDD business. Further information was provided on social media posts. Mr. Earlywine will circulate a memo regarding best practices for Supervisors using social media.

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

Mr. Holden asked about removal of invasive vines from the conservation areas. Mr. Nolte confirmed invasive species can be removed by the District's contractor with notice to and approval by SWFWMD. Mr. Darin added that the District does have an environmental consultant that addresses invasive species in some of the conservation areas.

Mr. Holden also asked about street parking regulations in Village 1. Since the Village 1 right-of-ways were conveyed to Lake County, this does not fall under the CDD's jurisdiction.

A. Next Workshop Agenda Items

Mr. Mastrangeli requested Supervisors forward items for discussion at the workshop to the administrator for inclusion in the workshop agenda. The minutes on the workshop also need to be forwarded.

B. Next Meeting Agenda Items

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

Audience comments were heard on the Village 2 annuals dying and a request for confirmation of irrigation working, recent hog damage at Village 2, and smoothing the bank at pond 40 from previous hog damage.

NINTH ORDER OF BUSINESS: Exhibit 15: Action Items Summary

District Manager

- Repost request for Supervisor candidates (Admin)
- Check with Bio-Tech on invasive species removal in conservation areas.

District Engineer

- Confirm extent of allowable removal of invasive species from conservation areas.

Field Manager

- Notify Swine Solutions of hog sightings in Village 2
- No fishing signs for ponds

Down To Earth

- Update Landscape Requests Log
- Evaluate trees
- Irrigation check:
 - Butterfly Pea Court (twice a day)
 - Village 2 entrance (annuals dying)
- Proposal for smoothing out Pond 40 bank
- Two proposals for Butterfly Pea Court
 - Sod
 - Tree removal

TENTH ORDER OF BUSINESS: Next Workshop Attendance Check

The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on January 9, 2025 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.

ELEVENTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on January 23, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

TWELFTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Weston, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:10 p.m., for Avalon Groves Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on January 23, 2025.

☐ Kyle Darin, Secretary

☐ _____, Assistant Secretary

☐ Eugene Mastrangeli, Chair

☐ Carl Weston, Vice Chair

EXHIBIT 13



Avalon Groves Community Development District

Financial Statements
(Unaudited)

Preliminary

December 31, 2024



Avalon Groves CDD
Balance Sheet
December 31, 2024

	General Fund	Debt Service 2017	Debt Service 2017 A-1	Debt Service 2019	Debt Service 2021 Ph 3/4	Debt Service 2021	Debt Service 2022	TOTAL
1 ASSETS								
2 Operating Account	\$ 2,682,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,682,208
3 Trust Accounts:								
4 Revenue Fund	-	4,268	38,443	16,599	3,228	180	7,319	70,037
5 Interest Fund	-	33	102	36	177	3	24	375
6 Reserve Fund	-	196,215	580,735	106,406	19,945	174,754	32,561	1,110,616
7 Prepayment Fund	-	18	121	1,543	-	242	-	1,924
8 Sinking Fund	-	138	354	21	231	401	108	1,254
9 Principal	-	-	-	39	-	-	-	39
10 Cost Of Issuance	-	-	-	14,695	1,257	14,461	(1)	30,412
11 Bond Redemption	-	-	-	51	-	0	-	51
12 Acquisition & Construction	-	0	1	12,312	5	73,928	9,270	95,516
13 Accounts Receivable	-	-	-	-	-	-	-	-
14 On-Roll Assessments Receivable	81,059	12,044	32,015	14,155	12,090	21,798	8,056	181,218
15 Due From Other Funds	-	160,253	474,413	198,514	183,231	318,474	122,099	1,456,983
16 Prepaid Expenses	-	-	-	-	-	-	-	-
17 Deposits	541	-	-	-	-	-	-	541
18 TOTAL ASSETS	2,763,808	372,970	1,126,184	364,371	220,163	604,240	179,437	5,631,174
19 LIABILITIES								
20 Accounts Payable	42,364	-	-	-	-	-	-	42,364
21 On-Roll Deferred Revenue	81,059	12,044	32,015	14,155	12,090	21,798	8,056	181,218
22 Accrued Expenses	-	-	-	-	-	-	-	-
23 Due To Other Funds	1,456,983	-	-	-	-	-	-	1,456,983
24 TOTAL LIABILITIES	1,580,406	12,044	32,015	14,155	12,090	21,798	8,056	1,680,565
25 FUND BALANCE								
26 Nonspendable								
27 Prepaid & Deposits	541	-	-	-	-	-	-	541
28 Capital Reserves	-	-	-	-	-	-	-	-
29 Operating Capital	220,425	-	-	-	-	-	-	220,425
30 Unassigned	962,436	360,925	1,094,169	350,216	208,074	582,442	171,381	3,729,643
31 TOTAL FUND BALANCE	1,183,402	360,925	1,094,169	350,216	208,074	582,442	171,381	3,950,609
32 TOTAL LIABILITIES & FUND BALANCE	2,763,808	372,970	1,126,184	364,371	220,163	604,240	179,437	5,631,174



Avalon Groves CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to December 31, 2024

	FY 2025 Adopted Budget	FY 2025 Month of December	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 <u>REVENUES</u>					
2 Special Assessment	\$ 1,319,762	\$ 1,086,353	\$ 1,240,620	\$ (79,142)	94%
3 Serenoa POA Cost Share Agreement	2,790	-	-	(2,790)	0%
4 Interest Income	-	-	-	-	0%
5 Misc. Revenue	-	-	-	-	0%
6 TOTAL REVENUES	\$ 1,322,552	\$ 1,086,353	\$ 1,240,620	\$ (81,932)	94%
7 <u>EXPENDITURES</u>					
8 GENERAL ADMINISTRATIVE					
9 Supervisor Compensation	\$ 12,000	\$ 800	\$ 1,600	\$ (10,400)	13%
10 District Management Services	34,608	2,884	8,652	(25,956)	25%
11 Bank Fees	150	-	-	(150)	0%
12 Auditing	3,800	-	-	(3,800)	0%
13 Regulatory and Permit Fees	175	-	175	-	100%
14 Legal Advertisements	4,000	-	-	(4,000)	0%
15 Engineering Services	40,000	524	4,214	(35,786)	11%
16 Legal Services	60,000	217	3,166	(56,834)	5%
17 Technology & Website Admin.	2,015	-	1,575	(440)	78%
18 Miscellaneous (Appraisal, Mailing, Etc.)	1,500	3,779	4,399	2,899	293%
19 TOTAL GENERAL ADMINISTRATIVE	158,248	8,203	23,780	(134,468)	15%
20 INSURANCE					
21 Insurance	35,000	-	31,836	(3,164)	91%
22 TOTAL INSURANCE	35,000	-	31,836	(3,164)	91%
23 DEBT SERVICE ADMIN.					
24 Disclosure Report	5,408	-	6,408	1,001	119%
25 Arbitrage Rebate Report	2,000	-	-	(2,000)	0%
26 Trustee Fees	17,500	-	7,000	(10,500)	40%
27 TOTAL DEBT SERVICE ADMINISTRATION	24,908	-	13,408	(11,500)	54%
28 UTILITIES:					
29 Utilities-Electricity	20,000	623	1,796	(18,204)	9%
30 Streetlights	295,000	20,680	62,040	(232,960)	21%
31 Utility Water	45,000	842	5,633	(39,367)	13%
32 TOTAL UTILITIES:	360,000	22,145	69,469	(290,531)	19%
33 PHYSICAL ENVIRONMENT:					
34 Lake & Pond Maintenance	54,600	3,640	23,778	(30,822)	44%
35 Landscape Maintenance	314,715	27,827	82,048	(232,667)	26%
36 Landscape - Replenishment	76,000	-	10,136	(65,864)	13%
37 Wetland Mitigation & Monitoring	49,800	2,000	13,300	(36,500)	27%
38 Field Management	6,489	541	1,622	(4,867)	25%
39 Field Contingency	88,900	-	175	(88,725)	0%
40 Hardscape Repairs & Maint.	15,000	-	-	(15,000)	0%
41 Stormwater Reporting	25,000	-	-	(25,000)	0%
42 Porter Services	10,000	-	-	(10,000)	0%
43 Pond Plantings and Erosion Control	15,000	-	-	(15,000)	0%
44 Fountain Repair	2,700	-	-	(2,700)	0%



		FY 2025 Adopted Budget	FY 2025 Month of December	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Midge Fly Treatment	53,592	6,699	6,699	(46,893)	13%
46	Playground Repairs & Maint.	9,000	-	-	(9,000)	0%
47	Wildlife Removal	18,600	1,550	4,650	(13,950)	25%
48	Reserve Study	5,000	-	-	(5,000)	0%
49	TOTAL PHYSICAL ENVIRONMENT	744,396	42,257	142,408	(601,988)	19%
50	TOTAL EXPENDITURES	1,322,552	72,605	280,901	(1,041,651)	21%
51	REVENUES OVER (UNDER) EXPENDITURES	-	1,013,748	959,719	959,719	
52	OTHER FINANCING SOURCES & USES					
53	Transfers In	-	-	-	-	
54	Transfers Out	-	-	-	-	
55	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
56	NET CHANGE IN FUND BALANCE	-	1,013,748	959,719	959,719	
57	Fund Balance - Beginning			223,683	223,683	
58	FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 1,183,402	\$ 1,183,402	



Avalon Groves CDD
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to December 31, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 170,338	\$ 158,623	\$ (11,715)
3 Lot Closings	-	-	-
4 Interest	-	2,916	2,916
5 Prepayments	-	-	-
6 TOTAL REVENUES	170,338	161,539	(8,798)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	62,106	61,406	(700)
10 May 1, 2025	62,106	-	(62,106)
11 November 1, 2025	60,981	-	(60,981)
12 Principal Retirement			
13 May 1, 2025	45,000	-	(45,000)
14 Principal Prepayment	-	5,000	5,000
15 TOTAL EXPENDITURES	168,088	66,406	(101,681)
16 REVENUES OVER (UNDER) EXPENDITURES	2,250	95,133	92,883
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
21 NET CHANGE IN FUND BALANCE	2,250	95,133	92,883
22 Fund Balance - Beginning		265,792	
23 FUND BALANCE - ENDING - PROJECTED	\$ 2,250	\$ 360,925	\$ 358,675

* financed by prior year revenues



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, 2024 to December 31, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 500,600	\$ 469,564	\$ (31,036)
3 Lot Closings	-	-	-
4 Interest	-	9,273	9,273
5 Prepayments	-	-	-
6 TOTAL REVENUES	500,600	478,837	(21,763)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	190,897	188,663	(2,234)
10 May 1, 2025	188,663	-	(188,663)
11 November 1, 2025	185,303	-	(185,303)
12 Principal Retirement			
13 May 1, 2025	125,000	-	(125,000)
14 Principal Prepayment	-	30,000	30,000
15 TOTAL EXPENDITURES	498,966	218,663	(280,303)
16 REVENUES OVER (UNDER) EXPENDITURES	1,634	260,175	258,540
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	(20,822)	(20,822)
20 TOTAL OTHER FINANCING SOURCES (USES)	-	(20,822)	(20,822)
21 NET CHANGE IN FUND BALANCE	1,634	239,352	237,718
22 Fund Balance - Beginning		854,816	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,634	\$ 1,094,168	\$ 1,092,534

* financed by prior year revenues



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

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 210,250	\$ 196,501	\$ (13,749)
3 Lot Closings	-	-	-
4 Interest	-	3,318	3,318
5 Prepayments	-	-	-
6 TOTAL REVENUES	210,250	199,819	(10,431)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	67,330	67,330	0
10 May 1, 2025	66,074	-	(66,074)
11 November 1, 2025	66,074	-	(66,074)
12 Principal Retirement			
13 * November 1, 2024	75,000	75,000	-
14 November 1, 2025	75,000	-	(75,000)
15 Principal Prepayment	-	-	-
16 TOTAL EXPENDITURES	207,148	142,330	(64,817)
17 REVENUES OVER (UNDER) EXPENDITURES	3,103	57,489	54,386
18 OTHER FINANCING SOURCES (USES)			
19 Transfers In	-	-	-
20 Transfers Out	-	(62,803)	(62,803)
21 TOTAL OTHER FINANCING SOURCES (USES)	-	(62,803)	(62,803)
22 NET CHANGE IN FUND BALANCE	3,103	(5,314)	(8,417)
23 Fund Balance - Beginning		343,218	
24 FUND BALANCE - ENDING - PROJECTED	\$ 3,103	\$ 337,904	\$ 334,801

* financed by prior year revenues



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, 2024 to December 31, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 193,100	\$ 181,383	\$ (11,717)
3 Lot Closings	-	-	-
4 Interest	-	777	777
5 Prepayments	-	-	-
6 TOTAL REVENUES	193,100	182,161	(10,939)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	56,369	56,369	-
10 May 1, 2025	56,369	-	(56,369)
11 November 1, 2025	55,469	-	(55,469)
12 Principal Retirement			
13 May 1, 2025	80,000	-	(80,000)
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	191,838	56,369	(135,469)
16 REVENUES OVER (UNDER) EXPENDITURES	1,263	125,792	124,529
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	4,042	4,042
19 Transfers Out	-	(4,042)	(4,042)
20 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
21 NET CHANGE IN FUND BALANCE	1,263	125,792	124,529
22 Fund Balance - Beginning		82,277	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,263	\$ 208,069	\$ 206,807

* financed by prior year revenues



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

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 336,400	\$ 315,253	\$ (21,147)
3 Lot Closings	-	-	-
4 Interest	-	2,430	2,430
5 Prepayments	-	-	-
6 TOTAL REVENUES	336,400	317,683	(18,717)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	101,325	101,225	(100)
10 May 1, 2025	101,225	-	(101,225)
11 November 1, 2025	99,622	-	(99,622)
12 Principal Retirement			
13 May 1, 2025	135,000	-	(135,000)
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	335,847	101,225	(234,622)
16 REVENUES OVER (UNDER) EXPENDITURES	553	216,458	215,905
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	84,864	84,864
19 Transfers Out	-	(4,042)	(4,042)
20 TOTAL OTHER FINANCING SOURCES (USES)	-	80,822	80,822
21 NET CHANGE IN FUND BALANCE	553	297,280	296,727
22 Fund Balance - Beginning		211,235	
23 FUND BALANCE - ENDING - PROJECTED	\$ 553	\$ 508,514	\$ 507,961

* financed by prior year revenues



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

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 128,675	\$ 120,867	\$ (7,808)
3 Lot Closings	-	-	-
4 Interest	-	843	843
5 Prepayments	-	-	-
6 TOTAL REVENUES	128,675	121,711	(6,964)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	44,638	44,638	0
10 May 1, 2025	44,638	-	(44,638)
11 November 1, 2025	43,838	-	(43,838)
12 Principal Retirement			
13 May 1, 2025	40,000	-	(40,000)
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	128,475	44,638	(83,837)
16 REVENUES OVER (UNDER) EXPENDITURES	200	77,073	76,873
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	(858)	(858)
20 TOTAL OTHER FINANCING SOURCES (USES)	-	(858)	(858)
21 NET CHANGE IN FUND BALANCE	200	76,216	76,016
22 Fund Balance - Beginning		85,895	
23 FUND BALANCE - ENDING - PROJECTED	\$ 200	\$ 162,111	\$ 161,911

* financed by prior year revenues



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

	2017 (AA1) Actual Year-to-Date	2017A-1 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 PH 3/4 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2022 (AA4) Actual Year-to-Date	Total
1 REVENUES							
2 Developer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Insurance Claim	-	-	-	-	-	-	-
4 Interest	-	-	78	4	599	69	751
5 TOTAL REVENUES	-	-	78	4	599	69	751
6 EXPENDITURES							
7 Dissemination Agent	-	-	-	-	-	-	-
8 Trust Fund Accounting	-	-	-	-	-	-	-
9 Arbitrage	-	-	-	-	-	-	-
10 Trustee Fees	-	-	-	-	-	-	-
11 Requisitions	-	-	-	-	-	-	-
12 TOTAL EXPENDITURES	-	-	-	-	-	-	-
13 REVENUES OVER (UNDER) EXPENDITURES	-	-	78	4	599	69	751
14 OTHER SOURCES (USES)							
15 Transfer In	-	-	2,803	-	-	858	3,661
16 Transfer Out	-	-	-	-	-	-	-
17 TOTAL OTHER SOURCES (USES)	-	-	2,803	-	-	858	3,661
18 NET CHANGE IN FUND BALANCE	-	-	2,882	4	599	926	4,411
19 Fund Balance - Beginning	0	21	9,385	-	73,053	8,310	90,768
20 FUND BALANCE - ENDING - PROJECTED	\$ 0	\$ 21	\$ 12,266	\$ 4	\$ 73,652	\$ 9,236	\$ 95,179



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

	Bank United (Operating Account)
Balance per Bank Statement	\$ 2,685,773.85
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	3,546.08
<i>Adjusted Bank Balance</i>	<u>\$ 2,682,207.77</u>
Beginning Bank Balance per Books	416,630.89
Deposits	2,349,212.73
Disbursements	83,635.85
<i>Balance per Book</i>	<u>\$ 2,682,207.77</u>



Avalon Groves Community Development District

Check Register

FY2025

Date	Number	Name	Memo	Deposit	Payments	Balance
9/30/2024		Beginning of Year				265,180.64
10/02/2024	100224ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 7/22/24 - 8/22/24		2,625.04	262,555.60
10/02/2024	100224ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/22/24 - 8/22/24		56.30	262,499.30
10/02/2024	100224ACH3	Sunshine Water Services	Goldcrest Loop Playground 7/22/24 - 8/22/24		13.63	262,485.67
10/03/2024	100324ACH1	SECO Energy	16920 Sawgrass Bay Blvd 8/15/24 - 9/16/24		110.00	262,375.67
10/03/2024	100324ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15/24 - 9/16/24		42.00	262,333.67
10/03/2024	100324ACH3	SECO Energy	17325 Sawgrass Bay Blvd 8/15/24 - 9/16/24		359.00	261,974.67
10/03/2024	100324ACH4	SECO Energy	17052 Basswood Lane 8/15/24 - 9/16/24		43.00	261,931.67
10/03/2024	100324ACH5	SECO Energy	17650 Sawgrass Bay Blvd 8/15/24 - 9/16/24		92.00	261,839.67
10/09/2024	100924ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/26/24 - 8/29/24		261.12	261,578.55
10/21/2024	100286	Steadfast Environmental, LLC	Invoice: SE-25151 (Reference: Aquatic Insecticide / Larvicide applications for ponds 1-65.)		13,398.00	248,180.55
10/21/2024	100287	Fountain Design Group, Inc.	Invoice: 34471A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	248,005.55
10/21/2024	100288	BIO-TECH CONSULTING, INC.	Invoice: 181733 (Reference: Mitigation Monitoring.)		5,900.00	242,105.55
10/21/2024	100289	Down to Earth	Invoice: 115144 (Reference: Landscape Maintenance.)		27,110.25	214,995.30
10/22/2024	1711	Egis Insurance and Risk Advisors	Insurance FY 10/1/24 - 10/1/25 Policy # 100124288		31,836.00	183,159.30
10/28/2024	1712	Carl M. Weston	BOS Meeting 10/24/24		200.00	182,959.30
10/28/2024	1713	Eugene J. Mastrangeli	BOS Meeting 10/24/24		200.00	182,759.30
10/28/2024	1714	Michael W. Aube	BOS Meeting 10/24/24		200.00	182,559.30
10/28/2024	1715	Robert J. Wolski	BOS Meeting 10/24/24		200.00	182,359.30
10/28/2024	100290	Orlando Sentinel	Invoice: 101196267000 (Reference: Legal Advertising.)		156.00	182,203.30
10/28/2024	100291	Down to Earth	Invoice: 117701 (Reference: Monthly Irrigation Billing.)		861.55	181,341.75
10/28/2024	100292	Vesta District Services	Invoice: 422529 (Reference: Management Fees Oct 24.)		3,424.75	177,917.00
10/28/2024	100293	Stantec Consulting Services, Inc	Invoice: 2297356 (Reference: General Consulting.)		595.35	177,321.65
10/30/2024	100294	Kutak Rock LLP	Invoice: 3468770 (Reference: General Counsel.)		2,153.00	175,168.65
10/30/2024			Deposit	81.99		175,250.64
10/30/2024			Deposit	7,179.17		182,429.81
10/31/2024		End of Month		7,261.16	90,011.99	182,429.81
11/01/2024	110124ACH1	SECO Energy	17650 Sawgrass Bay Blvd 9/16/24 - 10/15/24		98.00	182,331.81
11/01/2024	110124ACH2	SECO Energy	17052 Basswood Lane 9/16/24 - 10/15/24		39.00	182,292.81
11/01/2024	110124ACH3	SECO Energy	17325 Sawgrass Bay Blvd 9/16/24 - 10/15/24		327.00	181,965.81
11/01/2024	110124ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/16/24 - 10/15/24		38.00	181,927.81
11/01/2024	110124ACH5	SECO Energy	16920 Sawgrass Bay Blvd 9/16/24 - 10/15/24		74.00	181,853.81
11/06/2024	110624ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/22/24 - 9/24/24		59.60	181,794.21
11/06/2024	110624ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 8/22/24 - 9/24/24		2,774.27	179,019.94
11/06/2024	110624ACH3	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/29/24 - 9/27/24		234.08	178,785.86
11/06/2024	110624ACH4	Sunshine Water Services	Goldcrest Loop Playground 8/22/24 - 9/24/24		13.60	178,772.26
11/08/2024	100295	Vesta District Services	Invoice: 423010 (Reference: Management Fees Nov 24.)		3,424.75	175,347.51
11/08/2024	100296	Down to Earth	Invoice: 118482 (Reference: Landscape Maintenance Oct 24.) Invoice: 121470 (Reference: Monthl...		32,060.41	143,287.10
11/08/2024	100297	SchoolNow	Invoice: INV-SN-248 (Reference: Website Hosting.)		1,515.00	141,772.10
11/08/2024	100298	HV Solar Lighting	Invoice: 251 (Reference: Street Light Project Oct 24.) Invoice: 250 (Reference: Light Install...		41,360.00	100,412.10
11/08/2024	100299	Steadfast Environmental, LLC	Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24.)		3,370.14	97,041.96
11/08/2024	100300	Clean Star Services	Invoice: 13553 (Reference: Trash Service Oct 24.)		310.00	96,731.96
11/08/2024	100301	Disclosure Technology Services LLC	Invoice: 1189 (Reference: DTS MUNI ? CDASaaS, 1 Year Subscription.)		1,000.00	95,731.96
11/14/2024			Deposit	33,316.02		129,047.98
11/21/2024			Deposit	145,126.65		274,174.63
11/25/2024	1716	DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	273,999.63
11/25/2024	100302	Vesta District Services	Invoice: 423154 (Reference: Dissemination Agent 10.24.) Invoice: 423125 (Reference: Billable ...		5,468.00	268,531.63
11/25/2024	100303	Down to Earth	Invoice: 120335 (Reference: Irrigation Repairs after Controller Replacement.)		1,506.62	267,025.01
11/25/2024	100304	Clean Star Services	Invoice: 13771 (Reference: Monthly Trash Collection - October 2024.)		310.00	266,715.01
11/25/2024	100305	Stantec Consulting Services, Inc	Invoice: 2308908 (Reference: General Consulting October 2024.)		3,690.00	263,025.01
11/25/2024	100306	Swine Solutions, LLC	Invoice: 548 (Reference: Monthly Trapping November 2024.)		1,550.00	261,475.01

Date	Number	Name	Memo	Deposit	Payments	Balance
11/25/2024			Deposit	155,155.88		416,630.89
11/30/2024				333,598.55	99,397.47	416,630.89
12/02/2024	120224ACH1	SECO Energy	16920 Sawgrass Bay Blvd 10/15/24 - 11/13/24		86.00	416,544.89
12/02/2024	120224ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/15/24 - 11/13/24		38.00	416,506.89
12/02/2024	120224ACH3	SECO Energy	17325 Sawgrass Bay Blvd 10/15/24 - 11/13/24		315.00	416,191.89
12/02/2024	120224ACH4	SECO Energy	17052 Basswood Lane 10/15/24 - 11/13/24		39.00	416,152.89
12/02/2024	120224ACH5	SECO Energy	17650 Sawgrass Bay Blvd 10/15/24 - 11/13/24		119.00	416,033.89
12/03/2024	100307	Kutak Rock LLP	Invoice: 3483891 (Reference: General Counsel thru 10/31/24.)		2,949.08	413,084.81
12/03/2024	100308	Down to Earth	Invoice: 122055 (Reference: Landscape Maintenance Nov 24.) Invoice: 124405 (Reference: - Brus...		30,789.02	382,295.79
12/03/2024	100309	HV Solar Lighting	Invoice: 286 (Reference: Installation of Lights.) Invoice: 287 (Reference: Street Light Proje...		20,680.00	361,615.79
12/03/2024	100310	Steadfast Environmental, LLC	Invoice: SE-25238 (Reference: Routine Aquatic Maintenance 11/24.)		3,370.14	358,245.65
12/03/2024	100311	Swine Solutions, LLC	Invoice: 549 (Reference: Monthly Trapping Service.)		1,550.00	356,695.65
12/04/2024	120424ACH1	Sunshine Water Services	Goldcrest Loop Playground 9/24/24 - 10/23/24		13.63	356,682.02
12/04/2024	120424ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/24/24 - 10/23/24		54.07	356,627.95
12/04/2024	120424ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 9/27/24 - 10/28/24		1,404.42	355,223.53
12/04/2024	120424ACH4	Sunshine Water Services	Paragon Ln - Playground Irrigation 9/27/24 - 10/28/24		237.88	354,985.65
12/06/2024	1717	Regions Bank.			7,000.00	347,985.65
12/11/2024	1718	Carl M. Weston	BOS Meeting 12/5/24		200.00	347,785.65
12/11/2024	1719	Eugene J. Mastrangeli	BOS Meeting 12/5/24		200.00	347,585.65
12/11/2024	1720	Robert J. Wolski	BOS Meeting 12/5/24		200.00	347,385.65
12/11/2024	100312	BIO-TECH CONSULTING, INC.	Invoice: 182424 (Reference: Mitigation Monitoring.)		2,000.00	345,385.65
12/11/2024	100313	Vesta District Services	Invoice: 423461 (Reference: Management Fees Dec 24.)		3,424.75	341,960.90
12/11/2024	100314	Steadfast Environmental, LLC	Invoice: SE-25517 (Reference: Midge Fly Treatment.)		6,699.00	335,261.90
12/11/2024	100315	Stantec Consulting Services, Inc	Invoice: 2322778 (Reference: General consulting thru 11/30/24.)		523.65	334,738.25
12/11/2024			Deposit	2,100,924.37		2,435,662.62
12/12/2024	100316	Vesta District Services	Invoice: 423557 (Reference: Billable Expenses - Nov 2024.)		30.00	2,435,632.62
12/16/2024	1721	John Holden	BOS Meeting 12/5/24		200.00	2,435,432.62
12/20/2024	100317	Down to Earth	Invoice: 128488 (Reference: - Monthly Irrigation Inspection Billing.)		717.13	2,434,715.49
12/23/2024	100318	Kutak Rock LLP	Invoice: 3499953 (Reference: General consulting thru 11/30/24.)		216.50	2,434,498.99
12/27/2024			Deposit	248,288.36		2,682,787.35
12/31/2024	100319	Steadfast Environmental, LLC	Invoice: SE-26007 (Reference: Difference in price per addendum beginning 10/24.)		269.58	2,682,517.77
12/31/2024	100320	Clean Star Services	Invoice: 14003 (Reference: Monthly Trash Service.)		310.00	2,682,207.77
12/31/2024				2,349,212.73	83,635.85	2,682,207.77

EXHIBIT 14



Avalon Groves – Outstanding Action Items FY 2025

Completed action items have been archived

DM – District Manager (Kyle Darin, Vesta District Services)

DC – District Counsel (Bennett Davenport, Kutak Rock)

DE – District Engineer (Greg Woodcock, Stantec)

FM - Field Manager (Michael Bush, Vesta)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DE	Confirm extent of allowable removal of invasive species from conservation areas. Check with Bio-Tech.	1/2/2025		
DC/DE	Compose letter detailing information on wetland buffers to be mailed to entire community.	6/27/2024		
DM/DE/DC	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 1/15 KB Homes irrigation vendor contact forwarded to DTE
FM	Notify Swine Solutions of hog sightings in Village 2	1/2/2025		
FM	No fishing signs for ponds	1/2/2025		
FM/DM	Monument Lighting & Outlets	10/28/2024		2/2024 Inquiry re Vlg 1 & 2 monument lights 3/2024 Request lights match current lights in community 5/2022 Monument lights identified as damaged 8/2022 Monument lights approved NTE \$15,000 12/2022 Monument light update - repairs exceed NTE - tabled Range \$3-20,000 add outlets per section 1/30/23 SECO contacted re drop for electrical outlets, solar outlet proposal requested 4/2023 Board declined previously presented proposals requested proposal for materials & labor by same vendor. Contingency increased to \$60,000 anticipating electrical outlets at village entrances 7/2024 Ecotek site visit 9/19 Ecotek declined to propose referred to TPG Lighting for proposal. Emailed proposal request to TPG 10/24 Board declined TPG proposal, requested additional proposals and financing options 12/30 Vendor site visit scheduled
FM	Follow up on pet waste station installation	8/22/2024		Vesta maintenance unable to complete 10/10 Apex contacted for install quote 10/28 Follow up on installation of 5 pet waste station
FM	Proposals to replace worn out mailbox numbers	8/22/2024		8/2023 Multiple request re: mailbox renumbering 9/2023 Apex contacted for quote to install. Replacement numbers to be purchased from mailboxes.com and delivered once handyman quote approved by Board 10/2023 Followup request to Apex for quote 10/2023 New Field Manager to reach out to other vendors 12/30 Number order in progress. Vesta to schedule once numbers are delivered
FM	Order no overnight parking signs for playground	8/22/2024		10/10 Apex contacted for quote 10/28 Follow up on no parking signs at playground & order 10 No fishing signs for village 3 and fountain pond 12/30 Follow up on style selection approval
FM	Include monuments / lighting and district signage on field report	8/22/2024		10/28 Evaluate monument condition and obtain repair quotes
FM	Re-document recent sidewalk repairs for both safety and aesthetics.	6/27/2024		

Avalon Groves – Outstanding Action Items FY 2025

Completed action items have been archived

DM – District Manager (Kyle Darin, Vesta District Services)

DC – District Counsel (Bennett Davenport, Kutak Rock)

DE – District Engineer (Greg Woodcock, Stantec)

FM - Field Manager (Michael Bush, Vesta)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DTE	Update Landscape Requests Log	1/2/2025		Admin sent log for update 1/15
DTE	Evaluate trees	1/2/2025		
DTE	Irrigation check: Butterfly Pea Court (running twice a day)	1/2/2025		
DTE	Proposal for smoothing out Pond 40 bank	1/2/2025	1/16/2025	Previous hog damage doesn't affect pond bank maintenance

