



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

February 27, 2025

10:00 a.m.

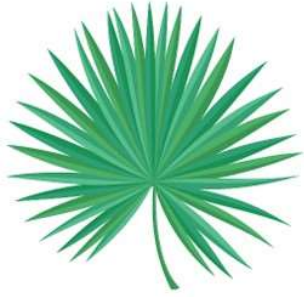
Location:

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, February 27, 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@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, February 27, 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) Gabriel Ruperez (3)
Robert Wolski (4) Gene Mastrangeli (5-C)
- II. **Audience Comments – Agenda Items** (Limited to 3 minutes per individual for agenda items.)
- III. **Staff & Vendor Reports**
 - A. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 1](#)
 - 1. [Review of Pond Requests](#)
 - B. Landscape Maintenance Report – *Justin Sarka, Down To Earth* [Exhibit 2](#)
 - 1. [Review of Landscape Requests](#)
 - 2. Consideration of Down To Earth Proposals:
 - a. #109377 - Replace Faulty Irrigation Controller #2 (Sawgrass Bay Blvd by Pond 14) - \$7,356.89 [Exhibit 3](#)
 - b. #110503 - Replant and Stake Fallen Cypress Tree at Pond 11 - \$134.64 [Exhibit 4](#)
 - c. #111834 - Install Irrigation Mainline Along Sawgrass Bay Blvd 350' to Roundabout - \$6,357.34 [Exhibit 5](#)
 - C. District Engineer – *Greg Woodcock, Stantec*
 - D. District Counsel – *Bennett Davenport, Kutak Rock*
 - 1. CDD 101 Presentation
 - E. District Manager – *Kyle Darin/Heath Beckett, Vesta District Services*
 - 1. [Update on Edgemont Fence](#)
 - a. [Review of Down To Earth Proposal #107728 to Removal Edgemont Fence - \\$9,995.00](#) [Exhibit 6](#)





III. Staff & Vendor Reports

- E. District Manager (Continued)
 - 2. Field Manager Report – *Michael Bush, Vesta District Services* [Exhibit 7](#)
 - a. **Discussion on Debris Dumping Behind 3856 Goldenrod**
 - b. Consideration of Proposals to Repair Monument Lights and Add Power Outlets at Edgemont and Village 1 Entrances [Exhibit 8](#)
 - i. **Mr. Electric Solar Monument Lighting (no outlets) - \$2,650.00**
 - ii. Pending

IV. Business Items

- A. Consideration and Adoption of **Resolution 2025-07 Amending FY 2025 Meeting Schedule** [Exhibit 9](#)
- B. Consideration of Lease Agreement with Serenoa POA to Allow Installation of Bulletin Board at Edgemont Village Mail Kiosk [Exhibit 10](#)

V. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held January 23, 2025 [Exhibit 11](#)
- B. Consideration and Acceptance of the Unaudited January 2025 Financial Statements [Exhibit 12](#)

VI. Liaison Reports

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

VII. Supervisor Requests

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

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





IX. Next Workshop Attendance Check

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

March 13, 2025 at 10 a.m.

Palms at Serenoa Clubhouse

17244 Bay Cedar Way,
Clermont, FL 34714

X. Next Meeting Quorum Check

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

March 27, 2025 at 10 a.m.

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

XI. Action Item Summary (For Inclusion in Minutes)

[Exhibit 13](#)

XII. Adjournment



EXHIBIT 1





Avalon Groves CDD Aquatics

Inspection Date:

2/18/2025 9:05 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 16

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Little to no grasses observed and no algae. A small buildup of pollen is present on the surface of the water. This will dissipate quickly.

<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: 17

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Minor surface filamentous algae is present and will be addressed during the next scheduled visit. Minimal grasses observed.

<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: 18

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Small patches of filamentous algae are present on the surface. Treatment during the next visit will help eliminate these. Minor grasses observed on the banks. These will also be treated 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
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 19

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Minor filamentous algae growth around the perimeter. This will be treated during the next scheduled visit. Minimal grasses observed.

<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: 20

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Minor filamentous algae growth on the surface. Treatment will be done next scheduled visit. Little to no grasses observed.

<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: 21

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Little to no grasses or algae observed. Preventative treatments will continue.

<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: 22

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Decaying grasses present along the banks from previous treatments. No algae growth observed.

<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	☐ Chara

SITE: 23

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Filamentous algae growth present along the perimeter. This will be addressed during the next visit. Minimal grasses present.

<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:

Inspection Report

SITE: 24

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

Little to no grasses or algae observed. Preventative treatments will continue.

<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: 25

Condition: Excellent Great Good ☒Poor Mixed Condition Improving



Comments:

Filamentous algae growth on the surface and grass on the banks are both present. A technician will be treating for both during their next scheduled 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

MANAGEMENT SUMMARY



With February here, temperatures continue to fluctuate between warm and cold. Mornings and night temperatures are still relatively cool (50-60), and daytime temperatures range from being a normal warm Florida day to a chilly, cloudy day. The growth rate for both algae and nuisance plants are still slower than usual as a result of the weather, giving technicians the ability to make headway in more overgrown areas. Rainfall events are less frequent and have been few and far between, and with only the occasional isolated event; the water levels of most ponds has decreased as a result of the recent weather. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period).

On this visit, nearly all ponds noted were in great condition. Algae was present in very minor amounts, besides one pond. Nuisance grasses were present in minor amounts along shorelines on exposed banks. Our technicians will work to diminish as much of this growth as possible while water levels are low and growth rates are slow. Some forms of vegetation that are present in the ponds are dormant due to the recent decreased temperatures.

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.

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:



Entry	Date Created	To:	Name	Address	Message	Resolution Date	
71	2025-02-05 18:08	Pond/Stormwater	Mesonero	3476 Twin Flower Ct. Clermont, FL.	CDD-maintained Stormwater Ponds, 3476 Twin Flower Ct, Clermont FL Palms At Serenoa Good day CDD Team, Our Pond located behind our home is in need of maintenance and cleaning to restore the appearance of our Pond. It was my understanding that our pond is inspected monthly. However, I can tell you the inspectors have not seen the condition that our pond is in. We made an investment and paid a premium for this home lot to sit in our Lanai and enjoy the pond view. The pond has become unpleasant to look at and we fear additional health hazards could be present. kindly address this issue for us ASAP. Regards, Sandy Mesonero	2/10 emailed: Thank you for reporting your concerns regarding pond 18. The water currently looks clear, although until the rainy season re-starts, water levels for stormwater ponds will continue to drop and some ponds will dry out. This drop in water level has exposed more of the previously submerged grasses and the warm temperatures experienced over the past couple of weeks have encouraged some algae blooms. Surrounding Oaks and Pines are releasing pollen (December/January through May/June), which causes a yellow film on the pond surface that may be blown into a corner of the pond and collect on aquatic vegetation. This pollen will also increase turbidity in the pond for a while as it sinks to the bottom. The aquatics team was on site on February 5th and treated the observed Slender Spikerush and surface algae gathered at the corner of this pond. The pond will be re-treated on the 19th and treatments will continue as needed every two weeks (per the guidelines for using EPA-registered herbicides).	ongoing treatment per vendor See Pond 18 on Feb aquatic report

EXHIBIT 2





Avalon Groves CDD Febuary 2025.

- 1/27 Deferred mowing all turf areas as there is no sign of growth. Continued along Sawgrass Bay Blvd with winter project trimming ornamental grasses. Trimmed and weeded Village 2 entrances. Trimmed ornamental grasses in Village 2 playground and around the mail center. Clay was installed in damaged area of alligator flag due to brush hog. Sod installation completed at butterfly pea. Muhly grasses replaced with liriope and filled in empty bed space with liriope at Village 3. See pictures below. Irrigation at Edgemont broken by construction of new sidewalk.
- 2/4 Deferred mowing all turf grass. Continued towards Village 3 trimming ornamental grasses. Village 2 entrance addressed with trimming palmettos off fence and ornamental grasses trimmed. Lifting trees overhanging sidewalks. Pulled weeds in beds post trimming of ornamental grasses. Treated beds with non-selective herbicide.
- 2/10 Deferred mowing all turf grass. Continued towards Village 3 trimming ornamental grasses along Sawgrass Blvd. Lifting trees overhanging sidewalks. Pulled weeds in beds post trimming of ornamental grasses. Treated beds with non-selective herbicide.
- 2/17 Spot mowed for weed growth in turf areas, string trimmed around ponds water edges. Reached Village 3 trimming ornamental grasses along Sawgrass Blvd lifting trees overhanging sidewalks. Pulled weeds in beds post trimming of ornamental grasses. Treated beds with non-selective herbicide along Village 3 entrances.



Week 1/27







Week of 2/4





DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Self-Service Company

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #1
Date: 1/20/25 Page #: 1 of 12

	Start Times:	Seasonal Adjust:	Run Days:
Program A	12:00 am	%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:
☒ YES ☐ NO
Weather Sensor:
☒ Working ☐ Not Working

Controller Make & Model:	<u>Hunter ACC2</u>		
Controller Status:	☒ WORKING		☐ NOT WORKING
POC info:	Potable Water	Reclaim Water	Well Water ☒ Lake Water
Pump Status & Type:	PRESSURIZED	☒ PUMP START	CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	mp					mp	mp	B	mp	D	mp	mp	mp	D	mp	mp
Run Time [Program: <u>A</u>]						20	30	10	30	10	30	10	30	10	30	30
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Lesan Adams

Signature: [Signature]



Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #1
Date: 1/20/25 Page #: 2 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	17	18	19															
Spray, Rotor, MP, Drip, or Bubbler	MP	MP	B															
Run Time [Program: A 1	30	10	10															
Run Time [Program:]																		
Battery Pack/Doubler/Add-a-Zone																		
Zone Faults or Alarms																		

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																		
Maintenance Repairs																		
Clogged Nozzles																		
Head Straightened/Adjusted																		

Billable Repairs or Upgrades:

Head Broken - 6" spray	1																	
Head Broken - 12" spray																		
Head Broken - 6" rotor																		
Head Broken - 12" rotor																		
Broken Riser																		
Upgrade 4" to 6" Pop Up																		
Upgrade 6" to 12" Pop Up																		
Nozzle - MPR																		
Nozzle - MP rotator	1	1																
Severe Line Clog																		
Lateral Line Break																		
Relocation																		
Head Raised or Lowered-Turf																		
Head Raised or Lowered-Shrub																		
Damaged Valve Box																		
Valve - Inoperative/Sticking																		
Additional Labor/Troubleshoot																		
Other-See Comments																		

Additional Comments:

Technician Name: _____ Signature _____



Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 1/27/25 Page #: 1 of 5

	Start Times:	Seasonal Adjust:	Run Days:
Program A	6:00 pm	%	M <u>D</u> W T <u>F</u> S S
Program B	9:00 pm	%	<u>M</u> T W <u>T</u> F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:
<u>YES</u> NO
Weather Sensor:
<u>Working</u> Not Working

Controller Make & Model:	<u>Hunter ACC</u>
Controller Status:	<u>WORKING</u> NOT WORKING
POC info:	Potable Water Reclaim Water <u>Well Water</u> Lake Water
Pump Status & Type:	<u>PRESSURIZED</u> PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	-	R	mp	mp	mp	mp	R	R	R	R	R	mp	mp	mp	mp	-
Run Time [Program:]		30	20	20	30	30	30	30	30	30	30	30	20	20	20	
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor										1						
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Logan Adams Signature: [Signature]



Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 1/27/25 Page #: 2 of 5

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray, Rotor, MP, Drip, or Bubbler	—	MP	D	MP	—	MP	—	—	—	—	—	—	—	—	—	—
Run Time [Program: <u>A 1</u>]		30	10	30		30										
Run Time [Program: <u> </u>]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray				1												
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator				1												
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name:

Signature



LANDSCAPE & IRRIGATION
A Subgroup of Service Companies

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 1/27/25 Page #: 3 of 5

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Spray, Rotor, MP, Drip, or Bubblers	—	—	—	—	MP	MP	—	MP	MP	MP	MP	MP	MP	MP	MP	MP
Run Time [Program: <u>A</u>]					20	30		20	30	20	20	30	30	30	20	30
Run Time [Program: <u>1</u>]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray										1						
Head Broken - 12" spray											1					
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator										1	1					
Severe Line Clog																
Lateral Line Break													1			
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name:

Signature

Did you contact the Account Manager? YES / NO

What time?

Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO



Job Name: Arden Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 1/27/25 Page #: 4 of 5

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	44	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Spray, Rotor, MP, Drip, or Bubbler	—	D	MP	—	D	MP	MP	—	MP	D	R	R	R	B	D	R
Run Time [Program: <u>B</u>]			30		10	20	20		20	10	30	30	30	10	10	30
Run Time [Program: <u> </u>]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray							1									
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator							2									
Severe Line Clog																
Lateral Line Break																
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments: _____

Technician Name: _____ Signature _____



Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: # 2
Date: 1/27/25 Page #: 5 of 5

	Start Times:	Seasonal Adjust:	Run Days:
Program A		%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:				
Controller Status:	WORKING		NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	65	66	67	68	69	70	71	72	73	74	75						
Spray, Rotor, MP, Drip, or Bubbler	R	R	MP	R	R	R	MP	MP	MP	-	MP						
Run Time [Program: <u>B</u>]	30	30	30	30	30	30	30	20	20		30						
Run Time [Program:]																	
Battery Pack/Doubler/Add-a-Zone																	
Zone Faults or Alarms																	

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																	
Maintenance Repairs																	
Clogged Nozzles																	
Head Straightened/Adjusted																	

Billable Repairs or Upgrades:

Head Broken - 6" spray																	
Head Broken - 12" spray																	
Head Broken - 6" rotor																	
Head Broken - 12" rotor																	
Broken Riser																	
Upgrade 4" to 6" Pop Up																	
Upgrade 6" to 12" Pop Up																	
Nozzle - MPR																	
Nozzle - MP rotator																	
Severe Line Clog																	
Lateral Line Break																	
Relocation																	
Head Raised or Lowered-Turf																	
Head Raised or Lowered-Shrub																	
Damaged Valve Box																	
Valve - Inoperative/Sticking																	
Additional Labor/Troubleshoot																	
Other-See Comments																	

Additional Comments: _____

Technician Name: _____ Signature _____



DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Subgroup Services Company

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #3
Date: 1/22/25 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	4:00 pm	%	M <u>T</u> W T <u>F</u> S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:
<u>YES</u> NO
Weather Sensor:
<u>Working</u> Not Working

Controller Make & Model:	<u>Hunter ACC2</u>			
Controller Status:	<u>WORKING</u>	NOT WORKING		
POC info:	Potable Water	Reclaim Water	<u>Well Water</u>	Lake Water
Pump Status & Type:	<u>PRESSURIZED</u>	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10							
Spray, Rotor, MP, Drip, or Bubbler	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>—</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>							
Run Time [Program: <u>A 1</u>]	<u>30</u>	<u>30</u>	<u>10</u>		<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>10</u>							
Run Time [Program:]																	
Battery Pack/Doubler/Add-a-Zone																	
Zone Faults or Alarms																	

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																	
Maintenance Repairs																	
Clogged Nozzles																	
Head Straightened/Adjusted																	

Billable Repairs or Upgrades:

Head Broken - 6" spray								<u>1</u>									
Head Broken - 12" spray																	
Head Broken - 6" rotor																	
Head Broken - 12" rotor																	
Broken Riser																	
Upgrade 4" to 6" Pop Up																	
Upgrade 6" to 12" Pop Up																	
Nozzle - MPR																	
Nozzle - MP rotator								<u>1</u>									
Severe Line Clog																	
Lateral Line Break																	
Relocation																	
Head Raised or Lowered-Turf																	
Head Raised or Lowered-Shrub																	
Damaged Valve Box																	
Valve - Inoperative/Sticking																	
Additional Labor/Troubleshoot																	
Other-See Comments																	

Additional Comments:

Technician Name: Logan Adams Signature: [Signature]



Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: Edgemont
Date: 1/17/25 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	12:00am	80 %	M <u>T</u> W T <u>F</u> S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:
<u>YES</u> NO
Weather Sensor:
<u>Working</u> Not Working

Controller Make & Model:	<u>Hunter Hybrid</u>		
Controller Status:	<u>WORKING</u>		NOT WORKING
POC info:	Potable Water	<u>Reclaim Water</u>	Well Water Lake Water
Pump Status & Type:	<u>PRESSURIZED</u>	PUMP START	CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11				
Spray, Rotor, MP, Drip, or Bubbler	<u>D</u>	<u>D</u>	<u>S</u>	<u>R</u>	<u>S</u>	<u>R</u>	<u>B/D</u>	<u>B/D</u>	<u>B/D</u>	<u>B/D</u>	<u>B/D</u>				
Run Time [Program: <u>A</u>]	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>45</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>				
Run Time [Program:]															
Battery Pack/Doubler/Add-a-Zone						<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>					
Zone Faults or Alarms															

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned															
Maintenance Repairs															
Clogged Nozzles															
Head Straightened/Adjusted															

Billable Repairs or Upgrades:

Head Broken - 6" spray															
Head Broken - 12" spray															
Head Broken - 6" rotor															
Head Broken - 12" rotor															
Broken Riser															
Upgrade 4" to 6" Pop Up															
Upgrade 6" to 12" Pop Up															
Nozzle - MPR															
Nozzle - MP rotator															
Severe Line Clog															
Lateral Line Break															
Relocation															
Head Raised or Lowered-Turf															
Head Raised or Lowered-Shrub															
Damaged Valve Box															
Valve - Inoperative/Sticking															
Additional Labor/Troubleshoot															
Other-See Comments															

Additional Comments:

Technician Name: Logan Adams Signature: [Signature]



DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Self-Service Company

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: Basswood Park
Date: 1/22/25 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	8:00 pm	%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:
☒ YES ☐ NO
Weather Sensor:
☒ Working ☐ Not Working

Controller Make & Model:	<u>Hunter ICC</u>
Controller Status:	☒ WORKING ☐ NOT WORKING
POC info:	Potable Water ☐ Reclaim Water ☒ Well Water ☐ Lake Water ☐
Pump Status & Type:	☒ PRESSURIZED ☐ PUMP START ☐ CENTRIFUGAL ☐ SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubblers	R	S	S	S	S	S	S	S	S	R	R	R	R	R	R	unp
Run Time [Program: <u>A</u>]	35	25	25	25	25	30	30	30	30	60	60	60	60	60	60	30
Run Time [Program: <u> </u>]																
Battery Pack/Doubler/Add-a-Zone																X
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break													1		1	
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Logan Adams

Signature: [Signature]

Landscape Requests

Entry : Date Create Name			Address	Message		Resolution / Date
70	2025-01-24	Johnson	17836 Passionflower Cir	There has been little improvement to the Village 1 entrances and no change to replanting in Village 2 entrance. Landscaper did weed the village 1 beds, but the weeds have since returned and are beginning to grow through the plants on the Eastern entrance of Village 1 and in the empty beds on the Western entrance side of Village 1. Additionally, the beds are not getting mechanically edged, the grass in front of those beds needs replanting and the beds near the monuments remain non edged and have plenty of weeds. The weeds are also prevelant along Sawgrass Bay Blvd. There are still sections where plant material has died and not been replaced, sections of grass that are jsut weeds and dirt. Has the landscaper submitted any plans or timing to have these areas improved and restored? At the least, I would expect mechanical edging to immedaitly start as this is contracted so they should be held accountable to that. Does the community manager walk the landscaped areas with the field supervisor from the landscaping company? This will go a long way in remediation if the community manager begins focusing with the landscaper to resolve the contractual obligations that the vendor is falling short on.	Duplicate request	Action on hold until irrigation repair completed
67	2025-01-06	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	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 longstanding 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



Landscape Requests

Entry : Date Create Name			Address	Message		Resolution / Date
61	2024-12-11	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 untill irrigation is repaired	Action on hold until irrigation repair completed
56	2024-11-29	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 untill irrigation is repaired	Action on hold until irrigation repair completed
23	2024-09-28	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 untill irrigation is repaired	Action on hold until irrigation repair completed
19	2024-09-20	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	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



EXHIBIT 3



**Down to Earth**

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

Estimate: #109377**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

Irrigation Controller replacement

Estimated Job Start Date

August 26, 2024

Proposed By

Bismark Quiles

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Repairs				
Irrigation Technician Labor	Hours	4	\$85.00	\$340.00
Hunter ACC 99 Station 2-Wire Top Entry Pedestal Plastic Controller	Each	1	\$7,016.89	\$7,016.89
Subtotal				\$7,356.89
Estimated Tax				\$0.00
Job Total				\$7,356.89

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

This opportunity is to replace controller 2. During the irrigation inspection the tech found that the controller is not operational correctly. Timer is losing program completely and not respond to any commands. In the picture below is the picture of the controller localization.



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/>.



Proposed By:

Bismark Quiles
Down to Earth

02/04/2025
Date

Agreed & Accepted By:

Vesta Property Services

Date

EXHIBIT 4



**Down to Earth**

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

Estimate: #110503**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

Pond 11

Estimated Job Start Date

February 28, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$65.00
SG Guying Pro20BBIO (C)	Each	1	\$69.64	\$69.64
Subtotal				\$134.64
Estimated Tax				\$0.00
Job Total				\$134.64

Scope Of Work;

- Stand up and secure fallen cypress tree.

Proposed By:

Justin Sarka

Down to Earth

02/14/2025

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 5



**Down to Earth**

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

Estimate: #111834**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

Running main line to the
construction site

Estimated Job Start Date

March 3, 2025

Proposed By

Bismark Quiles

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
Irrigation Labor				\$3,400.00
Hunter ID-1 Decoder Wire Blue 14 Gauge Jacketed 2 Conductor Twisted 2,500 ft.	Foot	500	\$1.16	\$580.00
2.5" CL160 PVC	Foot	500	\$2.55	\$1,275.00
SOVAL 21/2 BRASS GATE VALVE CONTAINS LEAD 2-1/2"	Each	1	\$155.01	\$155.01
2" HUNTER STRAIGHT VALVE W/FLOW CONTROL	Each	1	\$301.03	\$301.03
2 PVC MALE ADAPTOR TXS	Each	2	\$3.29	\$6.58
Hunter ICD Decoder 1 station for use with ACC Controllers	Each	1	\$346.94	\$346.94
12IN BLACK VALVE BOX/PURPLE LID	Each	1	\$61.15	\$61.15
Machine	Hours	3	\$75.00	\$225.00
RB DBRY WIRE CONNECTOR	Each	1	\$6.63	\$6.63
Subtotal				\$6,357.34
Estimated Tax				\$0.00
Job Total				\$6,357.34

This opportunity is to reconnect the main line and run new pipe to the construction site. From that point the city will take over and add irrigation to the round about. This main line was cap when the expansion of the road was made. Please see picture below.

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/>.



Proposed By:

Agreed & Accepted By:

Bismark Quiles
Down to Earth

02/26/2025
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 and Conditions at <https://dtelandscape.com/terms-and-conditions/>.

EXHIBIT 6



**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 7



The background of the page features a series of thin, light brown lines that intersect to form various geometric shapes, primarily triangles and polygons, creating a complex, abstract pattern.

FIELD OPERATIONS REPORT
FOR
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
FEBRUARY 2025



AVALON GROVE

- Mailbox Stickers
 - The wrong ones were delivered, they sent me the stickers for the for Palms and Village 3 instead of Village 1-2.
 - The vendor is making it correct and sending the new ones ASAP.
- No Fishing Signs
 - 6 have been installed around the community, the rest will be installed by the end of the week.
- Pet Waste Stations
 - 5 of 6 have been installed, the 6th one is on the way.
 - Clean Star will be out Thursday 2/27 and I will give them the bag that was supplied with the order.
- Justin is working on a Quote for the Main irrigation line and wiring to connect to mainline at Village 3.
- Street Lights.
 - After driving around the community they are mostly done. I will be onsite Thursday 2/27 at 1 pm to meet with the vendor to go over the rest of them.



AVALON GROVE

- Pressure washing has been completed. As of 2/21
- Swine Patrol.
 - They were onsite the week of 2/17 to investigate the hog populations.
 - In their report they stated the following.
 - “ 38 have been captured this year, but the last month has been quiet for them, but traps are in good areas. “
- Monument Lights
 - The electrician was onsite 2/26. He reports that there are no electrical boxes nearby, so we may have to settle for solar-powered lights on the monuments.
 - Quote has been submitted for 5 new solar lights.
 - Awaiting quotes from 2 other vendors that were sent in the past to review.





THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM





Sent: Thursday, February 6, 2025 11:32 AM
To: Shannon Bernard <SBernard@lelandmanagement.com>;
Subject: 3856 goldenrod

Hello,
Just FYI, Homeowner trimming their own shrubs and throwing debris to conservation area. This is something I saw on my community perimeter inspection.
Thanks.
Vicky Alvarez | Account Manager
Yellowstone Landscape – Orlando South



EXHIBIT 8





Mr. Electric
6575 W Gulf to Lake Hwy
Crystal River, FL. 34429
352-794-7368
Mrelectric.com
#EC13003381

Date 2/26/25

Billing Address:
Vesta Property Services
3547 Bella Vista Drive East
Saint Pete Beach, Fl. 33706

Job Address:
Saw Grass Bay Blvd
Clermont, Fl.

Estimate:

Description

Install new Solar Lighting at each monument sign X5 at the above referenced location.
Proposal includes all materials and labor for the above referenced scope of work.

Total \$2,650.00



EXHIBIT 9



RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024-2025; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the amended Fiscal Year 2024-2025 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The amended Fiscal Year 2024-2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 27th DAY OF FEBRUARY, 2025.

ATTEST:

**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2024-2025 Annual Meeting Schedule



Exhibit A

**BOARD OF SUPERVISORS AMENDED MEETING DATES
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024-2025**

The Board of Supervisors of the Avalon Groves Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at the Serenoa Club Amenity Center, located at 17555 Sawgrass Bay Boulevard, Clermont, Florida 34714, and their workshops for Fiscal Year 2024-2025 at the Palms at Serenoa Clubhouse, located at 17244 Bay Cedar Way, Clermont, Florida 34714, as follows:

**Regular Meetings
(Serenoa Club Amenity Center)**

March 27, 2025 - [REDACTED]
April 24, 2025 - [REDACTED]
May 22, 2025 - **7 p.m.**
June 26, 2025 - [REDACTED]
July 24, 2025 - [REDACTED]
August 21, 2025 - **7 p.m.**
September 25, 2025 - [REDACTED]

**Workshops
(Palms at Serenoa Clubhouse)**

March 13, 2025 - [REDACTED]
April 10, 2025 - [REDACTED]
May 8, 2025 - [REDACTED]
June 12, 2025 - [REDACTED]
July 10, 2025 - [REDACTED]
August 14, 2025 - [REDACTED]
September 11, 2025 - [REDACTED]

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager



EXHIBIT 10



**LICENSE AGREEMENT BETWEEN AVALON GROVES COMMUNITY DISTRICT
AND SERENOA PROPERTY OWNERS ASSOCIATION, INC., REGARDING THE USE
OF CERTAIN DISTRICT PROPERTY**

THIS LICENSE AGREEMENT (“**Agreement**”) is made and entered into this ____ day of _____, 2025 by and between:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, whose address is c/o DPFG Management and Consulting, LLC, 250 International Parkway, Suite 280, Lake Mary, Florida 32746 (“**District**”), and

SERENOA PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation, whose address is 270 W. Plant Street, Suite 340, Winter Garden, Florida 34787 (“**Licensee**”).

RECITALS

WHEREAS, the Licensee desires to place and maintain one (1) 36”x48” cork board (“**Bulletin Board**”) on property which is owned and maintained by the District; and

WHEREAS, the District agrees to grant the Licensee a non-exclusive license for the access and use of property within the District for the purpose of installing and maintaining the Bulletin Board; and

WHEREAS, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. **GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive license to place and maintain one (1) 36”x48” Bulletin Board identified in **Exhibit A**, attached hereto and incorporated herein by reference, on the location identified in **Exhibit B**, attached hereto and incorporated herein by reference (the “**License Property**”), in full compliance with this Agreement, and other laws, regulations and codes.

3. **CONDITIONS ON THE LICENSE.** The License granted in Paragraph 2, above, is subject to the following terms and conditions:

- a. Licensee's use of the License Property shall be for the sole purpose of placement, repair and maintenance of the Bulletin Board and reasonable ingress and egress thereto.
- b. The Licensee shall be fully responsible for the installation of the Bulletin Board and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the Bulletin Board at Licensee's sole expense. The Licensee shall be responsible for returning the License Property to its original conditions, or such conditions otherwise approved by the District, upon the removal of the Bulletin Board. The provisions of this Paragraph 3(b) shall survive termination of this Agreement.
- c. The Bulletin Board shall be in substantial conformity with the specifications in Exhibit A. Licensee may, at its discretion, construct a smaller bulletin board than the specifications provide. Any other alteration(s) to or deviation(s) from the specifications is/are prohibited without the prior approval of such alteration(s) or deviation(s), by motion of the District's Board of Supervisors.
- d. Licensee's use of the License Property shall not impede public use of any District property.
- e. The Licensee shall, at Licensee's expense, maintain the License Property and the Bulletin Board in a neat, clean and sanitary condition in compliance with all applicable laws, rules, codes, ordinances and covenants. All repairs, maintenance or alterations of the Bulletin Board shall be done at the Licensee's sole expense subject to Paragraph 3(c), above. In the event District contractor(s) cause damage to the Bulletin Board in the performance of its duties and upon reasonable request by the Licensee, the District agrees to provide Licensee with contact information for the identified contractor(s) that is in the District's possession at the time of request.
- f. The Licensee shall use all due care to protect the License Property and adjoining property from damage resulting from the party's use of the License Property. In the event Licensee, or its respective employees, agents, assignees, contractors (or their subcontractors, employees, or materialmen) or representatives cause damage to the License Property or to adjacent property or improvements in the exercise of the License granted herein, Licensee, at its sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, sidewalks, parking areas, and other structures or improvements of any kind. The provisions of this Paragraph 3(f) shall survive termination of this Agreement.

- g. The District or its duly authorized agents have the right at any and all times to enter and inspect the License Property for compliance with the provisions of this Agreement.

4. ACCESS; CONDITION OF THE LICENSE PROPERTY.

- a. The District hereby grants the Licensee and its members, agents, subcontractors, assigns, and tenants or subtenants the limited right to access the License Property for the purposes described in this Agreement.
- b. The District assumes no liability or obligation to Licensee as to the condition of the License Property or the suitability of the License Property for the Bulletin Board. The License Property is granted in an “as is” condition.

5. EFFECTIVE DATE; TERM. This License Agreement shall become effective on the date first written above and shall continue in full force and effect, unless revoked or terminated in accordance with Paragraph 6, below.

6. REVOCATION, SUSPENSION AND TERMINATION.

- a. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege, does not grant estate in the License Property, and may be suspended, terminated, or revoked for any reason at the sole discretion of the District.
- b. Any termination, suspension, or revocation of this License Agreement by the District shall be decided by a majority vote of the District’s Board of Supervisors at a publicly noticed meeting. Prior to taking any vote to terminate, suspend or revoke this License Agreement, the District’s Board of Supervisors shall provide an opportunity for the public and the Licensee to address the Board regarding any such action.
- c. The Licensee may terminate this License Agreement upon written notice to the District.
- d. The Licensee shall not be entitled to any compensation, off sets, incidental costs, or any other payment under this Agreement, and specifically, Licensee shall not be entitled to any payment of damages whatsoever for termination, suspension, or revocation of the License by the District, as this grant of License is a mere privilege and not a right.
- e. The failure of any party hereto to enforce any provision of this License Agreement shall not be construed as a waiver of such or any other provision, nor in any way to affect the validity of all or part of this License Agreement or the right of such party thereafter to enforce each and every provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

- f. The provisions of Paragraphs 4 and 7 shall survive any revocation, suspension or termination of this License Agreement.

7. COMPLIANCE WITH LAWS, RULES AND POLICIES. The Licensee shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance. The Licensee shall comply in all material respects with the District's Rules and Policies and acknowledges that it has received a copy of such Rules and Policies.

8. INSURANCE. Licensee shall maintain and keep in force with an insurance company licensed or authorized to do business in the State of Florida and throughout the entire term of this Agreement, a policy or policies of general comprehensive liability insurance covering the License Property and the Bulletin Board in an amount normally maintained by Licensee as an owner of property similar to the License Property, with a broad form comprehensive general liability endorsement which shall name the District, its supervisors, staff and consultants as additional insured parties and which insurance coverage shall be primary, regardless of whether the District shall maintain other insurance on the License Property. Upon the District's request, Licensee shall furnish the District with written evidence that such insurance coverage is in force and effect.

9. INDEMNIFICATION. Licensee shall defend, indemnify and hold harmless the District and its supervisors, agents, staff and representatives, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from a) Licensee's occupation or use of the License Property; b) Licensee's operations, negligence or willful conduct occurring in or on any part of the License Property; and c) Licensee's failure to comply with any regulatory requirement relating to the Bulletin Board and posted contents, including but not limited to enforcement of applicable covenants and restrictions. The Licensee hereby assumes all risk with respect to its use of the License Property. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party, including but not limited to guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The provisions of this Paragraph 7 shall survive revocation or termination of this Agreement. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 9 shall survive the termination or expiration of this Agreement.

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

11. **RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

12. **DEFAULT.** In the event Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and Licensee shall remove the Bulletin Board and any signage from District property.

13. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

14. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

15. **ASSIGNMENT.** Neither the District nor the Licensee may assign their rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

16. **INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Licensee shall act as an independent contractor. Neither the Licensee nor any individual employed by the Licensee in connection with the use of the License Property are employees of the District under the meaning or application of any federal or state laws. The Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the License Property. The Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and the Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

17. **NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

a. If to the District: Avalon Groves Community Development District
c/o Vesta District Services
250 International Parkway, Suite 280
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel – Avalon Groves CDD

b. If to the Licensee: Serenoa Property Owners Association, Inc.
270 W. Plant Street, Suite 340
Winter Garden, Florida 34787
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

18. CONTROLLING LAW; VENUE. This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Lake County, Florida.

19. PUBLIC RECORDS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and are to be treated as public records in accordance with Florida law.

20. ARM'S LENGTH NEGOTIATION. This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this Agreement.

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

23. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

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

IN WITNESS WHEREOF, the parties caused this Agreement to be executed, effective as of the day and year first written above.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

**SERENOA PROPERTY OWNERS
ASSOCIATION, INC.**

Witness

By: _____
Its: _____

Exhibit A: Bulletin Board Specifications

Exhibit B: Location of License Property



Exhibit A
Bulletin Board Specifications

The parties agree that the Bulletin Board shall generally conform to, and shall not be larger than, the following specifications:

Standing 36 x 48 Outdoor Cork Message Center Product Details

- Standing Outdoor Message Center 48" Wide x 36" High
- Information Display Board Cabinet
- Exterior Outdoor Cork Board Message Center 36" x 48"
- Two (2) posts, with post dimensions: 4" x 4" x 120", bolts to side of cabinet
- Locking Message Display Board
- ¾" wide main frame
- 1 ½" wide door frame
- 5 ½" exterior depth
- 3 ¾" interior depth
- 8 ½" rain cover depth

The parties agree that the Bulletin Board posts shall be secured at least three (3) feet directly into the ground for proper support in accordance with the product specifications.

Exhibit B

Location of License Property

The Bulletin Board may be constructed at the common mailboxes located on Duval Court (EDGEMONT TRACT D)



EXHIBIT 11



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 23, 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. Beckett called the meeting to order and conducted roll call.

10 Present and constituting a quorum were:

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

15 Also present were:

16 Gabriel Ruperez (S3)	Board Supervisor, Assistant Secretary
17 Heath Beckett	District Manager, Vesta District Services
18 Kyle Darin	District Manager, Vesta District Services(Virtually)
19 Michael Bush	Field Manager, Vesta District Services
20 Bennett Davenport	District Counsel, Kutak Rock LLP(Virtually)
21 Greg Woodcock	District Engineer, Stantec (Virtually)
22 Justin Sarka	Account Manager, Down to Earth Landscape & 23 Irrigation
24 Sharyn Sherman	Resident
25 Brad Jermer	Resident

26 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items (Limited to**
27 **3 minutes per individual for agenda items)**

28 Comments were heard on item IV.2. Discussion on Edgemont Fence Repair and
29 Maintenance (residents stated they wanted the fence for privacy and safety, and the fence
30 was a reason for their property purchase), lack of responsiveness by the District's
31 administrator, item V.A.2.a. Butterfly Pea Court Circle landscape proposals (considering
32 removing all vegetation and trees and replacing with concrete, and additional quotes from
33 other vendors, signage).

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

35 A. Consideration of Candidates

36 Ms. Sherman, Mr. Ruperez, and Mr. Jermer were present and introduced
37 themselves to the Board and responded to Supervisor questions.

38 A comment was heard on candidate employment.

39 Supervisors discussed the candidates' qualifications.

A motion by Mr. Holden to appoint Mr. Jermer as Supervisor to Seat 3 failed for lack of a second.

On a MOTION by Mr. Weston, SECONDED by Mr. Wolski, OPPOSED by Mr. Holden, the Board appointed Gabriel Ruperez as Supervisor to Seat 3, for Avalon Groves Community Development District.

B. Exhibit 1: Administration of Oath of Office

C. Exhibit 2: Consideration of **Resolution 2025-06, Designating Officers**

A motion by Mr. Holden to designate Mr. Ruperez as Chair and Mr. Mastrangeli as Vice Chair failed for lack of a second.

On a MOTION by Mr. Weston, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board adopted Resolution 2025-06, Designating Officers, appointing Mr. Mastrangeli as Chair, Mr. Weston as Vice Chair, Mr. Holden, Mr. Ruperez, and Mr. Wolski as Assistant Secretaries, for Avalon Groves Community Development District.

D. Review of Sunshine and Public Records Laws

Mr. Davenport summarized the Sunshine and Public Records laws and Florida public officers code of ethics.

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: Edgemont

1. Exhibit 3: Discussion on Edgemont Punch List and Site Master Proposal to Address Certain Items - \$26,000.00

Mr. Woodcock provided the background for the punch list items. Mr. Davenport provided an update on discussions with the developer regarding the punch list items - the developer wants to secure another proposal for mitigation of these items. Mr. Woodcock and Mr. Davenport responded to Supervisor questions regarding items on the punch list and how the developer may use funds from the Bond Reserve Account to address them. Mr. Darin added that since Reserve Account funds are considered a contingency for non-payment of the debt service, any unused portion would be used to pay back the bond if the bond is refinanced.

No action was required of the Board at this time.

2. Exhibit 4: Discussion on Edgemont Fence Repair and Maintenance

Mr. Davenport updated Supervisors on options for the Edgemont fence. Supervisors discussed license agreements, maintenance responsibilities, District funding, and liability issues. The Board was asked whether they wished to authorize DR Horton to repair the existing fence, given it appeared to be the most cost-efficient option currently available. Mr.

Wolski stated his concern regarding the quality of work anticipated for the repairs. Coordination of quality control and/or quality assurance was discussed. Mr. Davenport further discussed the license agreement for maintenance, and Supervisors requested DR Horton ensure the whole fence is stabilized and properly installed.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Ruperez, WITH ALL IN FAVOR, the Board directed District staff to authorize DR Horton to complete repairs on the existing fence and communicate the Board's quality assurance requests, for Avalon Groves Community Development District.

A comment was heard on the response from Lake County planning/zoning regarding the location of the existing fence.

A motion by Mr. Holden to rescind the previous motion authorizing DR Horton to complete the fence repairs failed for lack of a second.

Additional comments were heard on the Board's decision and how it affects residents wanting to adjoin the CDD fence and encroach on CDD property.

3. Discussion on Edgemont Landscape Maintenance – Common Areas and Drainage Tracts

Discussion on this item was postponed pending completion of the punch list.

FIFTH ORDER OF BUSINESS: Staff & Vendor Reports

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

Mr. Sarka distributed and discussed the Landscape Maintenance Report. The cold weather will affect some of the plants. These plants will be left until new growth emerges, then they will be trimmed back. He advised of a meeting with KB Homes irrigation installer, Evergreen, to discuss repairing the irrigation damaged during construction. The irrigation from Sanctuary Blvd down to the Amenity Center is affected by this mainline. Lack of pressure is preventing the current irrigation to function efficiently. District staff will continue to follow up with KB Homes on Board requests regarding this matter. Mr. Sarka responded to Supervisor questions regarding maintenance requirements for conservation area setbacks.

1. Exhibit 5: Review of Landscape Requests

2. Consideration of Down To Earth Proposals

a. Exhibit 6: Butterfly Pea Court Circle

i. Option A: Sod Installation #107726 - \$4,045.00

ii. Option B: Sod Installation and Tree Removal #107727 - \$7,495.00

Mr. Sarka presented the proposals and responded to Supervisor questions on the scope. Mr. Davenport

recommended a risk assessment by the District's insurance provider if Supervisors are concerned about liability issues.

On a MOTION by Mr. Weston, SECONDED by Mr. Ruperez, OPPOSED by Mr. Holden and Mr. Wolski, the Board approved Down to Earth proposal #107726, to install sod at the Butterfly Pea Court Circle, in the amount of \$4,045.00, for Avalon Groves Community Development District.

The motion was AMENDED to include approval of the installation of "Keep Off" signs stating the area was not a designated play area.

~~b. Exhibit 7: Edgemont Fence Removal #107728 - \$9,995.00~~

This item was struck as DR Horton will be repairing the current fence.

c. Exhibit 8: Village 3 Entrance Enhancements #107733 - \$2,122.98

Mr. Sarka explained the scope of the proposal. Supervisors discussed a plant warranty. Down To Earth warranties planting against neglect for the term of their contract.

On a MOTION by Mr. Ruperez, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board approved Down To Earth proposal #107733 for Village 3 entrance enhancements in the amount of \$2,122.98, subject to a warranty stipulation, for Avalon Groves Community Development District.

B. District Engineer – *Greg Woodcock, Stantec*

Mr. Woodcock had nothing to report but responded to a Supervisor question on testing road construction. It was noted that the District does not maintain roads within its boundaries, they have been conveyed to either the HOA or Lake County. Mr. Woodcock was asked to stay involved with the Edgemont fence issue and he advised that since Stantec had compiled the original punch list they would confirm satisfactory completion of those items.

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

Mr. Davenport advised the CDD 101 presentation will be scheduled for the February meeting and answered a Supervisor question regarding the Edgemont fence.

D. District Manager – *Heath Beckett/Kyle Darin, Vesta District Services*

1. Exhibit 9: Field Manager Report – *Michael Bush, Vesta*

In response to a question on the field request log regarding the removal of the builder sign, Mr. Bush stated he would remove the sign after the meeting.

Mr. Bush provided an update on the mailbox numbers and the no parking and no fishing signs. Two more bat houses should be installed in April/May. Swine Solutions were contacted. Pond 40 was reviewed and no damage was noted. The Board requested proposals for the Edgemont and Village 1 electrical outlet be available for consideration at the February meeting.

SIXTH ORDER OF BUSINESS: Consent Agenda

- A. Exhibit 10: Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held November 21, 2024
- Supervisors discussed revisions to the workshop Minutes and requested they reflect Mr. Holden not being seated as a Supervisor until confirmation of his eligibility was received.

On a MOTION by Mr. Holden, SECONDED by Mr. Weston, with Mr. Ruperez opposed, the Board approved Consent Agenda – item A pending the revision, for Avalon Groves Community Development District.

- B. Exhibit 11: Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held December 26, 2024
- C. Exhibit 12: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held January 2, 2025
- D. Exhibit 13: Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held January 9, 2025
- E. Exhibit 14: Consideration and Acceptance of the Unaudited December 2024 Financial Statements

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Holden, with Mr. Ruperez opposed, the Board approved Consent Agenda – items B-E as presented, for Avalon Groves Community Development District.

SEVENTH ORDER OF BUSINESS: Liaison Reports

- A. Landscape and Environmental – *Gene Mastrangeli/Carl Weston*
- Mr. Mastrangeli suggested developing scorecards for contractors to measure performance at the next workshop. Mr. Weston would also like a copy of the HOA landscape agreement to model the CDD criteria on.
- B. Amenities and Infrastructure – *Gene Mastrangeli*
- C. Public Safety – *Carl Weston/Robert Wolski*
- D. Finance – *Robert Wolski*
- Items assigned to the Miscellaneous category were questioned. A summary of the finance team's observations of the monthly financial statement was requested.
- E. Public Information – *John Holden*
- Mr. Holden discussed ideas for a Facebook page and monthly newsletters. He will present his ideas for further discussion at the next workshop. Mr. Darin advised against the Facebook page as the CDD website is the official resource for information on CDD business.
- F. Accountability – *Carl Weston*
- Mr. Holden is to be added as a second Accountability Liaison.

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

A. Next Workshop Agenda Items

B. Next Meeting Agenda Items

Mr. Mastrangeli discussed the drafting of a scorecard to monitor vendor services.

It was requested that workshop start times be changed, alternating monthly between 10 a.m. and 6 p.m..

Mr. Holden requested the Board consider additional meetings to further discuss CDD business. The Board discussed this request, but made no changes to the number of scheduled meetings.

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

An audience comment was heard on evening meetings.

TENTH ORDER OF BUSINESS: Next Workshop Attendance Check

The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on February 13, 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 February 27, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

TWELFTH ORDER OF BUSINESS: Exhibit 15: Action Items Summary

THIRTEENTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Weston, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:54 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 February 27, 2025.

☐ Kyle Darin, Secretary

☐ _____, Assistant Secretary

☐ Eugene Mastrangeli, Chair

☐ Carl Weston, Vice Chair

EXHIBIT 12



Avalon Groves Community Development District

Financial Statements
(Unaudited)

Preliminary

January 31, 2024



Avalon Groves CDD
Balance Sheet
January 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	\$ 2,641,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,641,196
3 Trust Accounts:								
4 Revenue Fund	-	4,284	38,588	16,662	3,240	183	7,347	70,304
5 Interest Fund	-	33	102	36	178	3	24	377
6 Reserve Fund	-	196,954	582,924	106,807	20,020	175,412	32,684	1,114,801
7 Prepayment Fund	-	18	121	1,549	-	243	-	1,931
8 Sinking Fund	-	139	355	21	232	403	108	1,260
9 Principal	-	-	-	39	-	-	-	39
10 Cost Of Issuance	-	-	-	14,750	1,261	14,516	(1)	30,527
11 Bond Redemption	-	-	-	51	-	0	-	51
12 Acquisition & Construction	-	-	-	12,358	-	74,207	9,305	95,870
13 Accounts Receivable	-	-	-	-	-	-	-	-
14 On-Roll Assessments Receivable	58,200	9,038	23,110	10,432	8,655	15,826	5,767	131,026
15 Due From Other Funds	-	162,930	482,340	201,831	186,293	323,796	124,139	1,481,328
16 Prepaid Expenses	-	-	-	-	-	-	-	-
17 Deposits	541	-	-	-	-	-	-	541
18 TOTAL ASSETS	2,699,937	373,397	1,127,539	364,536	219,879	604,587	179,374	5,569,251
19 LIABILITIES								
20 Accounts Payable	48,514	-	-	-	-	-	-	48,514
21 On-Roll Deferred Revenue	58,200	9,038	23,110	10,432	8,655	15,826	5,767	131,026
22 Accrued Expenses	-	-	-	-	-	-	-	-
23 Due To Other Funds	1,481,328	-	-	-	-	-	-	1,481,328
24 TOTAL LIABILITIES	1,588,042	9,038	23,110	10,432	8,655	15,826	5,767	1,660,868
25 FUND BALANCE								
26 Nonspendable								
27 Prepaid & Deposits	541	-	-	-	-	-	-	541
28 Capital Reserves	-	-	-	-	-	-	-	-
29 Operating Capital	220,425	-	-	-	-	-	-	220,425
30 Unassigned	890,929	364,359	1,104,430	354,105	211,225	588,761	173,607	3,687,416
31 TOTAL FUND BALANCE	1,111,896	364,359	1,104,430	354,105	211,225	588,761	173,607	3,908,383
32 TOTAL LIABILITIES & FUND BALANCE	2,699,937	373,397	1,127,539	364,536	219,879	604,587	179,374	5,569,251



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

	FY 2025 Adopted Budget	FY 2025 Month of January	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Special Assessment	\$ 1,319,762	\$ 20,942	\$ 1,261,562	\$ (58,199)	96%
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	\$ 20,942	\$ 1,261,562	\$ (60,989)	96%
7 EXPENDITURES					
8 GENERAL ADMINISTRATIVE					
9 Supervisor Compensation	\$ 12,000	\$ 1,800	\$ 3,400	\$ (8,600)	28%
10 District Management Services	34,608	2,884	11,536	(23,072)	33%
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	-	1,004	(2,996)	25%
15 Engineering Services	40,000	1,410	5,624	(34,376)	14%
16 Legal Services	60,000	3,389	6,555	(53,445)	11%
17 Technology & Website Admin.	2,015	30	1,635	(380)	81%
18 Miscellaneous (Appraisal, Mailing, Etc.)	1,500	310	4,727	3,227	315%
19 TOTAL GENERAL ADMINISTRATIVE	158,248	9,823	34,656	(123,592)	22%
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	-	-	(17,500)	0%
27 TOTAL DEBT SERVICE ADMINISTRATION	24,908	-	6,408	(18,500)	26%
28 UTILITIES:					
29 Utilities-Electricity	20,000	674	2,470	(17,530)	12%
30 Streetlights	295,000	38,760	100,800	(194,200)	34%
31 Utility Water	45,000	1,135	6,768	(38,232)	15%
32 TOTAL UTILITIES:	360,000	40,569	110,038	(249,962)	31%
33 PHYSICAL ENVIRONMENT:					
34 Lake & Pond Maintenance	54,600	3,460	33,937	(20,663)	62%
35 Landscape Maintenance	314,715	27,921	109,969	(204,746)	35%
36 Landscape - Replenishment	76,000	6,168	16,304	(59,696)	21%
37 Wetland Mitigation & Monitoring	49,800	-	13,300	(36,500)	27%
38 Field Management	6,489	541	2,163	(4,326)	33%
39 Field Contingency	88,900	175	350	(88,550)	0%
40 Hardscape Repairs & Maint.	15,000	1,490	1,490	(13,510)	10%
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 January	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Midge Fly Treatment	53,592	-	6,699	(46,893)	13%
46	Playground Repairs & Maint.	9,000	-	-	(9,000)	0%
47	Wildlife Removal	18,600	1,550	6,200	(12,400)	33%
48	Reserve Study	5,000	-	-	(5,000)	0%
49	TOTAL PHYSICAL ENVIRONMENT	744,396	41,305	190,411	(553,985)	26%
50	TOTAL EXPENDITURES	1,322,552	91,697	373,350	(949,202)	28%
51	REVENUES OVER (UNDER) EXPENDITURES	-	(70,755)	888,212	888,212	
52	OTHER FINANCING SOURCES & USES					
53	Transfers In	-	-	-	-	
54	Transfers Out	-	-	-	-	
55	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
56	NET CHANGE IN FUND BALANCE	-	(70,755)	888,212	888,212	
57	Fund Balance - Beginning			223,683	223,683	
58	FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 1,111,896	\$ 1,111,896	



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

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 170,338	\$ 161,300	\$ (9,037)
3 Lot Closings	-	-	-
4 Interest	-	3,673	3,673
5 Prepayments	-	-	-
6 TOTAL REVENUES	170,338	164,974	(5,364)
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	98,567	96,317
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	98,567	96,317
22 Fund Balance - Beginning		265,792	
23 FUND BALANCE - ENDING - PROJECTED	\$ 2,250	\$ 364,359	\$ 362,109

** 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 January 31, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 500,600	\$ 477,491	\$ (23,110)
3 Lot Closings	-	-	-
4 Interest	-	11,608	11,608
5 Prepayments	-	-	-
6 TOTAL REVENUES	500,600	489,099	(11,501)
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	270,436	268,802
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	249,614	247,980
22 Fund Balance - Beginning		854,816	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,634	\$ 1,104,430	\$ 1,102,796

**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 January 31, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 210,250	\$ 199,818	\$ (10,432)
3 Lot Closings	-	-	-
4 Interest	-	3,843	3,843
5 Prepayments	-	-	-
6 TOTAL REVENUES	210,250	203,661	(6,589)
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	61,331	58,229
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	(1,472)	(4,574)
23 Fund Balance - Beginning		343,218	
24 FUND BALANCE - ENDING - PROJECTED	\$ 3,103	\$ 341,746	\$ 338,644

** 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 January 31, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 193,100	\$ 184,445	\$ (8,655)
3 Lot Closings	-	-	-
4 Interest	-	871	871
5 Prepayments	-	-	-
6 TOTAL REVENUES	193,100	185,316	(7,784)
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	128,947	127,685
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
21 NET CHANGE IN FUND BALANCE	1,263	128,947	127,685
22 Fund Balance - Beginning		82,277	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,263	\$ 211,224	\$ 209,962

**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 January 31, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 336,400	\$ 320,574	\$ (15,826)
3 Lot Closings	-	-	-
4 Interest	-	3,149	3,149
5 Prepayments	-	-	-
6 TOTAL REVENUES	336,400	323,723	(12,677)
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	222,498	221,945
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	80,822	80,822
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	80,822	80,822
21 NET CHANGE IN FUND BALANCE	553	303,320	302,767
22 Fund Balance - Beginning		211,235	
23 FUND BALANCE - ENDING - PROJECTED	\$ 553	\$ 514,555	\$ 514,002

**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 January 31, 2024

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 128,675	\$ 122,908	\$ (5,767)
3 Lot Closings	-	-	-
4 Interest	-	994	994
5 Prepayments	-	-	-
6 TOTAL REVENUES	128,675	123,902	(4,773)
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	79,264	79,064
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	78,407	78,207
22 Fund Balance - Beginning		85,895	
23 FUND BALANCE - ENDING - PROJECTED	\$ 200	\$ 164,302	\$ 164,102

** 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 January 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	-	-	171	5	1,154	138	1,467
5 TOTAL REVENUES	-	-	171	5	1,154	138	1,467
6 EXPENDITURES							
7 Dissemination Agent	-	-	-	-	-	-	-
8 Trust Fund Accounting	-	-	-	-	-	-	-
9 Arbitrage	-	-	-	-	-	-	-
10 Trustee Fees	-	-	-	-	-	-	-
11 Requisitions	-	-	-	-	-	-	-
12 TOTAL EXPENDITURES	-	-	-	-	-	-	-
13 REVENUES OVER (UNDER) EXPENDITURES	-	-	171	5	1,154	138	1,467
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	-	-	2,974	5	1,154	996	5,128
19 Fund Balance - Beginning	0	21	9,385	-	73,053	8,310	90,768
20 FUND BALANCE - ENDING - PROJECTED	\$ 0	\$ 21	\$ 12,358	\$ 5	\$ 74,207	\$ 9,305	\$ 95,896



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

	Bank United (Operating Account)
Balance per Bank Statement	\$ 2,653,035.45
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	11,818.98
<i>Adjusted Bank Balance</i>	<u>\$ 2,641,196.47</u>
Beginning Bank Balance per Books	2,683,207.77
Deposits	45,287.35
Disbursements	87,298.65
<i>Balance per Book</i>	<u>\$ 2,641,196.47</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: 135553 (Reference: Trash Service Oct 24.)		310.00	96,731.96
11/14/2024			Deposit	33,316.02		130,047.98
11/21/2024			Deposit	145,126.65		275,174.63
11/25/2024	1716	DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	274,999.63
11/25/2024	100302	Vesta District Services	Invoice: 423154 (Reference: Dissemination Agent 10.24.) Invoice: 423125 (Reference: Billable ...		5,468.00	269,531.63
11/25/2024	100303	Down to Earth	Invoice: 120335 (Reference: Irrigation Repairs after Controller Replacement.)		1,506.62	268,025.01
11/25/2024	100304	Clean Star Services	Invoice: 13771 (Reference: Monthly Trash Collection - October 2024.)		310.00	267,715.01
11/25/2024	100305	Stantec Consulting Services, Inc	Invoice: 2308908 (Reference: General Consulting October 2024.)		3,690.00	264,025.01
11/25/2024	100306	Swine Solutions, LLC	Invoice: 548 (Reference: Monthly Trapping November 2024.)		1,550.00	262,475.01
11/25/2024			Deposit	155,155.88		417,630.89

Date	Number	Name	Memo	Deposit	Payments	Balance
11/30/2024				333,598.55	98,397.47	417,630.89
12/02/2024	120224ACH1	SECO Energy	16920 Sawgrass Bay Blvd 10/15/24 - 11/13/24		86.00	417,544.89
12/02/2024	120224ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/15/24 - 11/13/24		38.00	417,506.89
12/02/2024	120224ACH3	SECO Energy	17325 Sawgrass Bay Blvd 10/15/24 - 11/13/24		315.00	417,191.89
12/02/2024	120224ACH4	SECO Energy	17052 Basswood Lane 10/15/24 - 11/13/24		39.00	417,152.89
12/02/2024	120224ACH5	SECO Energy	17650 Sawgrass Bay Blvd 10/15/24 - 11/13/24		119.00	417,033.89
12/03/2024	100307	Kutak Rock LLP	Invoice: 3483891 (Reference: General Counsel thru 10/31/24.)		2,949.08	414,084.81
12/03/2024	100308	Down to Earth	Invoice: 122055 (Reference: Landscape Maintenance Nov 24.) Invoice: 124405 (Reference: - Brus...		30,789.02	383,295.79
12/03/2024	100309	HV Solar Lighting	Invoice: 286 (Reference: Installation of Lights.) Invoice: 287 (Reference: Street Light Proje...		20,680.00	362,615.79
12/03/2024	100310	Steadfast Environmental, LLC	Invoice: SE-25238 (Reference: Routine Aquatic Maintenance 11/24.)		3,370.14	359,245.65
12/03/2024	100311	Swine Solutions, LLC	Invoice: 549 (Reference: Monthly Trapping Service.)		1,550.00	357,695.65
12/04/2024	120424ACH1	Sunshine Water Services	Goldcrest Loop Playground 9/24/24 - 10/23/24		13.63	357,682.02
12/04/2024	120424ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/24/24 - 10/23/24		54.07	357,627.95
12/04/2024	120424ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 9/27/24 - 10/28/24		1,404.42	356,223.53
12/04/2024	120424ACH4	Sunshine Water Services	Paragon Ln - Playground Irrigation 9/27/24 - 10/28/24		237.88	355,985.65
12/06/2024	1717	Regions Bank.			7,000.00	348,985.65
12/11/2024	1718	Carl M. Weston	BOS Meeting 12/5/24		200.00	348,785.65
12/11/2024	1719	Eugene J. Mastrangeli	BOS Meeting 12/5/24		200.00	348,585.65
12/11/2024	1720	Robert J. Wolski	BOS Meeting 12/5/24		200.00	348,385.65
12/11/2024	100312	BIO-TECH CONSULTING, INC.	Invoice: 182424 (Reference: Mitigation Monitoring.)		2,000.00	346,385.65
12/11/2024	100313	Vesta District Services	Invoice: 423461 (Reference: Management Fees Dec 24.)		3,424.75	342,960.90
12/11/2024	100314	Steadfast Environmental, LLC	Invoice: SE-25517 (Reference: Midge Fly Treatment.)		6,699.00	336,261.90
12/11/2024	100315	Stantec Consulting Services, Inc	Invoice: 2322778 (Reference: General consulting thru 11/30/24.)		523.65	335,738.25
12/11/2024			Deposit	2,100,924.37		2,436,662.62
12/12/2024	100316	Vesta District Services	Invoice: 423557 (Reference: Billable Expenses - Nov 2024.)		30.00	2,436,632.62
12/16/2024	1721	John Holden	BOS Meeting 12/5/24		200.00	2,436,432.62
12/20/2024	100317	Down to Earth	Invoice: 128488 (Reference: - Monthly Irrigation Inspection Billing.)		717.13	2,435,715.49
12/23/2024	100318	Kutak Rock LLP	Invoice: 3499953 (Reference: General consulting thru 11/30/24.)		216.50	2,435,498.99
12/27/2024			Deposit	248,288.36		2,683,787.35
12/31/2024	100319	Steadfast Environmental, LLC	Invoice: SE-26007 (Reference: Difference in price per addendum beginning 10/24.)		269.58	2,683,517.77
12/31/2024	100320	Clean Star Services	Invoice: 14003 (Reference: Monthly Trash Service.)		310.00	2,683,207.77
12/31/2024				2,349,212.73	83,635.85	2,683,207.77
01/02/2025	100321	BIO-TECH CONSULTING, INC.	Invoice: 177069 (Reference: Mitigation Monitoring.) Invoice: 174099 (Reference: Mitigation Mo...		5,400.00	2,677,807.77
01/02/2025	100322	Down to Earth	Invoice: 125452 (Reference: Landscape Maintenance Dec 24.)		27,110.25	2,650,697.52
01/02/2025	100323	Steadfast Environmental, LLC	Invoice: SE-25439 (Reference: Routine Aquatic Maintenance 12/24.) Invoice: SE-26035 (Referenc...		6,830.14	2,643,867.38
01/02/2025	100324	Swine Solutions, LLC	Invoice: 556 (Reference: Monthly Trapping Service.)		1,550.00	2,642,317.38
01/02/2025	010225ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 10/28/24 - 11/25/24		221.96	2,642,095.42
01/02/2025	010225ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 10/28/24 - 11/25/24		555.26	2,641,540.16
01/02/2025	010225ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24		50.46	2,641,489.70
01/02/2025	010225ACH4	Sunshine Water Services	Goldcrest Loop Playground 10/28/24 - 11/25/24		13.99	2,641,475.71
01/02/2025	010225ACH5	SECO Energy	16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24		86.00	2,641,389.71
01/02/2025	010225ACH6	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24		39.00	2,641,350.71
01/02/2025	010225ACH7	SECO Energy	17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24		338.00	2,641,012.71
01/02/2025	010225ACH8	SECO Energy	17052 Basswood Lane AvalonGroves1!		40.00	2,640,972.71
01/02/2025	010225ACH9	SECO Energy	17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24		120.00	2,640,852.71
01/07/2025	100325	HV Solar Lighting	Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025.) Invoice: 307 (Reference: St...		20,680.00	2,620,172.71
01/08/2025	100326	Fountain Design Group, Inc.	Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	2,619,997.71
01/08/2025	100327	Vesta District Services	Invoice: 424074 (Reference: Management Fees Jan 25.)		3,424.75	2,616,572.96
01/09/2025	1722	Carl M. Weston	BOS Meeting 1/2/25		200.00	2,616,372.96
01/09/2025	1723	Eugene J. Mastrangeli	BOS Meeting 1/2/25		200.00	2,616,172.96
01/09/2025	1724	John Holden	BOS Meeting 1/2/25		200.00	2,615,972.96
01/09/2025	1725	Robert J. Wolski	BOS Meeting 1/2/25		200.00	2,615,772.96
01/10/2025	100328	Platinum Exterior Services LLC	Invoice: 1341 (Reference: Deposit for Pressure Cleaning.)		3,468.83	2,612,304.13
01/14/2025	100329	Stantec Consulting Services, Inc	Invoice: 2335708 (Reference: 2025 FY General Consulting - Dec 2024 & Jan 2025.)		1,410.00	2,610,894.13
01/15/2025	100330	Vesta District Services	Invoice: 424186 (Reference: Billable Expenses - Dec 2024.)		940.29	2,609,953.84
01/17/2025	100331	Kutak Rock LLP	Invoice: 3512700 (Reference: General Counsel Dec 24.)		3,389.49	2,606,564.35
01/17/2025	100332	Orlando Sentinel	Invoice: 107314890000 (Reference: Legal Advertising.)		112.25	2,606,452.10

Date	Number	Name	Memo	Deposit	Payments	Balance
01/23/2025			Deposit	45,287.35		2,651,739.45
01/28/2025	1726	Carl M. Weston	BOS Meeting 1/23/25		200.00	2,651,539.45
01/28/2025	1727	Eugene J. Mastrangeli	BOS Meeting 1/23/25		200.00	2,651,339.45
01/28/2025	1728	Gabriel Ruperez	BOS Meeting 1/23/25		200.00	2,651,139.45
01/28/2025	1729	John Holden	BOS Meeting 1/23/25		200.00	2,650,939.45
01/28/2025	1730	Robert J. Wolski	BOS Meeting 1/23/25		200.00	2,650,739.45
01/28/2025	100333	Down to Earth	Invoice: 130897 (Reference: Remove Fallen Palm.)		309.98	2,650,429.47
01/28/2025	100334	Steadfast Environmental, LLC	Invoice: SE-25347 (Reference: Partial billing of the fall Midge fly treatment.)		6,699.00	2,643,730.47
01/28/2025	100335	Swine Solutions, LLC	Invoice: 562 (Reference: Monthly Trapping Service.)		1,550.00	2,642,180.47
01/30/2025	100336	Clean Star Services	Invoice: 14237 (Reference: Trash Service Jan 25.)		310.00	2,641,870.47
01/31/2025	013125ACH1	SECO Energy	17650 Sawgrass Bay Blvd 12/13/24 - 1/14/25		130.00	2,641,740.47
01/31/2025	013125ACH2	SECO Energy	17052 Basswood Lane 12/13/2024 TO 01/14/2025		43.00	2,641,697.47
01/31/2025	013125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 12/13/24 - 1/14/25		360.00	2,641,337.47
01/31/2025	013125ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/13/24 - 1/14/25		41.00	2,641,296.47
01/31/2025	013125ACH5	SECO Energy	16920 Sawgrass Bay Blvd 12/13/24 - 1/14/25		100.00	2,641,196.47
01/31/2025				45,287.35	87,298.65	2,641,196.47

EXHIBIT 13



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
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 1/26 - DTE connected w/Evergreen (KB Homes vendor) re: mainline irrigation repairs
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 1/3023 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		