AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
April 24, 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, April 24, 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@vestadpropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Cc: Attorney
Engineer
District Records

AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, April 24, 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. Community Managers

1. Palms at Serenoa HOA Update – *Shannon Bernard/John Holden* Walk on Exhibit A
2. Serenoa POA Update – *David Landry/Gene Mastrangeli*

B. Aquatic Maintenance Report – *Steadfast Environmental* Exhibit 1

1. Gambusia Installation Report – *Previously Presented*
2. Review of Pond Requests

C. Landscape Maintenance Report – *Justin Sarka, Down To Earth* Exhibit 2

1. Review of Landscape Requests
2. Consideration of Down To Earth Proposals Exhibit 3
   a. #116727 – Village 1 Entrance Bed Enhancement - $10,142.79
   b. #116721 – Village 2 Entrance Bed Enhancement - $1,336.59
   c. #116723 – Village 3 Entrance Bed Enhancement - $7,615.49
   d. #116748 - Edgemont Palms Removal - $2,575.00
   e. #116726 – Edgemont Palms Replacement - $3,609.14
   f. #116725 - Sawgrass Bay Blvd Palms Replacements - $6,359.71
3. Discussion on Field Request #81 Exhibit 4

III. Staff & Vendor Reports (Continued)

D. District Engineer – *Greg Woodcock, Stantec*

1. Discussion on District Easements — Exhibit 5
2. Reconsideration of Palms at Serenoa Stormwater Jet Clearing Proposals — Exhibit 6
   a. Atlantic Pipe Service #6735 - $13,401.10 – *Previously Approved*
   b. Rowland Inc. – $13,041.00
3. Consideration of Rowland Inc. Proposal for CCTV Video of Existing Lines - $3,150.00 — Exhibit 7

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

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

1. Update on Sanctuary Intersection Irrigation Repair
2. Discussion on Wetland Conservation Communication — Exhibit 8

G. Field Manager – *Michael Bush, Vesta District Services* — Exhibit 9

1. Review of Field Requests Through 4/16/2025 — Exhibit 10
2. Hog Trapping Update — Exhibit 11
3. Consideration of Platinum Exterior Services Proposals
   a. #1542 Clean Sidewalks and Curbs at Village 2 and Village 4 - $3,965.80 — Exhibit 12
   b. #1543 Clean Monuments (No Repairs or Painting) - $1,500.00 — Exhibit 13
4. Consideration of Edgemont & Village 1 Outlets Proposals — Exhibit 14
   a. *Proposal Pending*
   b. Klinger Electrical Services #1257 - $47,111.00 – *previously presented*
   c. TPG Lighting #1114 - $68,665.20 – *previously presented*
5. Consideration of Monument Lighting Repair Proposals – *previously presented* — Exhibit 15
   a. Mr. Electric - $2,5650.00
   b. TPG Lighting #113 - $32,049.60

III. Staff & Vendor Reports

G. Field Manager (Continued)

6. Consideration of Conservation Boundary Cutback Proposals

   a. Palms at Serenoa — Exhibit 16

      i. Down To Earth #114225 - $13,600 – *previously presented*

      ii. *Proposal Pending*

   b. Village 1 — Exhibit 17

      i. Down To Earth #114227 - $8,975.00 – *previously presented*

      ii. *Proposal Pending*

7. Consideration of Proposals for Sod Replacement at Sawgrass Bay Blvd. Median (Sanctuary Irrigation Landscape Replacement Phase 1) — Exhibit 18

   a. Down To Earth #114231 **(revised)** - $24,731.77

   b. *Proposal Pending*

IV. Consent Agenda

A. Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held March 20, 2025 — Exhibit 19

B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 27, 2025 — Exhibit 20

C. Consideration and Acceptance of the Audited FY 2024 Financial Statement — Exhibit 21

D. Consideration and Acceptance of the Unaudited March 2025 Financial Statements — Exhibit 22

V. Liaison Reports

A. Landscape and Environmental – *Gabriel Ruperez/Carl Weston*

   1. Landscape Scoresheet — Exhibit 23

B. Amenities and Infrastructure – *Gene Mastrangeli/ John Holden*

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

VI. Supervisor Requests

A. Next Workshop Agenda Items

B. Next Meeting Agenda Items

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

VIII. Next Workshop Attendance Check

May 8, 2025 at 10 a.m.
Palms at Serenoa Clubhouse
17244 Bay Cedar Way,
Clermont, FL 34714

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

IX. Next Meeting Quorum Check

May 22, 2025 at 7 p.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

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

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

Exhibit 24

XI. Adjournment

WALK ON EXHIBIT A

Palms at Serenoa HOA Update

Per Ms. Bernard and Mr. Diaz of Leland Management as agents for the Palms HOA, to be presented by Mr. Holden 4/24/2025.

These are HOA's most pressing concerns:

1. **Landscape**
   Request trees behind pond 3/west of Myrtle Oak Court, be cleaned up and pruned.

2. **Edgemont Fence**
   Repair/repositioning seems to be going well.

3. **Trespassing**
   Problem coming from Orange County to pond 58 adjacent to Sky Flower Court. Posting trespassing signs will be discussed at the Palms HOA board meeting. HOA may request a license agreement to allow them to post signs on CDD property otherwise they will have to be placed on homeowners' property. Trespassing statute requires one sign every five hundred feet and specific verbiage in order enforcement. **Board to discuss with District Counsel and consider**.

4. **Stormwater Pipe Blockage**
   Water drainage at 3567 Lovegrass Way is important to HOA. New proposal was received and will be considered by the Palms HOA board.

EXHIBIT 1

STEADFAST
ENVIRONMENTAL



Avalon Groves CDD Aquatics

Inspection Date:

4/14/2025 11:14 AM

Prepared by:

Matt Goldrick

Account Manager

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

SITE: 26

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Small sections of filamentous algae growth are present. These will be addressed next visit. No notable grass growth observed.

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

SITE: 27

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Mild filamentous algae growth present on the surface. A technician will treat for this next maintenance event. No notable grass growth observed.

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

SITE: 28

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

No notable algae or grass growth observed. Routine monitoring and treatments as needed will continue.

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

SITE: 29

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Filamentous algae is starting to grow on one side. This will be addressed next visit before it can surface. No notable grass growth observed.

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

SITE: 30

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

The only observable growth in this pond is lilies. Regular treatments can be done to ensure they do not completely cover the pond. No nuisance grasses or algae observed.

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

SITE: 31

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Patches of submerged filamentous algae are growing on one side. Algae treatments are set for other ponds nearby so this one will be included as well. No notable grass growth observed.

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

SITE: 32

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving





Comments:

Filamentous algae is growing on the surface around the perimeter. It is only to the point where a quick algaecide treatment will start to get it under control. No notable grass growth observed.

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

SITE: 33

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Two corners are starting to grow filamentous algae. This pond will also be included while treating nearby ponds for algae next maintenance event. No notable grass growth observed.

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

SITE: 34

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Very small patches of filamentous algae are present on the surface. This will be addressed next visit. No notable grass growth observed.

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

SITE: 35

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

No notable algae or grass growth observed. Routine monitoring and treatments as needed will continue.

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

MANAGEMENT SUMMARY

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With the onset of April, the changing weather has rapidly shifted the conditions affecting some of the ponds. The series of cold snaps have come to an end and warm temperatures will become the norm in the month of April. Rain events are becoming more common, but are currently erratic, which has kept the water levels low in most ponds. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and warm temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

All ponds were in good or better condition this most recent visit. Nuisance grasses were almost non-existent therefore preventative treatments will continue. Due to low water levels, some sections of the beds and pond banks are exposed and are experiencing grass growth. Algae is the main enemy at this time of year, with lowered water levels and the increase in temperature we may start to see it bloom in the smaller ponds. This will be the main target moving forward for our technicians as we move into the warmer spring months.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA

STEADFAST ENVIRONMENTAL

Avalon Groves CDD

Sawgrass Bay Blvd, Clermont

Gate Code:



STEADFAST

Printed: Mar 4, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Feb 11, 2025

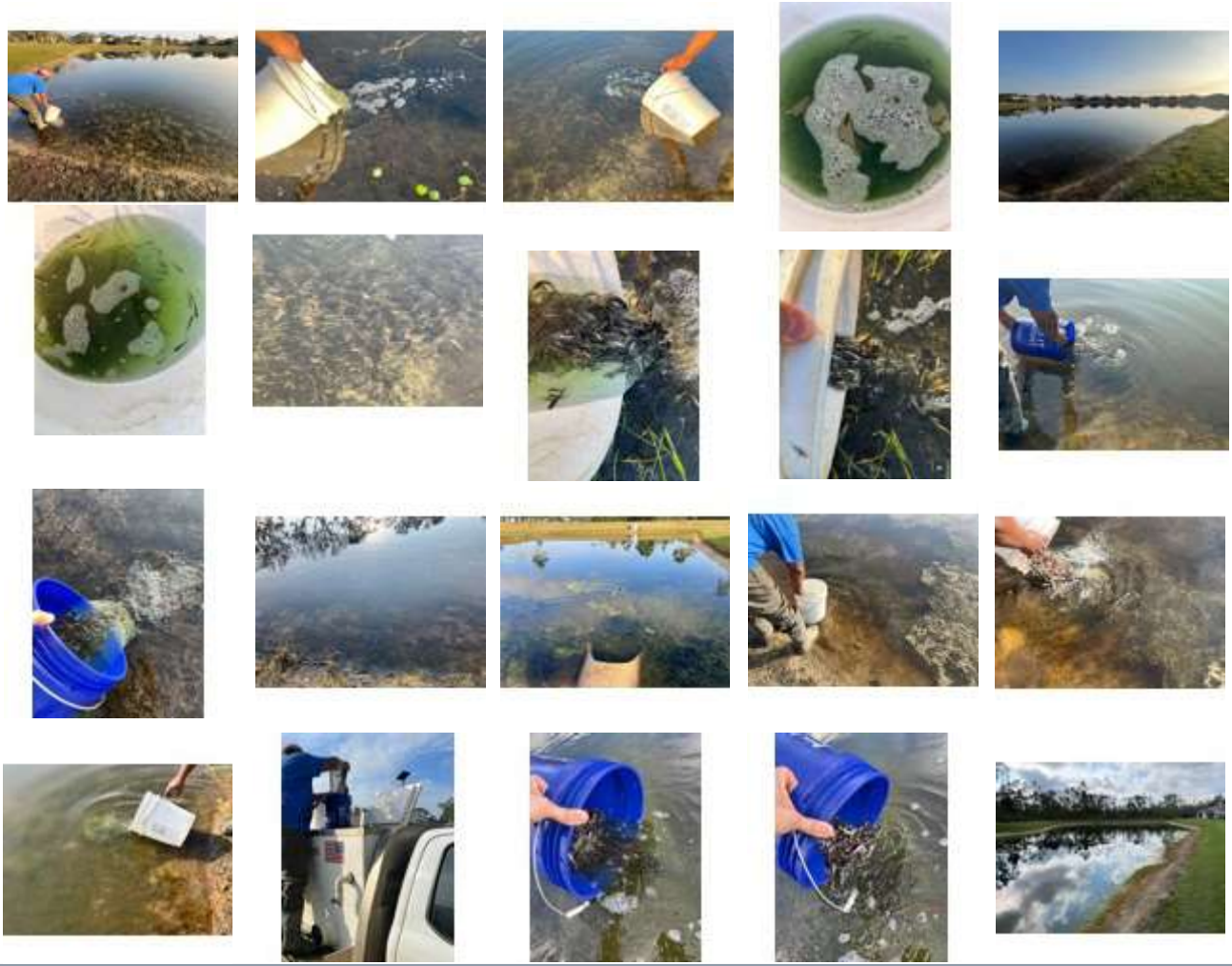
Job: SE1032 Avalon Groves CDD
Title: Avalon Groves, Gambusa Stocking
Added By: Kevin Riemensperger
Log Notes:
30,000 fish stocked across a good number of ponds. Introduction of fish now will allow them to mature and reproduce before the height of mosquito and midge fly season in the sumer months. More fish means less larvae.

Weather Conditions: Tue, Feb 11, 2025, 2:31 PM
Partly cloudy with mist and fog

83° F 66° F

Wind: 12 mph
Humidity: 92%
Total Precip: 0"

Attachments: 20



Ponds/Stormwater System

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
88	2025-04-16	mann	3632 blue sage loop clermont	there is an area around our pond on the blue sage loop 3632 corner summersweet side that appears to have an infestation. would you send someone out to check it and let me know. thanks, marsha	4/16 requested clarification - response "critters". Weston to review 4/20 Pond 11 - Floating Pennywort (invasive) and Bull-tongue Arrowhead (Non-invasive & beneficial). Pennywort - will be treated with regular maintenance visit	4/21 & Ongoing

EXHIBIT 2

DOWN TO EARTH
LANDSCAPE & IRRIGATION

We are writing to inform you about the current severe drought conditions affecting our region. As you may have noticed, we have experienced a prolonged period with little to no rainfall, and unfortunately, the forecast indicates no significant precipitation in the near future.

These dry conditions are having a significant impact on landscapes, and you may begin to see signs of stress in your turf and plant material. This can manifest in various ways, including:

* Turf: Wilting, browning, thinning, and a general lack of vibrancy.

* Plants: Drooping leaves, discoloration, stunted growth, and increased susceptibility to pests and diseases.

Please understand that these visual changes are a direct result of the lack of available water and are largely unavoidable given the current environmental circumstances.

We are closely monitoring the situation and will continue to implement best practices to help mitigate the effects of the drought on your landscape. This may include adjusting watering schedules where possible (if restrictions allow), focusing on deep watering of established plants, and recommending other water-wise strategies.

We understand that the appearance of your landscape is important to you, and we want to assure you that we are committed to its long-term health. Once the drought conditions subside and we receive adequate rainfall, your turf and plants should recover.

In the meantime, if you have any specific concerns about your property, please do not hesitate to contact us. We are here to answer your questions and provide guidance on how you can best support your landscape during this challenging time.

Thank you for your understanding.

Justin Sarka

Account Manager
321-241-5617
Justin.Sarka@down2earthinc.com
27185 County Road 448A
Mount Dora, FL 32757
www.DTElandscape.com

Avalon Groves CDD April 2025.

- 3/31 Mowing services rendered in all mowing sections. Detail section 3 services rendered. Signage are being removed but installed almost immediately. Irrigation Monthly inspection completed.
- 4/7 Mowing services rendered in all mowing sections. Detail section 1 services rendered. Signs of drought throughout entire property are beginning to show. Weed treatments for broadleaf weeds and sedges completed.
- 4/14 Mowing services rendered in St Augustine areas only Bahia areas showing signs of drought services deferred. Detail Section 2 services rendered.
- 4/21 Mowing services rendered in St Augustine areas. Board requested to defer mowing of ponds, crews are spot mowing areas that have taller weeds where Bahia is not growing. Mounded soil from utilities at Village 3 was distributed and blue tarp removed complementary. Proposal 114219 Overgrown Vegetation Scheduled to be completed.

Shirley M. Conley

From: Justin Sarka <Justin.Sarka@down2earthinc.com>
Sent: Wednesday, April 2, 2025 5:32 PM
To: Heath Beckett
Cc: Michael P. Bush; Shirley M. Conley
Subject: Re: DTE Eval

Good afternoon,

We completed weed treatment on 3/17 for broad leaf weeds. We have scheduled a sedge treatment for next week. Edging is on an alternate weeks one week is hard surface the next week is bed edging. We are consistently spraying for weeds in landscape beds.

Thank you,

Justin Sarka
Account Manager
Direct: (321) 241-5617
Justin.Sarka@Down2Earthinc.com
27185 County Road 448A
Mount Dora, FL 32757
www.DTELandscape.com

From: Heath Beckett <hbeckett@vestapropertyservices.com>
Sent: Tuesday, April 1, 2025 8:52:23 AM
To: Justin Sarka <Justin.Sarka@down2earthinc.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: FW: DTE Eval

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

Hey Justin,

I received the email below. I wanted to pass this along to you.

Please let me know if you have any questions.

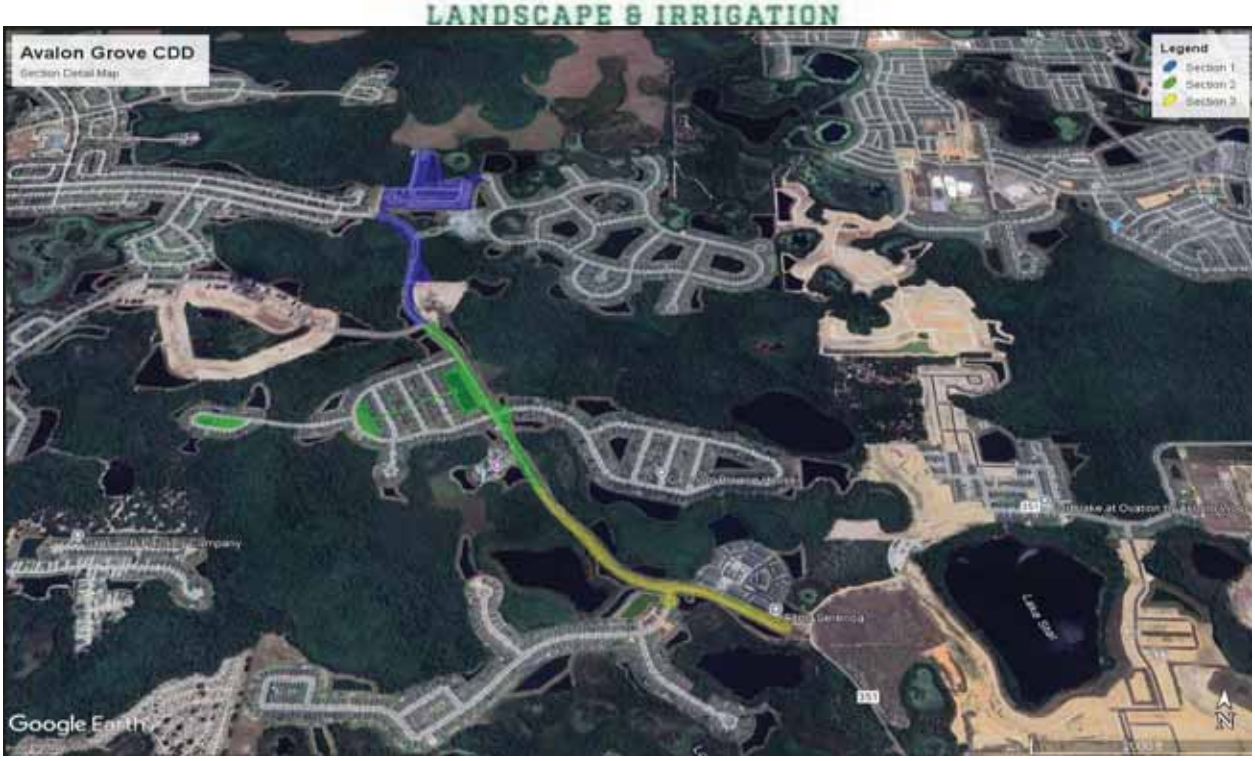
DOWN TO EARTH

LANDSCAPE & IRRIGATION



DOWN TO EARTH

LANDSCAPE & IRRIGATION



DOWN TO EARTH
LANDSCAPE & IRRIGATION

Job Name: Avalon Cove
Report Type: Monthly Inspection
Controller Name: #1
Date: 3/26/25 Page #: 1 of 2

	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:	Hunter ACC			
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	B	mp	D	mp	mp	mp	D	mp	mp
Run Time [Program: A]						20	30	10	30	20	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: Logan Adams Signature

Did you contact the Account Manager? YES / NO What time?_____ Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #1
Date: 3/26/25 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	D													
Run Time [Program: A]	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															
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**

Did you contact the Account Manager? YES / NO What time?_____ Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 3/26/25 Page #: 1 of 5

	Start Times:	Seasonal Adjust:	Run Days:
Program A	6:00 pm	%	M (T) W T (F) S (S)
Program B	9:00 pm	%	(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:	Hunter ACC			
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	—	R	MP	MP	MP	MP	R	R	R	R	R	MP	MP	MP	MP	—
Run Time [Program: A]		20	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												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									X							
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments: Replaced valve #9

Technician Name: Logan Adams Signature

Did you contact the Account Manager? YES / NO What time?_____ Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Job Name: Hawksmoor
Report Type: Monthly Inspection
Controller Name: #2
Date: 3/26/25 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: A]		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				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**

Did you contact the Account Manager? YES / NO What time?_____ Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 3/26/25 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 Bubbler	—	—	—	—	mp	mp	—	mp	mp	mp	mp	mp	mp	mp	mp	mp
Run Time [Program: A]					20	30		20	30	20	20	30	30	30	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**

Did you contact the Account Manager? YES / NO What time?_____ Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 3/26/25 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	49	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:]		—	30		10	20	20		20	10	30	30	30	10	10	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**

Did you contact the Account Manager? YES / NO What time?_____ Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 3/26/25 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: B]	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											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**

Did you contact the Account Manager? YES / NO What time?_____ Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #3
Date: 3/6/25 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	4:00pm	%	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:	Hunter ACC2			
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						
Spray, Rotor, MP, Drip, or Bubbler	mp	mp	mp	—	mp	mp	mp	mp	mp	mp						
Run Time [Program: A]	30	30	10		30	30	30	30	30	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																
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

Did you contact the Account Manager? YES / NO What time?_____ Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: Bass wood
Date: 3/6/25 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: Hunter ICC2

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	
Spray, Rotor, MP, Drip, or Bubbler	R	S	S	S	S	S	S	S	S	R	R	R	R	R	R	
Run Time [Program: A]	35	30	25	25	30	30	30	30	30	45	45	45	45	45	45	
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: Logan Adams Signature

Did you contact the Account Manager? YES / NO What time? Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

DOWN TO EARTH
LANDSCAPE & IRRIGATION

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

	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:	Hunter Hybrid			
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					
Spray, Rotor, MP, Drip, or Bubbler	D	D	S	B	S	B	B/D	B/D	B/D	B/D	B/D					
Run Time [Program: A]	30	30	30	30	30	30	45	30	30	30	30					
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone							X	X	X	X	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					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					1											
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**

Did you contact the Account Manager? YES / NO What time? Did you leave a VOICEMAIL / TEXT / EMAIL? YES / NO

Down To Earth Lawn & Ornamental Report

Property: Avalon Grove **Date:** 4, 8, 25

Applicator Information:

Name - Paul & Alex

I.D. Card # - JE251116

Turf Application [X]

Ornamental Application [ ]

Time in 4/10/25

Time out [ ]

Turf Application Information

Fertilization

Liquid: [ ]

Granular: [ ]

1) Analysis: _____

Application Rate: _____
(lbs. N or K / 1000 Sq. Ft.)

2) Analysis: _____

Application Rate: _____
(lbs. N or K / 1000 Sq. Ft.)

3) Analysis: _____

Application Rate: _____
(lbs. N or K / 1000 Sq. Ft.)

Area(s) Treated: _____

Total SqFt Treated: _____

Total Gal/Lbs. _____

Weed Control

Liquid: [X]

Herbicide(s) Used:

1) Manor .5 oz

Rate/ M

2) Bosscayern 22 oz

Rate/ M

3)

Rate/ M

(Per 1000 Sq. Ft.)

Area(s) Treated: _____

Granular: [ ]

Herbicide Used:

1) _____

Area(s) Treated: _____

Total Sq.Ft. Treated

Total Gal/Lbs. 400

Disease & Insect

Insect Control
(per 1000 Sq. Ft.)

1)

Rate/ M

2)

Rate/ M

3)

Rate/ M

Target Pest: _____

Disease Control
(Per 1000 Sq. Ft.)

1)

Rate/ M

2)

Rate/ M

3)

Rate/ M

Target Pest: _____

Total Sq.Ft.Treated

Total Lbs.

Ornamental Application Information

Fertilization

Liquid: [ ]

Granular: [ ]

1) Analysis: _____

2) Analysis: _____

3) Analysis: _____

4) Analysis: _____

5) Analysis: _____

6) Analysis: _____

Palms: [ ]

Annuals: [ ]

Plants: All [ ]

Selected [ ]

Total usage: _____

Disease & Insect

Products used per 100gal:

1)

Rate/100 gal

2)

Rate/100 gal

3)

Rate/100 gal

4)

Rate/100 gal

5)

Rate/100 gal

6)

Rate/100 gal

Target Pest: _____

Plants(s) Treated:

Total gallons used

Comments & Observations:

Turf was treated for broadleaf weeds and sedgegrass.

Technician's Signature

Wind Direction/Speed

Landscape

Updated 4/21/2025

Entry	Date Created	Name	Address	Message	Response	Resolution / Date
84	2025-04-01	Dunn	17418 Saw Palmetto Ave	The area between my backyard and the pond has a lot of weeds, where some of my neighbors have more grass. The weeds have extended into my backyard.	duplicate #83	
83	2025-04-01	Dunn	17418 saw palmetto	I live in village 3 with a water view, the section between my backyard and the water is full of weeds. I had a landscape company out for my yard because the weeds from that section keep growing into my backyard. He mentioned that the Bahia grass is not good there as it is behind some of my other neighbors, is that something that the landscape company hired by the hoa could look at. I assume that is part of the dues. Thanks, Heather	4/17 email: The Bahia should reseed in May-July when the rainy season is anticipated. The landscape team may apply a spot treatment for weeds during the rainy season if it is allowable under regulations applying to stormwater system maintenance and if doing so will not generate patches of exposed sand. Whether its sod or weeds they serve the same function to establish a root system and cover the soil to prevent erosion. The CDD's maintenance of the bank vegetation is through scheduled mowings. The vendor is required to mow ponds in a counterclockwise direction to ensure clippings are not deposited directly into the pond. This request will be reviewed by the Board at their next regular meeting and direction given to the landscape vendor if warranted.	Board direction?
81	2025-03-28	Dowd	17600 Summersweet 'way	On or about Wednesday March 25, 2025, trimming and clearing work was performed behind 17608 & 17612 Summersweet Way and some of the brush/trimmings were dumped behind the homes at 17600 & 17604. We are requesting immediate removal of this unsightly and unwanted brush pile. Thank you, Terry Dowd (413) 204-2600 Jack Dowd (413) 210-5332 We were informed by the office staff at the Palms that this work was done by the CDD	Not completed by CDD staff or vendors Board discussed communication to be sent to residents regarding dumping in conservation area/setback	

Entry	Date Create	Name	Address	Message	Response	Resolution / Date
80	2025-03-21	Johnson	17836 Passionflower Cir	Fallen pine tree behind 17836 Passionflower. Preventing the landscapers from mowing the grass. Needs to be removed/cut back to the pond line	Forwarded to vendor same date as submission	
79	2025-03-20	VERO	17820 Passionflower Circle	Two questions: 1) can CDD landscape/trim right up to the fence separating our CDD with the development just east (directly behind my house in Orange County)? 2) how has our CDD coordinated with the Ovation Ashton Woods development to ensure no impacts from their development on Passionflower homeowners. Fence maintenance, lighting impacts, potential walking path, etc. Thank you.	Information provided to landscape liaisons: The CDD area adjacent to the boundary at this location is designated wetland buffer – this area is not actively maintained in accordance with environmental resource regulations and the CDD is not permitted to installation structures such as fences on it. The landscape vendor is not permitted to mow or trim the area next to the fence. This request is similar to the the request by a resident on Basswood Lane that was discussed at the December 5, 2024 meeting in which “the Board declined to expend District funds on this issue, but would consider a request from the POA and/or HOA if they wished to purchase and plant trees in accordance with SWFWMD requirements in CDD-owned conservation and wetland buffer areas.” While the CDD has no jurisdiction over the development of neighboring properties, residents are encouraged to attend any public	Resolved?

Entry	Date Create	Name	Address	Message	Response	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 entrace of Village 1 and in the empty beds on the Western entrance side of Village 1. Additionally, the beds are not getting mechinically 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
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 treatment on hold until irrigation repair completed

EXHIBIT 3

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

Estimate: #116727

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

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

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

Job	Estimated Job Start Date	Proposed By	Due Date
Village 1 Enhancement	May 5, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$1,723.80
Delivery Fee	Dollar	1	$64.99	$64.99
Pine Bark Mulch	Cubic Yard	20	$64.00	$1,280.00
SWFL Viburnum Odoratissimum "Sweet Viburnum"	3 Gallon	115	$16.80	$1,932.00
Dwarf Oleander "Pink"	3 Gallon	127	$27.25	$3,460.75
Blue Daze	1 Gallon	90	$9.25	$832.50
Muhly Grass "Pink"	1 Gallon	55	$9.25	$508.75
Irrigation	Each	4	$85.00	$340.00
			Subtotal	**$10,142.79**
			Estimated Tax	$0.00
			Job Total	**$10,142.79**

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/.

Scope of Work;

- Install hedge row along fence line to match the existing hedge rows.
- This will be completed once irrigation system is back online at 100%.
- Remove Coonties.
- Install Blue Daze.
- Install Muhly grass.







Proposed By:

Justin Sarka
Down to Earth

04/23/2025
Date

Agreed & Accepted By:

Vesta Property Services

Date

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

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

Estimate: #116721

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

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

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

Job	Estimated Job Start Date	Proposed By	Due Date
Village 2 Entrance	May 5, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$325.00
Delivery Fee	Dollar	1	$64.99	$64.99
Pine Bark Mulch	Cubic Yard	0.50	$64.00	$32.00
Irrigation	Each	1	$85.00	$85.00
Blue Daze "Blue My Mind"	1 Gallon	80	$10.37	$829.60
			Subtotal	**$1,336.59**
			Estimated Tax	$0.00
			Job Total	**$1,336.59**

Scope of work;

- Install Bluedaze into empty bed space.

Proposed By:

Justin Sarka 04/22/2025
Down to Earth Date

Agreed & Accepted By:

Vesta Property Services Date

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

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

Estimate: #116723

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

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

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

Job	Estimated Job Start Date	Proposed By	Due Date
Village 3 Entrance Enhancment	May 5, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$1,625.00
Delivery Fee	Dollar	1	$64.99	$64.99
Pine Bark Mulch	Cubic Yard	3	$64.00	$192.00
Palm Pygmy Date Triple Trunk	5' OA	4	$425.25	$1,701.00
Blue Daze "Blue My Mind"	1 Gallon	125	$10.37	$1,296.25
St. Augustine "Floratam" Sod	Square Foot	1200	$1.75	$2,100.00
Muhly Grass "Pink"	1 Gallon	45	$12.25	$551.25
Irrigation	Each	1	$85.00	$85.00
			Subtotal	**$7,615.49**
			Estimated Tax	$0.00
			Job Total	**$7,615.49**

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Scope of work;

- Install triple trunk Roublinnie Date Palm.
- Install Blue daze.
- Refresh Mulch.
- Install Sod between fence and sidewalk.
- Fill in Muhly Grasses along fence.




Proposed By:

Justin Sarka
Down to Earth

04/22/2025
Date

Agreed & Accepted By:

Vesta Property Services

Date

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

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

Estimate: #116748

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

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

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

Job	Estimated Job Start Date	Proposed By	Due Date
Edgemont Palm Removal.	May 5, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Palm Tree Removal	Each	4	$575.00	$2,300.00
Disposal Fee	Each	1	$275.00	$275.00
			Subtotal	**$2,575.00**
			Estimated Tax	$0.00
			Job Total	**$2,575.00**

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

Scope of Work;

- Remove palms at Edgemont that DR Horton did not replace from punch list.





Estimates require a 50% deposit to order and schedule any approved work.

Proposed By:

Agreed & Accepted By:

Justin Sarka	04/22/2025		
Down to Earth	Date	Vesta Property Services	Date

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

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

Estimate: #116726

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

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

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

Job	Estimated Job Start Date	Proposed By	Due Date
Edgemont Palm Replacement	May 5, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$1,040.00
Disposal Fee	Each	1	$89.99	$89.99
Delivery Fee	Dollar	1	$64.99	$64.99
Cocoa Mulch	Cubic Yard	2	$64.00	$128.00
Irrigation	Each	1	$85.00	$85.00
Palm Sabal "Booted"	12' CT	4	$550.29	$2,201.16
			Subtotal	**$3,609.14**
			Estimated Tax	$0.00
			Job Total	**$3,609.14**

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Scope of Work;

- Replace palms at Edgemont that DR Horton did not replace from punch list.





Proposed By:

Justin Sarka
Down to Earth

04/22/2025
Date

Agreed & Accepted By:

Vesta Property Services

Date

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

Estimate: #116725

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

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

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

Job	Estimated Job Start Date	Proposed By	Due Date
Replace Palms Along Sawgrass Bay Blvd	May 5, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$2,600.00
Disposal Fee	Each	2	$89.99	$179.98
Delivery Fee	Dollar	1	$64.99	$64.99
Palm Sabal "Booted"	12' CT	6	$550.29	$3,301.74
Pine Bark Mulch	Cubic Yard	2	$64.00	$128.00
Irrigation	Each	1	$85.00	$85.00
			Subtotal	**$6,359.71**
			Estimated Tax	$0.00
			Job Total	**$6,359.71**

Scope of Work;

- Replace Palms that have been flush cut along Sawgrass Bay Blvd.

Proposed By:

Justin Sarka
Down to Earth

04/22/2025
Date

Agreed & Accepted By:

Vesta Property Services

Date

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EXHIBIT 4

CDD - Avalon Groves Field Maintenance Request [#81]:

On or about Wednesday March 25, 2025, trimming and clearing work was performed behind 17608 & 17612 Summersweet Way and some of the brush/trimmings were dumped behind the homes at 17600 & 17604.

We are requesting immediate removal of this unsightly and unwanted brush pile.

Site photos taken by Landscape Liaison:





















Photos from property appraiser's site:



2021: 

2022: 

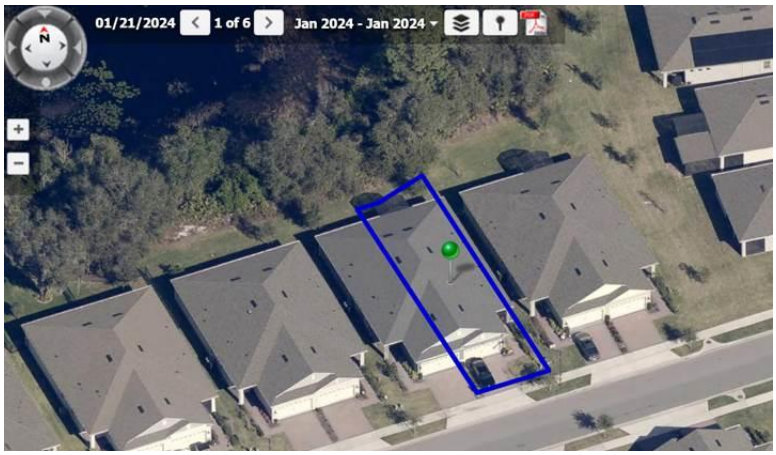
2024: 

EXHIBIT 5

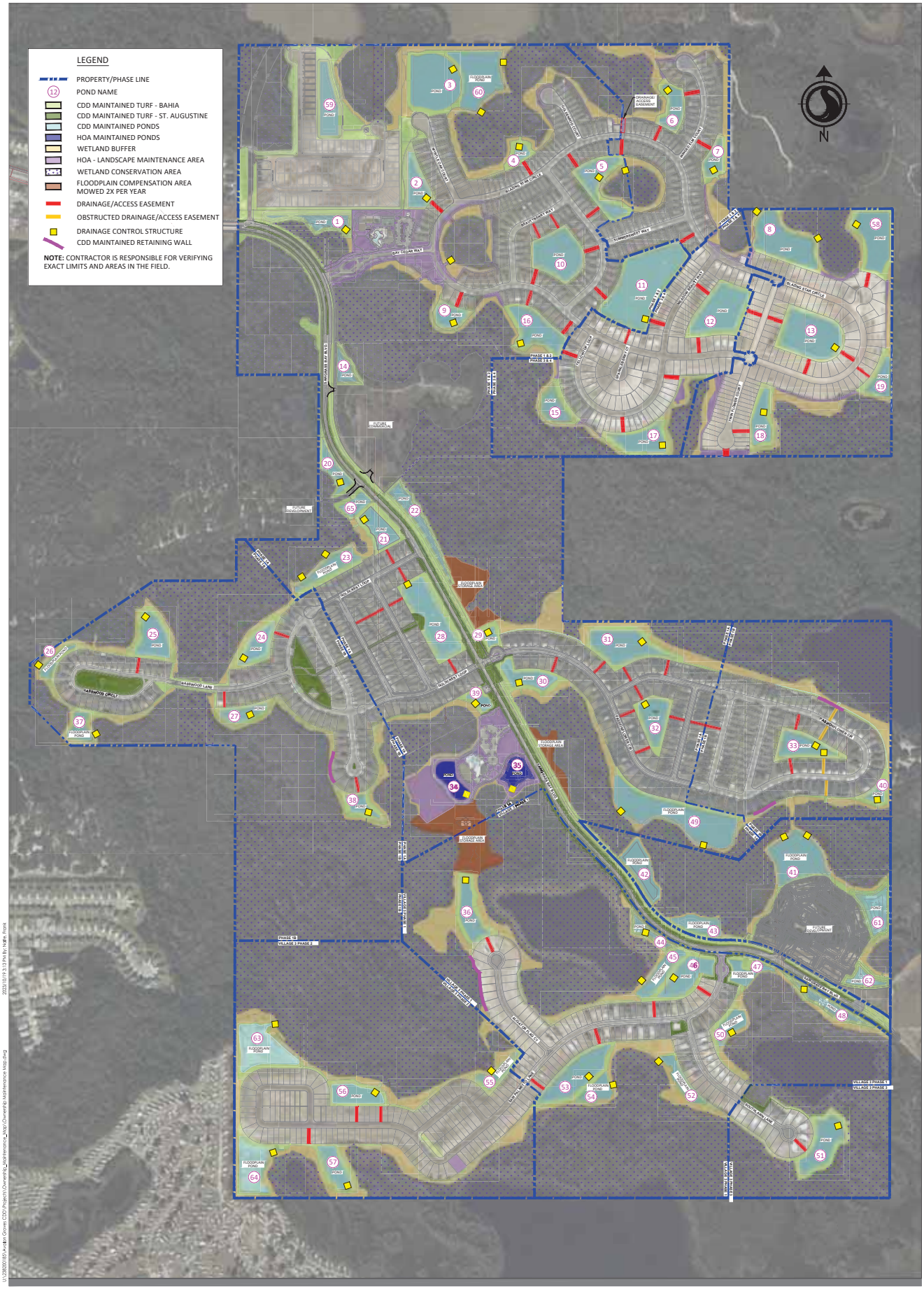
FIELD OBSERVATION REPORT

Date: April 15, 2025 Field Observation Report Number: 2025-3
Project Name: Avalon Groves Easement Review
Project Number: 238202073
Stantec Representative (s): Braydon Woodcock
Contractor: N/A
County / Consultant / Developer Representatives on Site: N/A
Weather Conditions: ☒ Clear ☐ Partly Cloudy ☐ Heavy Clouds ☐ Fog
Rain: ☐ None ☐ Light ☐ Heavy ☐ Showers
Soil Conditions: ☐ Dry ☐ Wet ☐ Extremely Wet
Effects of Weather on Major Work Items ☒ None ☐ <50% affected ☐ >50% affected ☐ No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Avalon Groves Easement Review

General: The Board requested Stantec review the existing drainage/access easements for obstructions and access within the Avalon Groves Community Development District. Stantec reviewed each easement and below is a maintenance map showing easement locations as well as photos documenting the easement condition and access at the time of the review. An easement review summary is included below indicating the addresses associated with each easement and outlining any obstructions within the easement.



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

Revision	By	Appd.	YY.MM.DD
AVALON GROVES CDD	RFN		23/09/19
Issued	By	Appd.	YY.MM.DD

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

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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LX-2260018\B\Avalon Groves CDD\Project\Ownership_Maintenance_Map\Ownership Maintenance Map.dwg
2023/10/19 5:13 PM By: Nolin, Frank

Avalon Groves Easement Review Summary

Street	Esmt. Type	Comments	Easement Compliance
3887 WINGED ELM CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
3879 WINGED ELM CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
3858 WINGED ELM CT	Drainage/Ingress-Egress	Fence constructed within easement.	No
3866 WINGED ELM CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
17438 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17434 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17414 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17410 BLAZING STAR CIR	Drainage/Ingress-Egress	lift station site. No obstructions within easement	Yes
17405 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17409 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17369 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17373 BLAZING STAR CIR	Drainage/Ingress-Egress	Fence constucted within easement	No
17346 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17342 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17290 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
3761 MYRTLE OAK CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
17886 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17882 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17838 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17846 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17853 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17849 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
3692 BEAUTYBERRY WAY	Drainage/Ingress-Egress	Fence constructed within easement	No
3688 BEAUTYBERRY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes
3704 BEAUTYBERRY WAY	Drainage/Ingress-Egress	Fence constructed within easement	No
3700 BEAUTYBERRY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes
3616 BLUE SAGE LOOP	Drainage/Ingress-Egress	No obstructions within easement	No
3612 BLUE SAGE LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes

Avalon Groves Easement Review Summary

Street	Esmt. Type	Comments	Easement Compliance
17810 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17814 BLAZING STAR CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
3372 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
3376 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
3444 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
3448 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
3492 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
3496 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17783 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17779 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
3437 MEADOW BEAUTY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes
3433 MEADOW BEAUTY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes
3634 MEADOW BEAUTY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes
3638 MEADOW BEAUTY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes
17539 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17535 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
3611 SKY FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
3605 SKY FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
17619 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17615 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17638 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17646 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
3424 TWIN FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
3432 TWIN FLOWER CT	Drainage/Ingress-Egress	Fence constructed within easement	No
3408 TWIN FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
3409 TWIN FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
17040 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17036 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes

Avalon Groves Easement Review Summary

Street	Esmt. Type	Comments	Easement Compliance
17035 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17031 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17356 BRACKEN FERN LN	Drainage/Ingress-Egress	Fence constructed within easement	No
17352 BRACKEN FERN LN	Drainage/Ingress-Egress	Fence constructed within easement	No
17253 GOLDCREST LOOP	Drainage/Ingress-Egress	Fence constructed within easement	No
17255 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17365 BRACKEN FERN LN	Drainage/Ingress-Egress	No obstructions within easement	Yes
17369 BRACKEN FERN LN	Drainage/Ingress-Egress	No obstructions within easement	Yes
17420 PAINTED LEAF WAY	Drainage/Ingress-Egress	Fence constructed within easement	No
17416 PAINTED LEAF WAY	Drainage/Ingress-Egress	Fence constructed within easement	No
17116 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17120 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes
17104 BASSWOOD LN	Drainage/Ingress-Egress	No obstructions within easement	Yes
17100 BASSWOOD LN	Drainage/Ingress-Egress	Fence constructed within easement	No
17051 BASSWOOD LN	Drainage/Ingress-Egress	No obstructions within easement	Yes
17055 BASSWOOD LN	Drainage/Ingress-Egress	No obstructions within easement	Yes
17620 SERENOA BLVD	Drainage/Ingress-Egress	No obstructions within easement	Yes
17616 SERENOA BLVD	Drainage/Ingress-Egress	No obstructions within easement	Yes
17649 SERENOA BLVD	Drainage/Ingress-Egress	No obstructions within easement	NO
17653 SERENOA BLVD	Drainage/Ingress-Egress	No obstructions within easement	Yes
17992 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17988 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17991 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17987 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17887 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17855 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17860 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	No
17864 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	Yes
17773 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17775 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17791 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17787 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No

Avalon Groves Easement Review Summary

Street	Esmt. Type	Comments	Easement Compliance
17669 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17673 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No
17691 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17689 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes
17708 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17716 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17676 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17668 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
2405 SOUTHLAWN LN	Drainage/Ingress-Egress	Fence constructed within easement	No
2406 SOUTHLAWN LN	Drainage/Ingress-Egress	No obstructions within easement	Yes
17635 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17627 SAW PALMETTO AVE	Drainage/Ingress-Egress	Fence constructed within easement	No
17579 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17575 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
2543 ALLIGATOR FLAG CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
2548 ALLIGATOR FLAG CT	Drainage/Ingress-Egress	No obstructions within easement	Yes
17438 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17434 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17422 SAW PALMETTO AVE	Drainage/Ingress-Egress	Fence constructed within easement	No
17418 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17387 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes
17383 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes

FIELD OBSERVATION REPORT

3887 Winged Elm Ct: No obstruction within easement



3879 Winged Elm Ct: No obstruction within easement



3858 Winged Elm Ct: Fence constructed within easement.



3866 Winged Elm Ct: No obstruction within easement



17438 Blazing Star Cir: No obstruction within easement



17434 Blazing Star Cir: No obstruction within easement



17414 Blazing Star Cir: No obstruction within easement.



17410 Blazing Star Cir: Water service station



17405 Blazing Star Cir: No obstruction within easement



17409 Blazing Star Cir: No obstruction within easement



17369 Blazing Star Cir: No obstruction within easement



17373 Blazing Star Cir: Fence constructed within easement.



17346 Blazing Star Cir: No obstruction within easement



17342 Blazing Star Cir: No obstruction within easement.



17342 Blazing Star Cir: No obstruction within easement.



3761 Myrtle Oak Ct: No obstruction within easement.



17886 Blazing Star Cir: No obstruction within easement.



17882 Blazing Star Cir: No obstruction within easement



17838 Blazing Star Cir: No obstruction within easement.



17846 Blazing Star Cir: No obstruction within easement.



17853 Blazing Star Cir: No obstruction within easement



17849 Blazing Star Cir: No obstruction within easement



3692 Beautyberry Way: Fence constructed within easement.



3688 Beautyberry Way: No obstruction within easement.



3704 Beautyberry Way: Has a fence constructed within easement.



3700 Beautyberry Way: No obstruction within easement.



3616 Blue Sage Loop: Fence constructed within easement.



3612 Blue Sage Loop: No obstruction within easement



17810 Blazing Star Cir: No obstruction within easement



17814 Blazing Star Cir: Has a fence constructed within easement.



3372 Yellowtop Loop: No obstruction within easement



3376 Yellowtop Loop: No obstruction within easement



3444 Yellowtop Loop: No obstruction within easement



3448 Yellowtop Loop: No obstruction within easement



3492 Yellowtop Loop: No obstruction within easement



3496 Yellowtop Loop: No obstruction within easement



17783 Blazing Star Cir: No obstruction within easement



17779 Blazing Star Cir: No obstruction within easement



3437 Meadow Beauty Way: No obstruction within easement



3433 Meadow Beauty Way: No obstruction within easement



3497 Meadow Beauty Way: No obstruction within easement



3638 Meadow Beauty Way: No obstruction within easement



17619 Blazing Star Cir: No obstruction within easement



17615 Blazing star Cir: No obstruction within easement has a fence in the back not blocking easement.



3424 Twin Flower Ct: No obstruction within easement



3432 Twin Flower Ct: Fence constructed within easement.



3408 Twin Flower Ct: No obstruction within easement



3409 Twin Flower Ct: No obstruction within easement.



17032 Goldcrest Loop: No obstruction within easement



17036 Goldcrest Loop: No obstruction within easement



17356 Bracken Fern Ln: Fence constructed within easement.



17352 Bracken Fern Ln: Fence constructed within easement.



17253 Goldcrest Loop: Fence constructed within easement



17255 Goldcrest Loop: No obstruction within easement



17420 Painted Leaf Way: Fence constructed within easement.



17416 Painted Leaf Way: Fence constructed within easement.



17116 Goldcrest Loop: No obstruction within easement



17120 Goldcrest Loop: No obstruction within easement



17096 Basswood Ln: No obstruction within easement



17100 Basswood Ln: Fence constructed within easement.



17051 Basswood Ln: No obstruction within easement



17055 Basswood Ln: No obstruction within easement



17620 Serenoa Blvd : No obstruction within easement



17616 Serenoa Blvd: No obstruction within easement



17649 Serenoa Blvd: No obstruction within easement.



17653 Serenoa Blvd: No obstruction within easement



17992 Passionflower Cir: Fence constructed within easement.



17988 Passionflower Cir: Fence constructed within easement.



17991 Passionflower Cir: Fence constructed within easement.



17987 Passionflower Cir: No obstruction within easement



17887 Passionflower Cir: No obstruction within easement



17855 Passionflower Cir: No obstruction within easement



17860 Passionflower Cir: Fence constructed within easement.



17856 Passionflower Cir : No obstruction within easement



17773 Passionflower Cir: Fence constructed within easement.



17775 Passionflower Cir: No obstruction within easement.



17791 Passionflower Cir : Fence constructed within easement.



17787 Passionflower Cir: Fence constructed within easement.



17669 Passionflower Cir: Fence constructed within easement.



17673 Passionflower Cir: Fence constructed within easement.



17691 Passionflower Cir: No obstruction within easement.



17689 Passionflower Cir: No obstruction within easement



17708 Saw Palmetto Ave: No obstruction within easement



17716 Saw Palmetto Ave: No obstruction within easement



17676 Saw Palmetto Ave : No obstruction within easement.



17668 Saw Palmetto Ave: No obstruction within easement



2405 Southlawn Ln: Fence constructed within easement.



2406 Southlawn Ln: No obstruction within easement.



17635 Saw Palmetto Ave: Fence constructed within easement.



17627 Saw Palmetto Ave: No obstruction within easement.



17579 Saw Palmetto Ave : No obstruction within easement .



17575 Saw Palmetto Ave: No obstruction within easement.



17422 Saw Palmetto Ave : Fence constructed within easement



17418 Saw Palmetto Ave: No obstruction within easement.



17387 Saw Palmetto Ave: No obstruction within easement



17383 Saw Palmetto Ave: No obstruction within easement



EXHIBIT 6

ATLANTIC PIPE SERVICES

FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

PROPOSAL

6735

CUSTOMER: *Stantec*	***PHONE:*** *352-777-0183*	***DATE:*** *02/11/2025*
STREET: 2316 Killearn Center Boulevard Suite 102	***JOB NAME:*** *Avalon Groves - Outside Right of Way*	
CITY/STATE/ZIP: *Tallahassee, FL, 32309*	***JOB LOCATION:*** *3567 Lovegrass Way, Clermont, FL, 34714*	
ATTN: *Greg Woodcock*	***E-MAIL:****greg.woodcock@stantec.com*	

QUANTITY	DESCRIPTION	UOM	RATE	TOTAL
	Seq: *CL Storm*			
349.00	Storm Light Clean - 24" to 30"	LF	3.15	1,099.35
505.00	Storm Light Clean - 36" to 42"	LF	4.25	2,146.25
181.00	Storm Light Clean - 48" to 54"	LF	5.50	995.50
1.00	Fuel Recovery - Vac Truck (Per Mobilization)	EA	150.00	150.00
1.00	Storm Licensed Disposal	EA	1,000.00	1,000.00
0.00	Storm Standard Heavy Cleaning/ Downtime (if needed)	HRS	295.00	0.00
	Seq: *Dive*			
2.00	Storm Plug Rental - 15"x30"	DYS	180.00	360.00
2.00	Storm Plug Rental - 15"x30"	DYS	180.00	360.00
2.00	Storm Plug Installation - 15"x30"	EA	550.00	1,100.00
2.00	Storm Plug Removal - 15"x30"	EA	550.00	1,100.00
4.00	Certified Dive Team (4 Hr Minimum) Installation	HRS	300.00	1,200.00
4.00	Certified Dive Team (4 Hr Minimum) Removal	HRS	300.00	1,200.00
4.00	Storm Pipe Dredging (4 Hr Minimum)	HRS	385.00	1,540.00
2.00	Fuel Recovery - Dive Truck (Per Mobilization)	EA	75.00	150.00
1.00	Pump Rental - Storm Dewatering	DYS	1,000.00	1,000.00
0.00	Pump Rental - Storm Dewatering (if needed)	WKS	2,500.00	0.00
0.00	Storm Plug Rental - 15"x30" (per plug/ if needed)	WKS	505.00	0.00
			TOTAL	13,401.10

ANY UNFORSEEN OR ABNORMAL PIPELINE OR SITE CONDITIONS WILL BE SUBJECT TO RENEGOTIATION WITHOUT PENALTY TO APS

ATLANTIC PIPE SERVICES

FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

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Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:

1) Calls Outs of less than 1000 LF of readily available pipeline may be billed at the hourly rate, with a 4 hour minimum. Any time on site beyond the minimum may be billed at the hourly rate

2) Emergeny Call Outs will be subject to increased rates.

3) Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified

4) Travel Time charges are assessed on a job by job basis

5) Atlantic Pipe Services provides, free cloud downloads for videos and reports. Hard Copy Reports with DVD or USB may be purchased at $75.00 per set.

6) Safety Training / Orientation required for projects will be charged at the hourly rate per unit on site

7) Due to rising costs of fuel and overall expenses, additional fees must be assessed. These pass-through costs are assessed through daily charges, per piece of equipment on site.

Atlantic Pipe Services is comitted to providing the same responsiveness, turn around time and quality of work that our valued customers have become accustomed to. APS has invested in technologies that allow us to be more efficient with operations and save on costs, however the extreme volatility within the fuel market is something we cannot control. This additional charge helps APS cover increased costs, as well as maintain the same level of service.

We propose to hereby furnish the following:

Our proposal includes all labor, material, equipment and workmanship to perform storm drainage cleaning at the above referenced project.
Project is quoted linear foot rates and will be billed linear foot rates assuming that cleaning is deemed to be light, and that APS is called out with at least 1,000LF available and accessible:

- Heavy Cleaning to be billed hourly
- Downtime beyond the control of APS to be billed hourly
- Any time APS is called out with less than 1,000LF available and accessible, work may be billed hourly and will be subject to a 4 Hour Minimum (per piece of equipment).
- VAC Truck Hourly Rates: $295.00 per hour

Quantities within proposal are for estimating purposes. Billing will reflect actual quantities and/or times performed in the field.
Others Responsible for plugging and dewatering. APS can quote plugging services upon request.
, Atlantic Pipe Services (APS) assures that the dive team is qualified, properly trained and reasonable effort is made to install and remove plugs according to the plug manufacturer's specifications. Following installation by APS, the client assumes responsibility to maintain plug inflation pressure for the duration the plug is in use. Any damage that occurs to APS equipment after the APS Diver has left the project will be the responsibility of the client. All costs associated with repair or replacing damaged equipment will be the burden of the client. Client is responsible for monitoring pond levels and contacting APS in a timely manner to deflate or remove plugs. APS is not liable for property or site damage that occurs due to overflowing ponds. In the event the client deflates and / or removes an APS plug, the client will be liable for any damages. Plugs provided by client must be inspected by APS prior to installation. Any client plugs that are determined to be unacceptable for use will not be installed.

ATLANTIC PIPE SERVICES

FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

1420 Martin Luther King Jr Blvd
Sanford, FL 32771
(407) 792-1360
info@atlanticpipe.us

Heavy Cleaning Rates	Heavy Cleaning determined by percentage of debris in pipeline			
	12" Diameter	25.00%	3"	Debris
	15" Diameter	25.00%	4"	Debris
	18" Diameter	20.00%	4"	Debris
	24" Diameter	20.00%	5"	Debris
	30" Diameter	20.00%	6"	Debris
	36" Diameter	20.00%	7"	Debris
	42" Diameter	15.00%	6"	Debris
	48" Diameter	15.00%	7"	Debris
	54" Diameter	10.00%	5"	Debris
	60" Diameter	10.00%	6"	Debris
	In the event the required cleaning is beyond normal Heavy Cleaning, the cleaning will be performed under an hourly rate. Subject to prior client notification and approval.			

CUSTOMER RESPONSIBILITIES

- [x] *Local Dump-Site for safe disposal of debris / waste material removed from Project Location*
- [x] *Local Metered Water Source*
- [x] *Exposure of structures and access to all work areas without delay*
- [x] *Stabilized Access to Work Areas - Two Wheel Drive Accessible*
- [ ] *Access to secure site for equipment storage*
- [x] *Maintenance of Traffic - If Applicable*

CUSTOMER RESPONSIBILITIES

Delays experienced outside of APS's direct control will be subject to an hourly charge for each unit on site

Weekend and Night Work may be subject to increase rates

Any unforeseen or abnormal pipe / site conditions will be subject to renogotiation without penalty to APS

Payment terms are NET 30 days of invoice date. APS does not agree to "Pay when paid" terms

APS Proposals are valid for 30 days from date of submission.

ATLANTIC PIPE SERVICES, LLC			
PRINT NAME / TITLE		**DATE**	**2/14/2025**
SIGNATURE	*Maria Saint-Hilaire*		

Acceptance of Proposal : The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work specified. Payment will be made as outlined.

CUSTOMER			
PRINT NAME / TITLE		**DATE**	
SIGNATURE			

ATLANTIC PIPE SERVICES, LLC
STANDARD TERMS & CONDITIONS OF BUSINESS

COMPANY: Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771
(Hereinafter referred to as "APS")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services / work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection, including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

PROJECT ESTIMATES: APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

CUSTOMER RESPOSIBILITIES: The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a)Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d)Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f)Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.

QUOTE

Rowland Inc.

6855 102nd Ave. N.
Pinellas Park, FL 33782
656-230-5527
fax (727) 546-8464,

QUOTATION DATE April 16, 2025
EXPIRATION DATE 90 days from Quotation

Contact: Frank Nolte
frank.nolte@santec.com
727-608-7766

Project: Avalon Groves- Outside ROW

SALESPERSON	PAYMENT TERMS	RETAINAGE
Steven Fugatt	net 30	**None**

QUANTITY	u/m	DESCRIPTION	UNIT PRICE	LINE TOTAL
349.00	LF	VAC- Truck Light Cleaning (Storm) 24"-30"	$ 3.00	1,047.00
686.00	LF	VAC- Truck Light Cleaning (Storm) 36"-48"	$ 4.00	2,744.00
0.00	HR	VAC- Truck Heavy Cleaning (If needed)	$ 295.00	-
8.00	HR	Team Hours for Dewatering	$ 200.00	1,600.00
2.00	Day	Dewatering (Pump Rental)	$ 1,000.00	2,000.00
2.00	Day	24"-48" Plug	$ 500.00	1,000.00
2.00	EA	Plug Installation	$ 700.00	1,400.00
2.00	EA	Plug Removal	$ 750.00	1,500.00
1.00	EA	Plug Pick up/Drop Off (One Time Fee)	$ 400.00	400.00
1.00	EA	Wastewater Disposal (As needed)	$ 750.00	750.00
2.00	EA	VAC- Truck Fuel Recovery	$ 200.00	$ 400.00
2.00	EA	Plug Truck Fuel Recovery	$ 100.00	$ 200.00
			Subtotal	13,041.00

Our proposal includes all labor, material, equipment and workmanship to perform storm drainage cleaning and inspections at the above referenced project.
Project is quoted linear foot rates and will be billed linear foot rates assuming that cleaning is deemed to be light, and that Rowland is called out with at least 1,000LF available and accessible:

- Heavy Cleaning to be billed hourly
- Downtime beyond the control of Rowland to be billed hourly
- Any time Rowland is called out with less than 1,000LF available and accessible, work may be billed hourly and will be subject to a 4 Hour Minimum (per piece of equipment).
- VAC Truck Hourly Rates: $295.00 per hour
- TV Truck Hourly Rates: $265.00 per hour

Quantities within proposal are for estimating purposes. Billing will reflect actual quantities and/or times performed in the field.

EXHIBIT 7

QUOTE

Rowland Inc.

6855 102nd Ave. N.
Pinellas Park, FL 33782
656-230-5527
fax (727) 546-8464,

QUOTATION DATE April 4, 2025
EXPIRATION DATE 90 days from Quotation

Contact: Frank Nolte
frank.nolte@santec.com
727-608-7766

Project: Avalon Groves- Outside ROW

SALESPERSON	PAYMENT TERMS	RETAINAGE
Steven Fugatt	net 30	**None**

QUANTITY	u/m	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	Day	CCTV- Truck Day Rate Minimum	$ 2,650.00	$ 2,650.00
1.00	EA	Mobilization	$ 500.00	$ 500.00
			Subtotal	3,150.00

Our proposal includes all labor, material, equipment and workmanship to perform storm drainage cleaning & inspections at the above referenced project.
Project is quoted at a day rate. Any time spent on site above and beyond the working day will be billed additionally at the same rates within the proposal.
Proposal does not include plugging and dewatering.

EXHIBIT 8

Avalon Groves CDD
Community Communications
– Wetland Conservation and Buffer Areas

District Managers: Heath Beckett/Kyle Darin, Vesta District Services

If you look at **the District Map**, you will see certain areas are designated as follows:



These areas are noted due to the restrictions on activities that can occur within them.

The importance of Wetlands

First, wetlands protect residents' property against flooding, by accepting water runoff from areas where hardscape and buildings now stand - the stormwater ponds are the first stage, and they are connected to the conservation areas which would be the second state should there be an extreme rain event, such as a hurricane.

Second, wetlands are a filtration system and help purify water making its way into the aquafers and cycling back into residents' water supply.

Third, wetlands provide habitat for Florida's various plants and animals, some of which are threatened or endangered.

Fourth, wetlands absorb thermal energy which can help to mitigate some of the urban heat island effects.

The Requirements for Wetlands

Activities and actions affecting wetland conservation areas and the wetland buffers are regulated by the Land Development Code and Environmental Resource Permits.

First, wetland conservation and buffer areas generally belong to the CDD. The CDD does not authorize residents, their guests, or agents to access or use these areas. The CDD strongly advises against anyone entering areas where wildlife may be present including, but not limited to, wetland conservation/buffer areas and stormwater pond systems.

Second, wetland conservation areas must remain in their natural state. Regular landscape maintenance may NOT be performed in these areas – there is no mowing, no tree trimming, no planting, no replacing of plants, no removal of plants/trees or dirt, and irrigation is not installation within these areas. Any activities completed by the CDD must be sanctioned by the Water Management District and usually require a permit or modification of an existing permit.

Third, areas designated as wetland buffer - as the name implies - provide a buffer zone between the conservation areas and the maintained landscape in common areas, stormwater systems, and on private property. The wetland buffers are subject to the same regulations as the wetland conservation areas.

Fourth, encroachments into the wetland conservation and buffer areas are not permitted. Residents and their agents may NOT dump any yard waste (trimmings, clippings, dead plants, etc.), hurricane or building debris, organic or inorganic materials in the wetland conservation or the buffer areas. Likewise, the removal or dumping of dirt, and/or the installation of plants, paving, fencing, or permanent structures are prohibited. Plants and dumped yard waste could introduce non-native, invasive species into the conservation area and, as with hardscape and permanent structures, dumped yard waste can also interfere with water runoff.

Additional Notes

First, violation of Code or Permit regulations could result in fines being levied against the CDD, and the CDD would have to fund the restoration of these areas to their original condition. Those costs would be passed on to residents and may result in increased assessments or the reallocation of funds from other budgeted items.

Second, trimming back vegetation that is overhanging or encroaching private property is NOT a violation of the wetland conservation and buffer area regulations. Residents are permitted to trim any vegetation up to their property line (or up to the wetland buffer if the buffer extends into their property).

If you have any questions or concerns, please contact the District Manager or submit a Field Request via the CDD website: **avalongrovescdd.org**

EXHIBIT 9

FIELD OPERATIONS REPORT

FOR

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

APRIL 2025

AVALON GROVES

- Mailboxes.
  - Numbers installed
  - Letters at the top have been installed.
  - Ordered “Out Going Mail” Stickers to install.
- Hanging cables from the lights has been taken care of.
- We are still 3 more weeks out from work being done on the lights. Cooper rod install.
- 2 barricade signs were lying around the community that were removed.
- The photocell for the lights at the entrance of village 3 was replaced, and the lights are working properly now.
- New Pet Waste Station.
  - Installed at Edgemont near the playground. The vendor has been contacted to clean this one as well.













AVALON GROVES

- Fence placement is currently in motion. Heath and I have walked the area and found that they have missed filling in some holes where the fence has been moved.
- Hog Damage.
  - Swine Patrol has been out their multiple times to trap the ongoing hog problem. They have been moving traps as needed.

Pond at Village 2 Front Entrance.



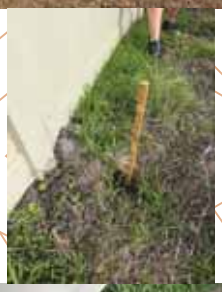
Fountain Pond.



Ponds located near the Village 3 entrance









AVALON GROVES

- Request work from the Supervisors.
  - Remove the cable pole behind the village 3 monument fence.
  - Remove blue tarp from landscape bed.
  - Remove commercial signage with each service.
  - Storm Drains to be cleared.
  - Phase 1 hedge replacement.
  - Village 3 gate area - Mulch and refurb
  - Tree replacement around the community.
  - Sod replacement – Village 3 entrance.
  - Enchantments at Village 1 and 3.
  - Nutsedge Treatment.
  - Mechanical Edging.
  - Cable Tubing – Village 3.
  - Solar outlets at Village 2 and Edgemont locations.
  - Sidewalk work.

THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM

EXHIBIT 10

Field Operations

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
87	2025-04-10 11	Bernard	17599 Blazing Star Circle	Turtle laid eggs around pond 13 by 17599 Blazing Star, please protect area from mowers	landscape & aquatic vendors notified	10-Apr
85	2025-04-01 18	Burnetter	3728 Paragon Lane	Hello, i am a renter who recently moved in this weekend and I'm asking for some direction on who do I notify regarding the vinyl fence planks that are missing on the Edgemont perimeter. I am specifically referencing the sections visible from Sawgrass boulevard behind this home at 3728 Paragon and my neighbors yard. Thank you for any direction or information. Have a great evening.	Edgemont fence - being addressed by DR Horton	
77	2025-03-12 11	Vaz	3941 Duval CT	Broken damaged sidewalk around the Cul De Sac on Duval Court in Edgemont. This is a safety hazard - especially at night since there isn't sufficient street lighting. This Cul De Sac needs at least tow more street lights also.	Duplicate of #76	
76	2025-03-11 09	LANDRY	17555 SAWGRASS BAY BLVD	broken sidewalk- safety hazard on the duval cul de sac - needs to be fixed	Proposals requested - vendor responses so far is that job is too small. 4/17 Continue to search & request proposals from additional vendors.	

Streetlights

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date

No new Streetlight requests submitted since 1/27/2025

Trash/Pet Waste Stations

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
86	2025-04-07	Gonzalez	2372 palm park loop	This container is full and needs to be emptied	4/8- Location at Village 3 - Vendor didn't have gate code 4/10 Gate code didn't work for after hours - supplied after hours gate code	11-Apr
73	2025-02-26	DELOSA	17532 Butterfly Pea Ct	It needs to be emptied. It if full. Pet waste is migrating to the playground trash can.	Recent installation - FM to show vendor locations	27-Feb

EXHIBIT 11

Avalon Groves Hog Trapping Update

Swine Solutions, FL

4/1/2024 - 3/31/2025 – **38**

4/1 - traps moved based on activity reports submitted via CDD website

4/1/2025 – 4/15/2025 – **17**

4/18/2025 – **4**

EXHIBIT 12

ESTIMATE

Platinum Exterior Services LLC
2295 Kaley Ridge Rd.
Clermont, FLORIDA 34715

platinumexteriorservices@gmail.com
+1 (407) 961-8976

Bill to
Michael Bush
Avalon Groves CDD
17345 Bracken Fern Lane
Clermont, FL 34714

Estimate details
Estimate no.: 1542
Estimate date: 03/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sidewalks and Curbs**	Surface pressure cleaning is performed to the sidewalks followed by rinsing. Post treatment will be done as needed. Turbo tip pressure cleaning is performed to the curbs. Post treatment will be done as needed. Note: This is for the sidewalks at Village 2 and 4 entrance, the dirty curbs and medians on Sawgrass Bay Blvd from Edgemont Lane to Village 3 on both sides of the road. Any new/ clean curbs/ medians will not be cleaned.	1	$3,965.80	$3,965.80

Total **$3,965.80**

Note to customer

Thank you for allowing us an opportunity to serve you.

Accepted date **Accepted by**

EXHIBIT 13

ESTIMATE

Platinum Exterior Services LLC
2295 Kaley Ridge Rd.
Clermont, FLORIDA 34715

platinumexteriorservices@gmail.com
+1 (407) 961-8976

Bill to
Michael Bush
Avalon Groves CDD
17345 Bracken Fern Lane
Clermont, FL 34714

Estimate details
Estimate no.: 1543
Estimate date: 03/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Monuments**	A chemical treatment is applied to the monuments killing and eliminating all mold and algae. Chemical wash is followed by soft wash cleaning and rinsing. Note: This covers all pillars and small monuments for Serenoa on Sawgrass Bay Blvd. including Village 2 and 3 monuments. This idoes not include the 2 big monuments at Palms at Serenoa. We will remove mold, mildew and algae. Some of the rust/ iron color may be stuck into the paint and those monuments may need painted. We will not paint the monument, only clean it.	1	$1,500.00	$1,500.00

Total **$1,500.00**

Note to customer

Thank you for allowing us the opportunity to serve you.

Accepted date **Accepted by**

EXHIBIT 14

Klinger Electrical Services LLC
EC13010117
2674 Reagan Lane
Kissimmee, FL 34744
+14073010813
tklinger@klingerelectric.com

Estimate

ADDRESS

DPFG Management & Consulting LLC
250 International Pkwy
Ste 208
Lake Mary, FL 32746

ESTIMATE # 1257
DATE 03/21/2025
EXPIRATION DATE 05/24/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Avalon Grove estimate for power to community entrances on Sawgrass Bay Blvd			
	North Goldcrest Loop Provide for and install new electrical service for lighting and receptacles at entrance To include - Electrical meter and 240V 125A panel mounted on concrete post - Surge protector - All Underground conduit and wire. - Underground conduit from SECO Energy pedestal to meter, and under the road to be directional bored - (1) 30W LED light with post and (1) GFCI protected receptacle on each side of entrance - Lights come with a 5 year manufacturers warranty - All material and labor - All necessary permitting and all coordination with SECO Energy	1	16,723.00	16,723.00
	South Goldcrest Loop Provide for and install new electrical service for lighting and receptacles at entrance To include - Electrical meter and 240V 125A panel mounted on concrete post - Surge protector - All Underground conduit and wire. - Underground conduit from SECO Energy pedestal to meter, and under the road to be directional bored - (1) 30W LED light with post and (1) GFCI protected receptacle on each side of entrance - Lights come with a 5 year manufacturers warranty - All material and labor - All necessary permitting and all coordination with SECO Energy	1	16,723.00	16,723.00
	Edgemont Provide for and install lighting and power at entrance To include - Electrical meter and 240V 125A panel mounted on concrete post - Surge protector - (1) 30W LED light with post and (1) GFCI protected receptacle. - Lights come with a 5 year manufacturers warranty	1	12,265.00	12,265.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	- All Underground conduit and wire - Underground conduit from SECO Energy transformer to meter under the road to be directional bored - All material and labor - All necessary permitting and all coordination with SECO Energy ** This estimate is based on being fed from the closest point of connection to SECO Energy transformers or pedestals. If the point of connection changes, We will provide an updated estimate.			

TOTAL **$45,711.00**

Accepted By

Accepted Date

TPG Lighting

TPG Lighting, LLC

ESTIMATE	#1114
ESTIMATE DATE	Mar 27, 2025
TOTAL	$68,665.20

Avalon Groves CDD
17555 Sawgrass Bay Blvd
Clermont, FL 34714

(352) 360-5718

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

(407) 413-0442
tpglighting@gmail.com

ESTIMATE

Services	qty	amount
Install - Electrical Service/ GFCI Outlet	1.0	$68,665.20

All electrical work will be preformed by Dutch Electrical Services (TPG Lighting's Electrical Subcontractor)

All under-road directional boring will be preformed by Astec Underground Utilities (TPG Lighting's Underground utility Subcontractor)

Scope:

Dutch Electrical will provide all work in accordance with national and local electrical code. Dutch Electrical will provide labor, supervision, and project management to meet mutually agreed upon schedules.

Pull Permit for all locations
This is to be fed from the closest transformer, If this is not an option a new quote will need to be added
This does not include any cost from Seco
This does not include and engineered drawing that might be needed for permits

Goldcrest loop North
Provide and install new meter panel combo
Provide and install frame to hold panel
Finish the conduit from the boring company to the meter and the transformer
Provide and install conductors in the underground bored conduit
Install new receptacle on each sign at this entrance
Install a box for a light to be mounted
Install surge protector

Goldcrest loop South
Provide and install new meter panel combo
Provide and install frame to hold panel
Finish the conduit from the boring company to the meter and the transformer

Provide and install conductors in the underground bored conduit
Install new receptacle on each sign at this entrance
Install a box for a light to be mounted
Install surge protector

Edgemont
Provide and install new meter panel combo
Provide and install frame to hold panel
Finish the conduit from the boring company to the meter and the transformer
Provide and install conductors in the underground bored conduit
Install new receptacle on each sign at this entrance
Install a box for a light to be mounted
Install surge protector

Edgemont Island
Provide and install new meter panel combo
Provide and install frame to hold panel
Finish the conduit from the boring company to the meter and the transformer
Provide and install conductors in the underground bored conduit
Install new receptacle on each sign at this entrance
Install a box for a light to be mounted
Install surge protector

Exclusions
Any labor or material not mentioned in the above SOW
Any troubleshooting with the existing electrical system

Warranty
All workmanship and material (except lamps and batteries) are guaranteed for two (2) years from date of installation.

Services subtotal: $68,665.20

Subtotal	$68,665.20
Tax (Sales Tax 7%)	$0.00
Total	**$68,665.20**

Thank you for the opportunity to do business with you!
With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved. We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime. Welcome to the TPG Lighting family!

EXHIBIT 15

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

TPG Lighting

TPG Lighting, LLC

ESTIMATE	#1113
ESTIMATE DATE	Mar 27, 2025
TOTAL	$32,049.60

Avalon Groves CDD
17555 Sawgrass Bay Blvd
Clermont, FL 34714

(352) 360-5718

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

(407) 413-0442
tpglighting@gmail.com

ESTIMATE

Services	qty	amount
Solar Lighting	1.0	$32,049.60

Removal of existing solar lighting systems at the (14) monuments according to the installation map.

Installation of (14) commercial grade solar lighting systems at the (14) monuments according to the installation map.

- (6) Installed and illuminating the front of the community entrance monuments

- (16) Installed and illuminating the front and back of the road side monuments along Sawgrass Bay Blvd

Total: (22) SL-SFL flood lights

Lighting - Solar Landscape Lighting	1.0	$0.00

By Approving this Quote, the Client Agrees to the Lighting Disclaimers:

- A non-refundable 50% deposit is required before product is ordered and the project can be placed on the schedule. If our in-house financing is utilized, 100% payment is due up front..

- Quotes are good for 90 calendar days.

- To complete the installation, some areas of the landscaping may be disturbed from burying wires or mounting fixtures. We will do our best to re-cover those areas, but please be aware that landscape disturbance is unavoidable for landscape lighting installations.

- The lights that will be installed on the property are designed to be permanent. If, for any reason, the customer wants to have them removed, the cost would be a separate engagement at a price determined at that time and we are not liable for any damages resulting from the lights removal.

- Once the lighting installation is complete, no fixtures may be exchanged and no refunds will be given. Adding additional fixtures will result in additional cost. Exchanging fixtures will result in additional cost for the new fixtures. A reduction in fixtures will not result in a refund. Re-aiming the lights and small shifts in orientation can be performed for no additional cost.

- All of our landscape lighting products come with a 1 year workmanship and product defect warranty.

After the initial 1 year warranty expires, the customer may choose to purchase an extended warranty (Providing coverage for 12 months from payment date):

- Warranty Agreement ($25 per light with a $500 minimum): Covers the labor for any repairs, includes replacement products that have malfunctioned, includes our staff coming once a year to reposition the lights and clean the fixtures.

Exclusions for the warranty options:
- Acts of God (Severe weather, tree branches falling, etc.).
- Damage from animals or insects.
- Theft, Vandalism, Damage, or Tampering with the lighting system by anyone other than TPG Lighting.
- Removing the lighting fixtures or hardware for another project such as painting the building, replacing any landscaping, remodeling, installation of cable/internet/electrical wiring, irrigation changes, etc.

Any malfunctions or damages outside of the scope of the chosen warranty package will be billed as follows: $250 base trip charge along with labor of $50 per man-hour and the cost of materials plus shipping.

- Be sure to verify that there are no governing bodies such as HOAs, POAs, or any other entities that would restrict the installation or operation of these lights. If the installation is complete, and we find out afterwards that they are not compliant with any governing entity rules, the cost to remove them would be a separate engagement at a price determined at that time on top of the initial installation price and we are not liable for any damages resulting from the lights removal.

- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive. We are not liable for any damages or malfunctions of any work performed by an electrician in either scenario above. These instances should be brought to the electrician for resolution.

- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place as soon as possible, but most repairs can be completed in 2 business days if the repair does not require ordering new product. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.

- The Maintenance phone and email will be monitored from 7 AM to 5 PM Monday through Friday. If any requests are received after 5 PM, we will respond the next business day.

- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day.

- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival if the customer is not able to be reached.

- No person outside of TPG Lighting may tamper with the lights, hardware, controllers, power supplies, or electrical cords related to the project.

- Upon completion of the installation, the final 50% balance payment is due within 1 day for Residential customers and 30 days for Commercial customers. If the final balance is not paid within this time-frame, the lights will be turned off and the customer will be locked out of the lighting system. When the final balance payment is made, the lighting functions will be released to the customer.

- The Customer consents to grant access to any areas on the property that we deem necessary for installation and maintenance of the lighting product.

- In some cases, a lift may be used on the property. We are extremely careful when operating aerial lifts, but tire/tread indentions are to be expected if it necessary for the lift to drive over soft soil/turf. If there are any damages apart from the grass/lawn/sod, we will replace the landscaping as needed. There may also be light tire/track marks on pavers or concrete which we are not liable for.

- The customer consents to allow TPG Lighting to use permanent hardware and mounting items as the contractor sees fit to complete the installation.

- In the interest of the final product appearing as orderly as possible, TPG Lighting may use conduit mounted to walls or other methods to neatly organize wires related to the lighting. It is the responsibility of the customer to paint those items if desired after installation completion.

Services subtotal: $32,049.60

Subtotal	$32,049.60
Tax (Sales Tax 7%)	$0.00
Total	**$32,049.60**

Thank you for the opportunity to do business with you!
With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved. We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime. Welcome to the TPG Lighting family!

EXHIBIT 16

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

Estimate: #114225

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

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

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

Job	Estimated Job Start Date	Proposed By	Due Date
Palms of Senora Conservation Cut Backs	April 21, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$13,000.00
Disposal Fee				$600.00

Subtotal	**$13,600.00**
Estimated Tax	$0.00
Job Total	**$13,600.00**

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

Scope Of Work;

- Cut back the conservation line to signage along highlighted areas of the attached map covering 3 miles of conservation.
- Cut over hanging limbs and branches up to 12 feet.
- Remove and dispose of all debris.



Proposed By:

Justin Sarka
Down to Earth

03/26/2025
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 17

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

Estimate: #114227

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

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

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

Job	Estimated Job Start Date	Proposed By	Due Date
Village 1 Conservation Cutbacks	April 21, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$8,645.00
Disposal Fee				$330.00
			Subtotal	**$8,975.00**
			Estimated Tax	$0.00
			Job Total	**$8,975.00**

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

Scope Of Work;

- Cut back the conservation line to signage along highlighted areas of the attached map covering 2 miles of conservation.
- Cut over hanging limbs and branches up to 12 feet.
- Remove and dispose of all debris.



Proposed By:

Justin Sarka
Down to Earth

03/26/2025
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 18

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

Estimate: #114231

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

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

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

Job	Estimated Job Start Date	Proposed By	Due Date
Recovery Post Irrigation Mainline Repair	May 19, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$65.00
Disposal Fee	Each	1	$350.00	$350.00
Red Maple	2" Caliper	4	$473.43	$1,893.72
Paspalum Quadrifarium "Crown Grass"	1 Gallon	40	$10.17	$406.80
St. Augustine "Floratam"	Square Foot	12000	$1.80	$21,600.00
Muhly Grass "Pink"	1 Gallon	45	$9.25	$416.25
			Subtotal	**$24,731.77**
			Estimated Tax	$0.00
			Job Total	**$24,731.77**

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/.

Scope of Work;

- Replace sod lost due to mainline delayed repair.
- Replace Trees that died due to lack of irrigation.
- Fill in missing ornamental grasses.



Proposed By:

Justin Sarka
Down to Earth

04/23/2025
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 19

MINUTES OF WORKSHOP
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, March 20, 2025, at 10:00 a.m., at the Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, FL 34714. No decisions were made, nor action taken, on behalf of the CDD at this workshop.

FIRST AGENDA ITEM: Call to Order

The meeting was called to order at 10:06 a.m.

Present were

Carl Weston (S1)	Vice Chair, Avalon Groves CDD
John Holden (S2)	Assistant Secretary, Avalon Groves CDD
Gabriel Ruperez (S3)	Assistant Secretary, Avalon Groves CDD
Robert Wolski (S4)	Assistant Secretary, Avalon Groves CDD
Eugene Mastrangeli (S5)	Chair, Avalon Groves CDD
Heath Beckett	District Manager, Vesta District Services

SECOND AGENDA ITEM: Selection of Workshop Secretary

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

THIRD AGENDA ITEM: Audience Comments

Comments were heard on the Supervisor Liaison role descriptions, the number of no trespassing/no fishing sign and their placement, landscapers not using designated easements to access the pond 10, the Edgemont fence, when the irrigation damage at Sanctuary Blvd intersection will be repaired, when the multi-family homes will reimburse the CDD for the irrigation damage, and the missing base/cover of the replaced streetlight at the corner of Butterfly Pea Court and Goldcrest Loop.

FOURTH AGENDA ITEM: Discussion Items

The Board discussed the reporting process for the unauthorized tree removal at pond 11 and dumping in the setback/conservation area was discussed. Board consensus was to draft information to share with the community.

Mr. Mastrangeli requested Code of Conduct and Summary of Highlights be added to the meeting agenda for discussion.

A. Exhibit 1: Liaison Responsibilities

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

1. Report Card

Mr. Weston discussed the report card, the frequency of audits according to time of year and scope of sequence in the agreement.

Mr. Wolski suggested issuing ID cards for Supervisors so they could perform oversight duties throughout the community.

An audience comment was made that HOA/POA committee members might walk with Supervisors to highlight areas they believe need attention.

Reports can be added to the agenda and used for further discussion with the vendor. Meetings with the account manager and field manager could also be tracked on the form.

The landscape contract renewal and RFP process was discussed.

A write-up of the policy on how the grade sheet will be managed was requested.

C. Amenities and Infrastructure – *Gene Mastrangeli*

Mr. Mastrangeli discussed hog trapping, and getting the HOA at the Palms to fund a portion of it. He noted that the hog information was added to the website. Mr. Beckett noted the contract for hog trapping renews on September 30.

Mr. Beckett explained the issue reported by the streetlight vendor for the lights not working was due to static electricity. The lights will be retrofitted *(at no charge to the District)*, but he did not yet know when the project will commence.

Mr. Mastrangeli discussed the easements marked on the map don't distinguish between drainage and access easements – District Engineer will be asked to update the map.

Mr. Mastrangeli asked Liaisons to provide key bullet points of their accomplishments to be collated for distribution to the POA/HOA.

Mr. Holden asked for a greater opportunity to positively contribute. The code of conduct for meetings was discussed. Mr. Mastrangeli noted that regular meetings are geared towards conducting business and workshops are more relaxed and provide the opportunity for greater discussion.

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

Supervisors discussed non-residents traversing CDD property to access the community. Mr. Weston will discuss this further with the HOA and the Orange County community.

E. Finance – *Robert Wolski*

Mr. Beckett forwarded a draft accounting summary to Mr. Wolski for review.

F. Public Information – *John Holden*

1. Public Meetings

Mr. Beckett will seek feedback from other District Managers on liaison roles in other communities. He noted the website is the District's official form of communication. The newsletter is a secondary outlet for public information.

The meeting schedule was discussed. Supervisors would like to move the August 21st meeting to August 28th. Mr. Beckett will review with staff.

G. Accountability – *Carl Weston/John Holden*

Mr. Holden discussed information on the Edgemont fence distributed at the last meeting. Mr. Mastrangeli advised D.R. Horton intends to repair and relocate the fence subject to CDD having funds for maintenance.

Mr. Beckett provided an update on the irrigation repair at the Sanctuary intersection.

H. Other Items

1. Code of Conduct
2. Summary of Highlights

These items were discussed during IV.C. Amenities and Infrastructure.

The floor was open for audience comments. A request for a schedule from KB Homes on the irrigation repair at Sanctuary intersection was heard.

FIFTH AGENDA ITEM: Meeting Announcements

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

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

SIXTH AGENDA ITEM: Adjournment

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

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

Workshop minutes were accepted at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on April 24, 2025.

□ Kyle Darin, Secretary	□ Eugene Mastrangeli, Chair
□ Heath Beckett, Assistant Secretary	□ Carl Weston, Vice Chair

EXHIBIT 20

MINUTES OF MEETING

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, March 27, 2025 at 10:00 a.m., at the Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: Roll Call

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

Present and constituting a quorum were:

Carl Weston (S1)	Board Supervisor, Vice Chair
John Holden (S2)	Board Supervisor, Assistant Secretary
Gabriel Ruperez (S3)	Board Supervisor, Assistant Secretary
Robert Wolski (S4)	Board Supervisor, Assistant Secretary
Eugene Mastrangeli (S5)	Board Supervisor, Chair

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services *(Virtually)*
Jere Earlywine	District Counsel, Kutak Rock LLP *(Virtually)*
Greg Woodcock	District Engineer, Stantec *(Virtually)*
Justin Sarka	Account Manager, Down to Earth Landscape & Irrigation

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

Comments were heard on the content of the agenda packet with a request for a report from the HOA/POA included. Comments were also heard on who would be funding the sod replacement (III.B.2.) and obtaining proposals to cover the mailboxes to protect them from rain intrusion.

THIRD ORDER OF BUSINESS: Staff & Vendor Reports

A. Exhibit 1: Aquatic Maintenance Report – *Steadfast Environmental*

1. Gambusia Installation Report

   The Board requested this item be added to the next agenda and for a Steadfast representative to attend the meeting to discuss the report.

2. Review of Pond Requests – *No Requests Submitted via the Website between 2/17 – 3/18*

B. Exhibit 2: Landscape Maintenance Report – *Justin Sarka, Down To Earth*

Mr. Sarka responded to questions on the irrigation in Palms at Serenoa. He explained the scope for the conservation boundary cutbacks and estimated each project would take approximately two weeks. The transfer of HOA irrigation

meters to the CDD was discussed. Mr. Sarka advised that the trees around the ponds only require two years of irrigation, then they are considered established and no longer require irrigation. Down To Earth was asked to provide a proposal to repair/reinstall irrigation at the ponds for consideration in the budget discussions.

1. Review of Landscape Requests
2. Consideration of Down To Earth Proposals
   a. Exhibit 3: #114225 to Cutback Conservation Boundary at Palms at Serenoa - $13,600.00
   b. Exhibit 4: #114227 to Cutback Conservation Boundary at Village 1 - $8,975.00
   c. Exhibit 5: #114231 to Replace Sod at Sawgrass Bay Blvd. Median (Sanctuary Irrigation Landscape Replacement Phase 1) - $27,350.00

   The Board requested two additional quotes for comparison purposes, and discussed warranty requirements.

Discussion moved to III.C.1.b. Consideration of Down To Earth Proposal #114219 to Clear Overgrown Vegetation Out of Sump Area - $496.24

C. District Engineer – *Greg Woodcock, Stantec*

1. Exhibit 6: Review of Palms at Serenoa Drainage Report
   a. Exhibit 7: Consideration of Atlantic Pipe Services Proposal #6735 to Clear CDD-Maintained Stormwater Drainage Pipes at 2 Locations Outside the Right of Way - $13,401.10

   Mr. Woodcock discussed potential cost savings for scheduling the CDD and HOA projects concurrently and responded to Supervisor questions.

On a MOTION by Mr. Wolski, SECONDED by Mr. Ruperez, WITH ALL IN FAVOR, the Board approved Atlantic Pipe Services proposal #6735 to clear CDD-maintained stormwater drainage pipes at 2 locations outside the Right-of-Way, in substantial form, in the amount of $13,401.10, contingent on HOA approval of the clearing of HOA-maintained stormwater drainage piles within the Right of Way, review by District Counsel, and the HOA/CDD projects to be scheduled concurrently, for Avalon Groves Community Development District. *(Mr. Holden amended his vote to AYE after further discussion.)*

   b. Exhibit 8: Consideration of Down To Earth Proposal #114219 to Clear Overgrown Vegetation Out of Sump Area - $496.24

   This item was discussed during III.B. Landscape Maintenance Report

On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board approved Down To Earth proposal #114219 to clear overgrown vegetation out of the sump area

(referenced as location 3 on the District Engineer's report), in the amount of $496.24, for Avalon Groves Community Development District.

In response to a request for clarification on the easements shown on the District's map, Mr. Woodcock explained that while some of the locations marked in red were drainage easements, they were all dedicated to the CDD for an access easement. Mr. Woodcock will review and update the easement report for further discussion.

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

Mr. Earlywine had nothing to report on behalf of District Counsel.

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

1. Exhibit 9: Update on Amending FY 2025 Meeting Schedule

Mr. Beckett advised that meeting space availability was not conducive to changing CDD meeting start times this fiscal year. He explained the August 21st meeting was scheduled for the budget hearing to allow budget updates to be made *[prior to the Property Appraiser assessment roll submission deadline]*. Supervisors discussed moving the August 21st meeting to August 7th or to July. Mr. Mastrangeli will confirm the meeting space availability with the POA.

2. Update on Edgemont Fence

Mr. Beckett relayed D.R. Horton's latest communication regarding the scheduling of the Edgemont fence repair and relocation. Staff confirmed they would be monitoring the project. Discussion followed on fence maintenance.

3. Update on Sanctuary Intersection Irrigation Repair

Mr. Beckett relayed KB Homes' irrigation vendor is anticipating a couple of weeks before project commencement.

4. Exhibit 10: Field Manager Report – *Michael Bush, Vesta District Services*

a. Ratification of Approval for Pet Waste Station Installation in Edgemont Village

Consideration of this item was postponed pending an invoice for Supervisors to review. The location for the station installation was discussed.

Mr. Bush reviewed his report. The village 3 lighting photocell was discussed.

b. Exhibit 11: Update on Streetlights

Multiple requests have been relayed to the vendor regarding the hanging cables in Village 3.

The Board discussed the streetlight maintenance requests and consensus was for staff to send a letter to the vendor regarding lack of responsiveness.

Supervisors discussed getting sufficient notice from the vendor on a start date for the streetlight upgrade so residents can be notified.

c. Exhibit 12: Update on Edgemont & Village 1 Outlets Proposal Requests

i. Beacon Bay – Pending

ii. Klinger Electrical Services - $47,111.00

iii. TPG Lighting – Update Pending

Consideration of this items was postponed pending receipt of additional proposals.

d. Exhibit 13: Consideration of Mr. Electric Monument Lighting Repair Proposal - $2,5650.00 – *previously presented*

Consideration of this item was postponed pending receipt of additional proposals.

e. Exhibit 14: Consideration of Proposals for Playground Shade Structure

i. Creative Recreation Products #7999 – 34’x32’ Over Main **Goldcrest Loop** Play Structure - $43,558.00

ii. Medley Construction:

A) 30'x30' - $30,000.00

B) 35'x35' - $37,500.00

C) 40’x40’- $45,000.00

D) Single Post Umbrella - $15,000.00

iii. Shade Systems:

A) 30’x40’ at Goldcrest Loop - $62,316.50

B) 20’x30’ at Paragon Lane - $40,242.44

Supervisors discussed maintenance, a warranty, and whether the structure would be covered by insurance. It was noted that some vendors offer insurance policies for their products. This item will be added to the budget discussion.

FOURTH ORDER OF BUSINESS: Business Items

A. Exhibit 15: Consideration and Adoption of **Resolution 2025-08 Removing Assistant Treasurer and Appointing Assistant Treasurer and Assistant Secretary**

This resolution reflects a change in Vesta's accounting staff and adds Mr. Beckett as an Assistant Secretary.

> On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Ruperez, WITH ALL IN FAVOR, the Board adopted Resolution 2025-08 Removing Assistant Treasurer (Alexander) and Appointing Assistant Treasurer (Kehr) and Assistant Secretary (Beckett), for Avalon Groves Community Development District.

B. Exhibit 16: Consideration and Adoption of **Resolution 2025-09 Designating Signatories**

> On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board adopted Resolution 2025-09 Designating Signatories, for Avalon Groves Community Development District.

FIFTH ORDER OF BUSINESS: Consent Agenda

A. Exhibit 17: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 13, 2025

Supervisors agreed to amend "revenue neutral" on Lines 71-72 to "budget neutral."

B. Exhibit 18: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 27, 2025

Lines 151-153 were discussed. Mr. Beckett advised it was a discussion item and that decisions made earlier in the meeting would supersede the February discussion.

C. Exhibit 19: Consideration and Acceptance of the Unaudited February 2025 Financial Statements

> On a MOTION by Mr. Wolski, SECONDED by Mr. Ruperez, WITH ALL IN FAVOR, the Board approved Consent Agenda, item A as amended, and items B and C as presented, for Avalon Groves Community Development District.

SIXTH ORDER OF BUSINESS: Liaison Reports

A. Landscape and Environmental – *Gabriel Ruperez/Carl Weston*

Mr. Weston noted that he and Mr. Ruperez were receiving copies of the landscape requests submitted via the website.

Mr. Ruperez discussed items under review with Down To Earth.

1. Exhibit 20: Landscape Scoresheet

Progress is being made on the policy and procedures and should be ready to share with Supervisors at next workshop. A gate code was requested to enable Mr. Ruperez to access Village 2. Confirmation was requested on whether the CDD or HOA maintain landscape inside the gate at Village 3.

B. Amenities and Infrastructure – *Gene Mastrangeli*

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

Mr. Wolski provided updates on the road connection for Sawgrass Bay Blvd.

D. Finance – *Gene Mastrangeli/Robert Wolski*

It was noted that the year-to-date spending is tracking at or under budget. More detail was requested in the monthly budget. It was also requested that budget line items be added to proposals.

E. Public Information – *John Holden*

Mr. Holden discussed holding public meetings to provide information for residents. This liaison role will be discussed further at the next workshop.

In response to a question, Mr. Earlywine explained that serving as a liaison allows Supervisors to work one-on-one in a fact-finding role, working with staff to gather facts for proposals which are then brought back to the Board for a final decision.

F. Accountability – *John Holden/Carl Weston*

Supervisors discussed the need for this role and will discuss it further at the next workshop.

Mr. Earlywine advised the liaison role gathers information and aids staff in obtaining proposals to bring before the governing body, independent of a meeting, they do not pre-screen or pre-select candidates, options, or proposals.

SEVENTH ORDER OF BUSINESS: Supervisor Requests

A. Discussion on Status of Pond 12 Landscape Replenishment - Trees and Irrigation *(Wolski)*

This item was discussed earlier in the meeting.

B. Next Workshop Agenda Items

- Liaison roles
- Budget

C. Next Meeting Agenda Items

- Landscape, monument and entry outlet proposals

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

Comments were heard on recouping the cost for the irrigation line at the roundabout, reporting by Supervisors, the landscape scoresheet, liability for fireworks landing on CDD property. Mr. Earlywine will circle back with Mr. Beckett on the details and draft a letter.

NINTH ORDER OF BUSINESS: Next Workshop Attendance Check

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

All Supervisors confirmed their intent to attend the workshop.

TENTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on April 24, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

All Supervisors affirmed their intent to attend the meeting in person.

The application of Roberts Rules of Order to the meeting procedure was discussed.

ELEVENTH ORDER OF BUSINESS: Exhibit 21: Action Items Summary

District Counsel

- Letter to lighting company from either District Manager or District Council
- Provide District Manager with verbiage on fireworks for letter to residents
- Senate Bill 140

District Engineer

- Create another spreadsheet based on review of easements

District Manager

- Confirm whether insurance will cover the shade structures

Field Manager

- Install pet waste station at the Edgemont playground instead of the mailbox kiosk

TWELFTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Ruperez, SECONDED by Mr. Mastrangeli, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:07 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 April 24, 2025.

_____	_____
□ Kyle Darin, Secretary	□ Eugene Mastrangeli, Chair
□ Heath Beckett, Assistant Secretary	□ Carl Weston, Vice Chair

EXHIBIT 21

Communication with Those Charged with Governance

Avalon Groves Community Development District

We have audited the financial statements of Avalon Groves Community Development District, for the year ended September 30, 2024, and have issued our report thereon dated February 24, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Avalon Groves Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2024. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Avalon Groves Community Development District's financial statements were:

> Management's estimate of depreciation is based on accounting practices of the District.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

> The disclosure of debt.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements, if applicable. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated February 24, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Avalon Groves Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
February 24, 2025

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2024

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2024

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INDEPENDENT AUDITORS' REPORT

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

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Avalon Groves Community Development District, Lake County, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

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

Required Supplementary Information

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

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

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated February 24, 2025, on our consideration of the Avalon Groves Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated February 24, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
February 24, 2025

Our discussion and analysis of Avalon Groves Community Development District, Lake County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $4,434,448.

- The change in the District's total net position in comparison with the prior fiscal year was ($65,449), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2024, the District's governmental funds reported combined ending fund balances of $2,157,687. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT WIDE FINANCIAL ANALYSIS

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

Key components of net position were as follows:

Statement of Net Position

	2024	2023
Current assets	$ 2,192,195	$ 4,140,899
Capital assets	28,348,825	26,678,223
Total assets	30,541,020	30,819,122
Current liabilities	1,101,964	1,029,443
Long-term liabilities	25,004,608	25,289,782
Total liabilities	26,106,572	26,319,225
Net position		
Net invested in capital assets	2,712,010	807,740
Restricted for capital projects	90,769	1,966,532
Restricted for debt service	1,407,985	1,419,083
Unrestricted	223,684	306,542
Total net position	$ 4,434,448	$ 4,499,897

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

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

Change in Net Position

	2024	2023
Program revenues	$ 2,601,217	$ 2,600,483
General revenues	115,192	132,170
Total revenues	2,716,409	2,732,653
Expenses		
General government	533,284	381,946
Physical environment	1,320,634	1,160,048
Interest on long-term debt	927,940	969,178
Total expenses	2,781,858	2,511,172
Change in net position	(65,449)	221,481
Net position - beginning of year	4,499,897	4,278,416
Net position - end of year	$ 4,434,448	$ 4,499,897

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was $2,781,858, which primarily consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments and developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2024.

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

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had $28,348,825 invested in capital assets and construction in process. Construction in process has not been completed as of September 30, 2024 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had 25,636,815 in lease liability and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2024

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	$ 265,201
Assessments receivable	2,838
Deposits	541
Restricted assets:	
Investments	1,919,191
Assessments receivable	4,424
Capital assets:	
Non-depreciable	8,815,370
Depreciable	16,582,143
Right to use lease - lighting	2,951,312
TOTAL ASSETS	$ 30,541,020
LIABILITIES	
Accounts payable and accrued expenses	$ 34,508
Accrued interest payable	435,249
Bonds and leases payable, due within one year	632,207
Bonds and leases payable, due in more than one year	25,004,608
TOTAL LIABILITIES	26,106,572
NET POSITION	
Net investment in capital assets	2,712,010
Restricted for:	
Capital projects	90,769
Debt service	1,407,985
Unrestricted	223,684
TOTAL NET POSITION	$ 4,434,448

The accompanying notes are an integral part of this financial statement

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Contributions	Net (Expense) Revenues and Changes in Net Position: Governmental Activities
Governmental activities				
General government	$ 533,284	$ 533,284	$ -	$ -
Physical environment	1,320,634	461,987	792	(857,855)
Interest on long-term debt	927,940	1,605,154	-	677,214
Total governmental activities	$ 2,781,858	$ 2,600,425	$ 792	(180,641)
General revenues:				
Investment earnings				115,192
Total general revenues				115,192
Change in net position				(65,449)
Net position - October 1, 2023				4,499,897
Net position - September 30, 2024				$ 4,434,448

The accompanying notes are an integral part of this financial statement

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2024

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
ASSETS				
Cash and cash equivalents	$ 265,181	$ -	$ 20	$ 265,201
Assessments receivable	2,838	-	-	2,838
Due from other funds	-	10,368	-	10,368
Deposits	541	-	-	541
Restricted assets:				
Investments	-	1,828,442	90,749	1,919,191
Assessments receivable	-	4,424	-	4,424
TOTAL ASSETS	$ 268,560	$ 1,843,234	$ 90,769	$ 2,202,563
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	$ 34,508	$ -	$ -	$ 34,508
Due to other funds	10,368	-	-	10,368
TOTAL LIABILITIES	44,876	-	-	44,876
FUND BALANCES				
Nonspendable:				
Deposits	541	-	-	541
Restricted for:				
Debt service	-	1,843,234	-	1,843,234
Capital projects	-	-	90,769	90,769
Unassigned	223,143	-	-	223,143
TOTAL FUND BALANCES	223,684	1,843,234	90,769	2,157,687
TOTAL LIABILITIES AND FUND BALANCES	$ 268,560	$ 1,843,234	$ 90,769	$ 2,202,563

The accompanying notes are an integral part of this financial statement

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	$ 2,157,687
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	30,005,219
Less accumulated depreciation	(1,656,394)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(435,249)
Original issue discount	330,197
Original issue premium	(180,999)
Lease liability	(3,091,013)
Governmental bonds payable	(22,695,000)
Net Position of Governmental Activities	$ 4,434,448

The accompanying notes are an integral part of this financial statement

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2024

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Developer contributions	$ 792	$ -	$ -	$ 792
Special assessments	995,271	1,605,154	-	2,600,425
Investment earnings	-	78,535	36,657	115,192
TOTAL REVENUES	996,063	1,683,689	36,657	2,716,409
EXPENDITURES				
General government	533,284	-	-	533,284
Physical environment	545,637	-	-	545,637
Capital outlay	-	-	2,010,220	2,010,220
Debt				
Principal	-	550,000	-	550,000
Interest expense	-	1,057,850	-	1,057,850
TOTAL EXPENDITURES	1,078,921	1,607,850	2,010,220	4,696,991
EXCESS REVENUES OVER (UNDER) EXPENDITURES	(82,858)	75,839	(1,973,563)	(1,980,582)
OTHER SOURCES (USES)				
Transfers in (out)	-	(97,799)	97,799	-
TOTAL OTHER SOURCES (USES)	-	(97,799)	97,799	-
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	(82,858)	(21,960)	(1,875,764)	(1,980,582)
FUND BALANCE				
Beginning of year	306,542	1,865,194	1,966,533	4,138,269
End of year	$ 223,684	$ 1,843,234	$ 90,769	$ 2,157,687

The accompanying notes are an integral part of this financial statement

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	$ (1,980,582)
Amount reported for governmental activities in the Statement of Activities are different because:	
The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period.	(435,379)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	2,010,220
RTU - lease lighting	435,379
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Reduction of long term lease liability	119,392
Payments on long-term debt	550,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(774,997)
Change in accrued interest payable	10,863
Provision for amortization of bond discount	(4,490)
Provision for amortization of bond premium	4,145
Change in Net Position of Governmental Activities	$ (65,449)

The accompanying notes are an integral part of this financial statement

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the responsibility for:

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

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

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

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

Assessments

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

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

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The District reports the following major governmental fund:

General Fund

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

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

Debt Service Fund

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

Capital Projects Fund

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

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

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

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

Inventories and Prepaid Items

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

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

Capital Assets

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

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

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

Assets	Years
Roadways	40
Infrastructure	30
Landscape improvements	20

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets

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

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

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

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

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

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

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

Other Disclosures

Use of Estimates

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

NOTE C - BUDGETARY INFORMATION

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

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

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

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District’s investments were held as follows at September 30, 2024:

Investment	Fair Value	Credit Risk	Maturities
Fidelity Investments Money Market Funds - Government Portfolio	$ 1,919,191	S&P AAAm	Weighted average of the fund portfolio: 21 days
Total Investments	$ 1,919,191		

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

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

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

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

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

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

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

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

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

- Level 3: Investments whose inputs are unobservable.

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

NOTE E – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables for the fiscal year ended September 30, 2024 were as follows:

Fund	Receivable	Payable
General	$ -	$ 10,368
Debt service	10,368	-
Total	$ 10,368	$ 10,368

The amount due from the general fund to the debt service fund relate to assessments held in the general fund that have not yet been transferred debt service funds.

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer In	Transfer Out
Capital projects	$ 97,799	$ -
Debt service	-	97,799
Total	$ 97,799	$ 97,799

Transfers are used to move revenues and other financing sources from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance 10/01/2023	Increases	Decreases	Balance 09/30/2024
Governmental activities:				
Capital assets, not being depreciated:				
Land	$ 6,805,150	$ -	$ -	$ 6,805,150
Construction in process	-	2,010,220	-	2,010,220
Total capital assets, not being depreciated	6,805,150	2,010,220	-	8,815,370
Capital assets, being depreciated				
Roadways	5,974,294	-	-	5,974,294
Infrastructure	8,108,259	-	-	8,108,259
Landscape improvements	3,709,838	-	-	3,709,838
RTU - lighting lease	2,962,079	435,379	-	3,397,458
Total capital assets, being depreciated	20,754,470	435,379	-	21,189,849
Less accumulated depreciation for:				
Roadways	149,357	149,357	-	298,714
Infrastructure	270,275	270,275	-	540,550
Landscape improvements	185,492	185,492	-	370,984
RTU - lighting lease	276,273	169,873	-	446,146
Total accumulated depreciation	881,397	774,997	-	1,656,394
Total capital assets, being depreciated - net	19,873,073	(339,618)	-	19,533,455
Governmental activities capital assets - net	$ 26,678,223	$ 1,670,602	$ -	$ 28,348,825

Depreciation expense was charged to physical environment.

NOTE G - LEASES

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

NOTE G - LEASES (CONTINUED)

Describe	Date	Payment Terms	Monthly Payment Amount	Interest Rate	Total Lease Liability	Balance 09/30/2024
Phase 1	1/1/2020	20 Years	$ 12,500	4.08%	$2,016,115	$1,800,317
Phase 2	9/1/2020	20 Years	900	4.08%	148,363	133,241
Phase 3	3/1/2022	20 Years	4,243	4.08%	723,158	664,924
Phase 3	2/1/2023	20 Years	437	4.08%	74,443	70,844
Phase Edgemont	10/1/2023	20 Years	2,600	4.08%	435,379	421,687
			$ 20,680		$3,397,458	$3,091,013

The annual requirements to amortize the principal and interest of the lease liability as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2025	$ 127,207	$ 127,026	$ 254,233
2026	126,672	115,414	242,086
2027	134,909	113,251	248,160
2028	140,518	107,642	248,160
2029	146,359	101,801	248,160
2030-2034	931,344	404,040	1,335,384
2035-2039	1,176,031	188,849	1,364,880
2040-2043	307,973	16,485	324,458
	$ 3,091,013	$ 1,174,508	$ 4,265,521

NOTE H – LONG-TERM LIABILITIES

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

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

NOTE H – LONG-TERM LIABILITIES (CONTINUED)

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

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

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

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

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2024.

NOTE H – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance 10/01/2023	Additions	Deletions	Balance 09/30/2024	Due Within One Year
Lease liability	$ 2,775,026	$ 435,379	$ 119,392	$ 3,091,013	$ 127,207
Special Assessment Bonds, Series 2017	2,205,000	-	45,000	2,160,000	45,000
Special Assessment Bonds, Series 2017A-1	6,540,000	-	195,000	6,345,000	130,000
Special Assessment Bonds, Series 2019	3,290,000	-	70,000	3,220,000	75,000
Special Assessment Bonds, Series 2021 (Area One Project	3,340,000	-	75,000	3,265,000	80,000
Special Assessment Bonds, Series 2021 (Area Assessment Three)	5,800,000	-	130,000	5,670,000	135,000
Special Assessment Bonds, Series 2022 (Area Assessment Four)	2,070,000	-	35,000	2,035,000	40,000
	26,020,026	435,379	669,392	25,786,013	632,207
Unamortized bond discount	(334,687)	-	(4,490)	(330,197)	-
Unamortized bond premium	185,144	-	4,145	180,999	-
	$ 25,870,483	$ 435,379	$ 669,047	$ 25,636,815	$ 632,207

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2025	$ 505,000	$ 1,043,995	$ 1,548,995
2026	510,000	1,025,855	1,535,855
2027	540,000	1,008,009	1,548,009
2028	555,000	985,955	1,540,955
2029	580,000	963,862	1,543,862
2030-2034	3,305,000	4,424,496	7,729,496
2035-2039	4,145,000	3,609,879	7,754,879
2040-2044	5,225,000	2,553,520	7,778,520
2045-2049	5,765,000	1,132,524	6,897,524
2050-2052	1,565,000	101,213	1,666,213
	$ 22,695,000	$ 16,849,308	$ 39,544,308

NOTE I - MANAGEMENT COMPANY

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

NOTE J - RISK MANAGEMENT

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

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2024

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Developer contributions	$ -	$ 792	$ 792	$ -
Special assessments	991,760	992,433	995,271	2,838
TOTAL REVENUES	991,760	993,225	996,063	2,838
EXPENDITURES				
Current				
General government	403,530	525,727	533,284	(7,557)
Physical environment	588,230	552,498	545,637	6,861
TOTAL EXPENDITURES	991,760	1,078,225	1,078,921	(696)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	(85,000)	(82,858)	2,142
OTHER FINANCING SOURCES				
Carry forward surplus	-	85,000	-	(85,000)
TOTAL OTHER FINANCING SOURCES		85,000	-	(85,000)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES	$ -	$ -	(82,858)	$ (82,858)
FUND BALANCES				
Beginning of year			306,542	
End of year			$ 223,684	

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

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2024

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated. The general fund reported a deficit for fiscal year ended September 30, 2024 which was funded with prior year surpluses.

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

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

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Avalon Groves Community Development District, as of September 30, 2024 and for the year ended September 30, 2024, which collectively comprise Avalon Groves Community Development District's basic financial statements and have issued our report thereon dated February 24, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
February 24, 2025

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

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

We have examined Avalon Groves Community Development District, Lake County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
February 24, 2025

Management Letter

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

Report on the Financial Statements

We have audited the financial statements of the Avalon Groves Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated February 24, 2025.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated February 24, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

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

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

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

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

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

a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 2.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $464,804.
e. The District does not have any construction projects with a total cost of at least $65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
f. The District did amend its final adopted budget under Section 189.016(6), Florida Statutes, as noted on page 29.

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

a. The rate or rates of non-ad valorem special assessments imposed by the District range from $9 to $1,488 per residential unit.
b. The total amount of special assessments collected by or on behalf of the District as $2,600,425.
c. The total amount of outstanding bonds issued by the district as $22,695,000.

Additional Matters

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

Purpose of this Letter

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
February 24, 2025

EXHIBIT 22

Avalon Groves CDD
Summary for March 2025

At the end of March there was spendable cash in the amount of $979,288. This cash balance is net of items, such as, accounts payable and any monies due to others. The balance of assessments outstanding is $31,582 which means that 98% of assessments have been collected by the tax collector and forwarded to the District.

By the end of March, 50% of the annual budget is "expected" to be expended. Expenses through the month of March amount to $526,520 which is 40% of the budget for the fiscal year. This means the District is under budget through March.

The largest expenditures are for physical environment at $296,923. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal. The second largest category of expenditures is utilities amounting to $136,281 which encompass electric; streetlights; and water.

Although the total expenses only take up 40% of the budget there are several items that are either overbudget or have expended more than the 50% of the budget already this year.

The Disclosure Report had a budget of $5,408 but actually cost $6,408 this works out to be 119% of the budget

The other expense overbudget is Hardscape Repair & Maintenance, which was budgeted at $15,000 but has already incurred $22,407 worth of expenses, that works out to be 149% of the budget for that expense.

Lastly, Lake & Pond Maintenance has a budget of $54,600 and the District spent $47,485, 87% of the budget.

Avalon Groves
Financial Summary
March 31, 2025

Cash & Asset Re-cap

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Cash Balance	$ 1,001,401						
Trust Balances (Restricted to DS)		202,819	626,257	138,634	25,103	183,653	39,699
Trust Balances (Restricted to A&C)		-	-	14,691	5	83,141	10,110
Less: Accounts Payable	10,760	-	-	-	-	-	-
Less: Due to Other Funds	12,839	-	-	-	-	-	-
Net Cash Balance	$ 977,802	$ 202,819	$ 626,257	$ 153,325	$ 25,108	$ 266,794	$ 49,809
Plus: Prepaids & Deposits	7,541	-	-	-	-	-	-
Plus: Assessments Receivable	31,582	4,076	11,979	5,031	4,621	8,050	3,079
Plus: Due from Other Funds	-	1,421	4,175	1,754	1,610	2,806	1,073
Less: Deferred Revenue	31,582	4,076	11,979	5,031	4,621	8,050	3,079
Net Current Assets	985,343	204,240	630,432	155,078	26,718	269,600	50,882

Analysis of Revenues & Expenditures

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	**1,288,180**	**171,325**	**504,396**	**210,283**	**189,526**	**334,481**	**127,069**
Expenses:							
Administrative	52,641						
Insurance	31,836						
Debt Service Administration	9,908						
Utilities	136,281						
Physical Environment	295,854						
Principal Payments		5,000	30,000	75,000	-	-	-
DS Interest		61,406	188,663	67,330	56,369	101,225	44,638
Total Expenses:	**526,520**	**66,406**	**218,663**	**142,330**	**56,369**	**101,225**	**44,638**
Transfers In/Out	-	-	(20,822)	(62,247)	-	72,400	(740)
Profit (Loss)	**$ 761,660**	**$ 104,918**	**$ 264,911**	**$ 5,706**	**$ 133,158**	**$ 305,656**	**$ 81,692**

Avalon Groves
Community Development District

Financial Statements
(Unaudited)

Preliminary

March 31, 2025

Avalon Groves CDD
Balance Sheet
March 31, 2025

	General Fund	Debt Service 2017	Debt Service 2017 A-1	Debt Service 2019	Debt Service 2021 Ph 3/4	Debt Service 2021	Debt Service 2022	TOTAL
ASSETS								
Operating Account	$ 1,001,401	$ -	$ -	$ -	$ -	$ -	$ -	1,001,401
Trust Accounts:								
Revenue Fund	-	4,314	38,728	16,777	4,110	184	7,398	71,510
Interest Fund	-	34	103	37	179	3	24	379
Reserve Fund	-	198,314	586,946	105,297	19,310	168,200	32,169	1,110,236
Prepayment Fund	-	18	122	1,559	-	245	-	1,944
Sinking Fund	-	140	358	22	234	406	109	1,268
Principal	-	-	-	39	-	-	-	39
Cost Of Issuance	-	-	-	14,852	1,270	14,616	(1)	30,737
Bond Redemption	-	-	-	51	-	0	-	52
Acquisition & Construction	-	-	-	14,691	5	83,141	10,110	107,946
Accounts Receivable	-	-	-	-	-	-	-	-
On-Roll Assessments Receivable	31,582	4,076	11,979	5,031	4,621	8,050	3,079	68,419
Due From Other Funds	-	1,421	4,175	1,754	1,610	2,806	1,073	12,839
Undeposited Funds	-	166,470	489,295	205,477	188,716	328,766	125,754	1,504,478
Prepaid Expenses	7,000	-	-	-	-	-	-	7,000
Deposits	541	-	-	-	-	-	-	541
TOTAL ASSETS	**1,040,523**	**374,787**	**1,131,706**	**365,587**	**220,056**	**606,415**	**179,715**	**3,918,790**
LIABILITIES								
Accounts Payable	10,760	-	-	-	-	-	-	10,760
On-Roll Deferred Revenue	31,582	4,076	11,979	5,031	4,621	8,050	3,079	68,419
Accrued Expenses	-	-	-	-	-	-	-	-
Due To Other Funds	12,839	-	-	-	-	-	-	12,839
TOTAL LIABILITIES	**55,180**	**4,076**	**11,979**	**5,031**	**4,621**	**8,050**	**3,079**	**92,017**
FUND BALANCE								
Nonspendable								
Prepaid & Deposits	541	-	-	-	-	-	-	541
Capital Reserves	-	-	-	-	-	-	-	-
Operating Capital	220,425	-	-	-	-	-	-	220,425
Unassigned	764,377	370,710	1,119,727	360,556	215,435	598,365	176,636	3,605,806
TOTAL FUND BALANCE	**985,343**	**370,710**	**1,119,727**	**360,556**	**215,435**	**598,365**	**176,636**	**3,826,772**
TOTAL LIABILITIES & FUND BALANCE	**1,040,523**	**374,787**	**1,131,706**	**365,587**	**220,056**	**606,415**	**179,715**	**3,918,790**

Avalon Groves CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to March 31, 2025

		FY 2025 Adopted Budget	FY 2025 Month of March	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUES**					
2	Special Assessment	$ 1,319,762	$ 11,007	$ 1,288,180	$ (31,582)	98%
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**	**$ 11,007**	**$ 1,288,180**	**$ (34,372)**	**98%**
7	**EXPENDITURES**					
8	**GENERAL ADMINISTRATIVE**					
9	Supervisor Compensation	$ 12,000	$ 1,000	$ 4,400	$ (7,600)	37%
10	District Management Services	34,608	2,884	17,304	(17,304)	50%
11	Bank Fees	150	-	-	(150)	0%
12	Auditing	3,800	3,250	3,250	(550)	86%
13	Regulatory and Permit Fees	175	-	175	-	100%
14	Legal Advertisements	4,000	112	1,225	(2,775)	31%
15	Engineering Services	40,000	1,980	9,137	(30,863)	23%
16	Legal Services	60,000	3,911	15,330	(44,670)	26%
17	Technology & Website Admin.	2,015	30	1,695	(320)	84%
18	Miscellaneous (Appraisal, Mailing, Etc.)	1,500	70	126	(1,374)	8%
19	**TOTAL GENERAL ADMINISTRATIVE**	**158,248**	**13,238**	**52,641**	**(105,607)**	**33%**
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	3,500	3,500	(14,000)	20%
27	**TOTAL DEBT SERVICE ADMINISTRATION**	**24,908**	**3,500**	**9,908**	**(15,000)**	**40%**
28	**UTILITIES:**					
29	Utilities-Electricity	20,000	654	3,771	(16,229)	19%
30	Streetlights	295,000	2,600	124,080	(170,920)	42%
31	Utility Water	45,000	670	8,430	(36,570)	19%
32	**TOTAL UTILITIES:**	**360,000**	**3,924**	**136,281**	**(223,719)**	**38%**
33	**PHYSICAL ENVIRONMENT:**					
34	Lake & Pond Maintenance	54,600	3,588	47,485	(7,115)	87%
35	Landscape Maintenance	314,715	27,110	164,522	(150,193)	52%
36	Landscape - Replenishment	76,000	7,896	24,200	(51,800)	32%
37	Wetland Mitigation & Monitoring	49,800	-	13,300	(36,500)	27%
38	Field Management	6,489	541	3,245	(3,245)	50%
39	Field Contingency	88,900	-	2,196	(86,704)	2%
40	Hardscape Repairs & Maint.	15,000	7,151	22,407	7,407	149%
41	Stormwater Reporting	25,000	-	-	(25,000)	0%
42	Porter Services	10,000	950	2,500	(7,500)	25%
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 March	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	9,300	(9,300)	50%
48	Reserve Study	5,000	-	-	(5,000)	0%
49	**TOTAL PHYSICAL ENVIRONMENT**	**744,396**	**48,786**	**295,854**	**(448,542)**	**40%**
50	**TOTAL EXPENDITURES**	**1,322,552**	**69,447**	**526,520**	**(796,032)**	**40%**
51	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**(58,440)**	**761,660**	**761,660**	
52	**OTHER FINANCING SOURCES & USES**					
53	Transfers In	-	-	-	-	
54	Transfers Out	-	-	-	-	
55	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	**-**	
56	**NET CHANGE IN FUND BALANCE**	**-**	**(58,440)**	**761,660**	**761,660**	
57	Fund Balance - Beginning			223,683	223,683	
58	**FUND BALANCE - ENDING - PROJECTED**	**$ -**		**$ 985,343**	**$ 985,343**	

Avalon Groves CDD
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to March 31, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 170,338	$ 166,261	$ (4,076)
3	Lot Closings	-	-	-
4	Interest	-	5,063	5,063
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**170,338**	**171,325**	**987**
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**	**104,918**	**102,668**
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**	**104,918**	**102,668**
22	Fund Balance - Beginning		265,792	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 2,250**	**$ 370,710**	**$ 368,460**

** 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 March 31, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 500,600	$ 488,621	$ (11,979)
3	Lot Closings	-	-	-
4	Interest	-	15,775	15,775
5	Prepayments		-	-
6	**TOTAL REVENUES**	**500,600**	**504,396**	**3,796**
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**	**285,733**	**284,099**
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**	**264,911**	**263,277**
22	Fund Balance - Beginning		854,816	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,634**	**$ 1,119,727**	**$ 1,118,092**

** 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 March 31, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 210,250	$ 205,219	$ (5,031)
3	Lot Closings	-	-	-
4	Interest	-	4,808	4,808
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**210,250**	**210,027**	**(223)**
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**	**67,697**	**64,594**
18	**OTHER FINANCING SOURCES (USES)**			
19	Transfers In	-	-	-
20	Transfers Out	-	(65,050)	(65,050)
21	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**(65,050)**	**(65,050)**
22	**NET CHANGE IN FUND BALANCE**	**3,103**	**2,647**	**(456)**
23	Fund Balance - Beginning		343,218	
24	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,103**	**$ 345,865**	**$ 342,762**

** 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 March 31, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 193,100	$ 188,479	$ (4,621)
3	Lot Closings	-	-	-
4	Interest	-	1,043	1,043
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**193,100**	**189,522**	**(3,578)**
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**	**133,153**	**131,891**
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**	**133,153**	**131,891**
22	Fund Balance - Beginning		82,277	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,263**	**$ 215,430**	**$ 214,168**

** 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 March 31, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 336,400	$ 328,350	$ (8,050)
3	Lot Closings	-	-	-
4	Interest	-	4,465	4,465
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**336,400**	**332,815**	**(3,585)**
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**	**231,590**	**231,037**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-	80,822	80,822
19	Transfers Out	-	(8,422)	(8,422)
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**72,400**	**72,400**
21	**NET CHANGE IN FUND BALANCE**	**553**	**303,990**	**303,437**
22	Fund Balance - Beginning		211,235	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 553**	**$ 515,224**	**$ 514,671**

** 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 March 31, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 128,675	$ 125,596	$ (3,079)
3	Lot Closings	-	-	-
4	Interest	-	1,271	1,271
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**128,675**	**126,867**	**(1,808)**
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**	**82,230**	**82,030**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-	-	-
19	Transfers Out	-	(1,598)	(1,598)
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**(1,598)**	**(1,598)**
21	**NET CHANGE IN FUND BALANCE**	**200**	**80,632**	**80,432**
22	Fund Balance - Beginning		85,895	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 200**	**$ 166,526**	**$ 166,326**

** 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 March 31, 2025

		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	-	-	256	5	1,666	202	2,129
5	**TOTAL REVENUES**	**-**	**-**	**256**	**5**	**1,666**	**202**	**2,129**
6	**EXPENDITURES**							
7	Dissemination Agent	-	-	-	-	-	-	-
8	Trust Fund Accounting	-	-	-	-	-	-	-
9	Arbitrage	-	-	-	-	-	-	-
10	Trustee Fees	-	-	-	-	-	-	-
11	Requisitions	-	-	-	-	-	-	-
12	**TOTAL EXPENDITURES**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
13	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**-**	**256**	**5**	**1,666**	**202**	**2,129**
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**	**-**	**-**	**3,059**	**5**	**1,666**	**1,060**	**5,790**
19	Fund Balance - Beginning	0	21	9,385	-	73,053	8,310	90,768
20	**FUND BALANCE - ENDING - PROJECTED**	**$ 0**	**$ 21**	**$ 12,444**	**$ 5**	**$ 74,719**	**$ 9,370**	**$ 96,558**

Avalon Groves CDD
Cash Reconciliation - General Fund
March 31, 2025

		Bank United (Operating Account)
Balance per Bank Statement	$	2,540,966.84
Construction Cash in Operating Account		(20.00)
Plus: Deposits in Transit		-
Less: Outstanding Checks		1,539,546.23
Adjusted Bank Balance	**$**	**1,001,400.61**
Beginning Bank Balance per Books		2,602,292.05
Deposits		23,845.61
Disbursements		1,624,737.05
Balance per Book	**$**	**1,001,400.61**

Avalon Groves Community Development District
Check Register
FY2025

Date	Number	Name	Memo	Deposit	Payments	Balance
9/30/2024		**Beginning of Year**				**265,180.64**
10/02/2024	100224ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 7/22/24 - 8/22/24		2,625.04	262,555.60
10/02/2024	100224ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/22/24 -8/22/24		56.30	262,499.30
10/02/2024	100224ACH3	Sunshine Water Services	Goldcrest Loop Playground 7/22/24 -8/22/24		13.63	262,485.67
10/03/2024	100324ACH1	SECO Energy	16920 Sawgrass Bay Blvd 8/15/24 - 9/16/24		110.00	262,375.67
10/03/2024	100324ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15/24 - 9/16/24		42.00	262,333.67
10/03/2024	100324ACH3	SECO Energy	17325 Sawgrass Bay Blvd 8/15/24 - 9/16/24		359.00	261,974.67
10/03/2024	100324ACH4	SECO Energy	17052 Basswood Lane 8/15/24 - 9/16/24		43.00	261,931.67
10/03/2024	100324ACH5	SECO Energy	17650 Sawgrass Bay Blvd 8/15/24 - 9/16/24		92.00	261,839.67
10/09/2024	100924ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/26/24 - 8/29/24		261.12	261,578.55
10/21/2024	100286	Steadfast Environmental, LLC	Invoice: SE-25151 (Reference: Aquatic Insecticide / Larvicide applications for ponds 1-65.)		13,398.00	248,180.55
10/21/2024	100287	Fountain Design Group, Inc.	Invoice: 34471A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	248,005.55
10/21/2024	100288	BIO-TECH CONSULTING, INC.	Invoice: 181733 (Reference: Mitigation Monitoring.)		5,900.00	242,105.55
10/21/2024	100289	Down to Earth	Invoice: 115144 (Reference: Landscape Maintenance.)		27,110.25	214,995.30
10/22/2024	1711	Egis Insurance and Risk Advisors	Insurance FY 10/1/24 - 10/1/25 Policy # 100124288		31,836.00	183,159.30
10/28/2024	1712	Carl M. Weston	BOS Meeting 10/24/24		200.00	182,959.30
10/28/2024	1713	Eugene J. Mastrangeli	BOS Meeting 10/24/24		200.00	182,759.30
10/28/2024	1714	Michael W. Aube	BOS Meeting 10/24/24		200.00	182,559.30
10/28/2024	1715	Robert J. Wolski	BOS Meeting 10/24/24		200.00	182,359.30
10/28/2024	100290	Orlando Sentinel	Invoice: 101196267000 (Reference: Legal Advertising.)		156.00	182,203.30
10/28/2024	100291	Down to Earth	Invoice: 117701 (Reference: Monthly Irrigation Billing.)		861.55	181,341.75
10/28/2024	100292	Vesta District Services	Invoice: 422529 (Reference: Management Fees Oct 24.)		3,424.75	177,917.00
10/28/2024	100293	Stantec Consulting Services,Inc	Invoice: 2297356 (Reference: General Consulting.)		595.35	177,321.65
10/30/2024	100294	Kutak Rock LLP	Invoice: 3468770 (Reference: General Counsel.)		2,153.00	175,168.65
10/30/2024			Deposit	81.99		175,250.64
10/30/2024			Deposit	7,179.17		182,429.81
10/31/2024		**End of Month**		**7,261.16**	**90,011.99**	**182,429.81**
11/01/2024	110124ACH1	SECO Energy	17650 Sawgrass Bay Blvd 9/16/24 - 10/15/24		98.00	182,331.81
11/01/2024	110124ACH2	SECO Energy	17052 Basswood Lane 9/16/24 - 10/15/24		39.00	182,292.81
11/01/2024	110124ACH3	SECO Energy	17325 Sawgrass Bay Blvd 9/16/24 - 10/15/24		327.00	181,965.81
11/01/2024	110124ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/16/24 - 10/15/24		38.00	181,927.81
11/01/2024	110124ACH5	SECO Energy	16920 Sawgrass Bay Blvd 9/16/24 - 10/15/24		74.00	181,853.81
11/06/2024	110624ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/22/24 - 9/24/24		59.60	181,794.21
11/06/2024	110624ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 8/22/24 - 9/24/24		2,774.27	179,019.94
11/06/2024	110624ACH3	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/29/24 - 9/27/24		234.08	178,785.86
11/06/2024	110624ACH4	Sunshine Water Services	Goldcrest Loop Playground 8/22/24 - 9/24/24		13.60	178,772.26
11/08/2024	100295	Vesta District Services	Invoice: 423010 (Reference: Management Fees Nov 24.)		3,424.75	175,347.51
11/08/2024	100296	Down to Earth	Invoice: 118482 (Reference: Landscape Maintenance Oct 24.) Invoice: 121470 (Reference: Monthl...		32,060.41	143,287.10
11/08/2024	100297	SchoolNow	Invoice: INV-SN-248 (Reference: Website Hosting.)		1,515.00	141,772.10
11/08/2024	100298	HV Solar Lighting	Invoice: 251 (Reference: Street Light Project Oct 24.) Invoice: 250 (Reference: Light Install...		41,360.00	100,412.10
11/08/2024	100299	Steadfast Environmental, LLC	Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24.)		3,370.14	97,041.96
11/08/2024	100300	Clean Star Services	Invoice: 13553 (Reference: Trash Service Oct 24.)		310.00	96,731.96
11/14/2024			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**
02/04/2025	100337	HV Solar Lighting	Invoice: 346 (Reference: Install Lights.) Invoice: 347 (Reference: Street Light Project Feb 2...		20,680.00	2,620,516.47
02/04/2025	100338	Down to Earth	Invoice: 127462 (Reference: Landscape Maintenance Jan 25.) Invoice: 132295 (Reference: Monthl...		33,779.02	2,586,737.45
02/05/2025	020525ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/19/24 - 12/23/24		59.99	2,586,677.46
02/05/2025	020525ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 11/19/24 - 12/23/24		834.98	2,585,842.48
02/05/2025	020525ACH3	Sunshine Water Services	Paragon Ln - Playground Irrigation 11/25/24 - 12/30/24		226.30	2,585,616.18
02/05/2025	020525ACH4	Sunshine Water Services	Goldcrest Loop Playground 11/20/24 - 12/23/24		13.63	2,585,602.55
02/10/2025	100339	Vesta District Services	Invoice: 424702 (Reference: Management Fees Feb 25.)		3,424.75	2,582,177.80
02/10/2025	100340	Stantec Consulting Services,Inc	Invoice: 2350312 (Reference: General consulting thru 1/31/25.)		1,533.00	2,580,644.80
02/11/2025			Deposit	38,761.13		2,619,405.93
02/12/2025	1731	Disclosure Technology Services LLC	Reference: DTS MUNI - CDASaaS, 1 Year Subscription FY24/25		1,000.00	2,618,405.93
02/19/2025	100341	Steadfast Environmental, LLC	Invoice: SE-26269 (Reference: Stocking of Pond.)		6,500.00	2,611,905.93
02/19/2025	100342	Vesta District Services	Invoice: 424818 (Reference: Billable Expenses - Jan 2025.)		1,519.95	2,610,385.98
02/20/2025	100343	Platinum Exterior Services LLC	Invoice: 1341-1 (Reference: Final Payment.)		8,093.93	2,602,292.05
2/28/2025				**38,761.13**	**77,665.55**	**2,602,292.05**
03/03/2025	1732	Carl M. Weston	BOS Meeting 2/27/25		200.00	2,602,092.05
03/03/2025	1733	Eugene J. Mastrangeli	BOS Meeting 2/27/25		200.00	2,601,892.05
03/03/2025	1734	Gabriel Ruperez	BOS Meeting 2/27/25		200.00	2,601,692.05
03/03/2025	1735	John Holden	BOS Meeting 2/27/25		200.00	2,601,492.05
03/03/2025	1736	Robert J. Wolski	BOS Meeting 2/27/25		200.00	2,601,292.05
03/03/2025	100344	Kutak Rock LLP	Invoice: 3526955 (Reference: General Counsel Jan.)		4,863.50	2,596,428.55
03/03/2025	100345	Down to Earth	Invoice: 131565 (Reference: Landscape Maintenance Feb 25.) Invoice: 135456 (Reference: Monthl...		27,443.32	2,568,985.23
03/03/2025	100346	Vesta District Services	Invoice: 424934 (Reference: Management Fees Mar 25.)		3,424.75	2,565,560.48
03/03/2025	100347	Steadfast Environmental, LLC	Invoice: SE-26186 (Reference: Routine Aquatic Maintenance Feb 25.)		3,460.00	2,562,100.48
03/03/2025	100348	Clean Star Services	Invoice: 14467 (Reference: Trash Service Feb 25.)		310.00	2,561,790.48
03/04/2025	030425ACH1	SECO Energy	17650 Sawgrass Bay Blvd 1/14/25 - 2/13/25		127.00	2,561,663.48
03/04/2025	030425ACH2	SECO Energy	17052 Basswood Lane 1/14/25 - 2/13/25		40.00	2,561,623.48
03/04/2025	030425ACH3	SECO Energy	17325 Sawgrass Bay Blvd 1/14/25 - 2/13/25		336.00	2,561,287.48
03/04/2025	030425ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 1/14/25 - 2/13/25		39.00	2,561,248.48
03/04/2025	030425ACH5	SECO Energy	16920 Sawgrass Bay Blvd 1/14/25 - 2/13/25		105.00	2,561,143.48
03/07/2025	100349	Swine Solutions, LLC	Invoice: 570 (Reference: Monthly Trapping Service.)		1,550.00	2,559,593.48
03/07/2025	030725ACH1	Sunshine Water Services	Goldcrest Loop Playground 12/23/24 - 1/22/25		13.67	2,559,579.81
03/07/2025	030725ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 12/23/24 - 1/22/25		31.21	2,559,548.60
03/07/2025	030725ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 12/23/25 - 1/22/25		737.75	2,558,810.85
03/07/2025	030725ACH4	Sunshine Water Services	Paragon Ln - Playground Irrigation 12/30/24 - 1/28/25		209.89	2,558,600.96
03/10/2025	100350	HV Solar Lighting	Invoice: 363 (Reference: Street Light Project March 25.) Invoice: 362 (Reference: Light Insta...		20,680.00	2,537,920.96
03/10/2025	100351	Stantec Consulting Services,Inc	Invoice: 2364257 (Reference: General Consulting Feb 25.)		1,980.00	2,535,940.96
03/11/2025	100352	Fly by Night, Inc.	Invoice: 1000726 (Reference: Bat Houses.)		1,846.37	2,534,094.59
03/13/2025	100353	Vesta District Services	Invoice: 425345 (Reference: Billable Expenses - Feb 2025.)		2,270.38	2,531,824.21
03/13/2025	100354	Orlando Sentinel	Invoice: 112469429000 (Reference: Legal Advertising.)		108.75	2,531,715.46
03/14/2025			Deposit	23,845.61		2,555,561.07
03/18/2025	100355	Dibartolomeo, McBee, Hartley & Barnes, P/	Invoice: 90108295 (Reference: Audit Services thru September 2024.)		3,250.00	2,552,311.07

Date	Number	Name	Memo	Deposit	Payments	Balance
03/18/2025	100356	Down to Earth	Invoice: 136280 (Reference: Reconnect Main line to new pipe.) Invoice: 136279 (Reference: Irr...		13,714.23	2,538,596.84
03/25/2025	1738	Regions Bank.			1,504,478.48	1,034,118.36
03/26/2025	100357	Swine Solutions, LLC	Invoice: 580 (Reference: Trapping Services.)		1,550.00	1,032,568.36
03/28/2025	100358	Clean Star Services	Invoice: 14697 (Reference: Trash Service Mar 25.)		597.50	1,031,970.86
03/31/2025	100359	Steadfast Environmental, LLC	Invoice: SA-10114 (Reference: Routine Aquatic Maintenance 3.25.)		3,460.00	1,028,510.86
03/31/2025	100360	Down to Earth	Invoice: 134618 (Reference: Landscape Maintenance Mar 25.)		27,110.25	1,001,400.61
03/31/2025				**23,845.61**	**1,624,737.05**	**1,001,400.61**

Avalon Groves CDD
Transaction Detail by Account
October 2024 through March 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1100000 · Administrative							
1510010 · BOS Meeting							
Bill	10/28/2024	10242...	Carl M. Weston	BOS Meeting 10/24/24	200.00		200.00
Bill	10/28/2024	10242...	Robert J. Wolski	BOS Meeting 10/24/24	200.00		400.00
Bill	10/28/2024	10242...	Michael W. Aube	BOS Meeting 10/24/24	200.00		600.00
Bill	10/28/2024	10242...	Eugene J. Mastrangeli	BOS Meeting 10/24/24	200.00		800.00
Bill	12/11/2024	12/5/2...	Carl M. Weston	BOS Meeting 12/5/24	200.00		1,000.00
Bill	12/11/2024	12/5/2...	Robert J. Wolski	BOS Meeting 12/5/24	200.00		1,200.00
Bill	12/11/2024	12/5/2...	Eugene J. Mastrangeli	BOS Meeting 12/5/24	200.00		1,400.00
Bill	12/16/2024	12/5/2...	John Holden	BOS Meeting 12/5/24	200.00		1,600.00
Bill	01/09/2025	1/2/25...	Carl M. Weston	BOS Meeting 1/2/25	200.00		1,800.00
Bill	01/09/2025	1/2/25...	Robert J. Wolski	BOS Meeting 1/2/25	200.00		2,000.00
Bill	01/09/2025	1/2/25...	John Holden	BOS Meeting 1/2/25	200.00		2,200.00
Bill	01/09/2025	1/2/25...	Eugene J. Mastrangeli	BOS Meeting 1/2/25	200.00		2,400.00
Bill	01/28/2025	1/23/2...	Carl M. Weston	BOS Meeting 1/23/25	200.00		2,600.00
Bill	01/28/2025	1/23/2...	Robert J. Wolski	BOS Meeting 1/23/25	200.00		2,800.00
Bill	01/28/2025	1/23/2...	John Holden	BOS Meeting 1/23/25	200.00		3,000.00
Bill	01/28/2025	1/23/2...	Gabriel Ruperez	BOS Meeting 1/23/25	200.00		3,200.00
Bill	01/28/2025	1/23/2...	Eugene J. Mastrangeli	BOS Meeting 1/23/25	200.00		3,400.00
Bill	03/03/2025	2/27/2...	Carl M. Weston	BOS Meeting 2/27/25	200.00		3,600.00
Bill	03/03/2025	2/27/2...	Robert J. Wolski	BOS Meeting 2/27/25	200.00		3,800.00
Bill	03/03/2025	2/27/2...	John Holden	BOS Meeting 2/27/25	200.00		4,000.00
Bill	03/03/2025	2/27/2...	Gabriel Ruperez	BOS Meeting 2/27/25	200.00		4,200.00
Bill	03/03/2025	2/27/2...	Eugene J. Mastrangeli	BOS Meeting 2/27/25	200.00		4,400.00
Total 1510010 · BOS Meeting					4,400.00	0.00	4,400.00
1510020 · District Management Services							
Bill	10/01/2024	422529	Vesta District Services	Reference: Management Fees Oct 24.	2,884.00		2,884.00
Bill	11/01/2024	423010	Vesta District Services	Reference: Management Fees Nov 24.	2,884.00		5,768.00
Bill	12/01/2024	423461	Vesta District Services	Management Fees Dec 24.	2,884.00		8,652.00
Bill	01/01/2025	424074	Vesta District Services	Management Fees Jan 25.	2,884.00		11,536.00
Bill	02/01/2025	424702	Vesta District Services	Reference: Management Fees Feb 25.	2,884.00		14,420.00
Bill	03/01/2025	424934	Vesta District Services	Reference: Management Fees Mar 25.	2,884.00		17,304.00
Total 1510020 · District Management Services					17,304.00	0.00	17,304.00
1510050 · Auditing							
Bill	03/10/2025	90108...	Dibartolomeo, McBee, Ha...	Reference: Audit Services thru September 2024.	3,250.00		3,250.00
Total 1510050 · Auditing					3,250.00	0.00	3,250.00
1510060 · Regulatory & Permit Fees							
Bill	10/01/2024	90879	DEPT OF ECONOMIC O...	FY 2024/2025 Special District Fee Invoice/Update Form	175.00		175.00
Total 1510060 · Regulatory & Permit Fees					175.00	0.00	175.00
1510070 · Legal Advertisements							
Bill	12/31/2024	424186	Vesta District Services	Dec 2024.	891.68		891.68
Bill	12/31/2024	10731...	Orlando Sentinel	Legal Advertising.	112.25		1,003.93
Bill	02/28/2025	11246...	Orlando Sentinel	Reference: Legal Advertising.	108.75		1,112.68
Bill	03/31/2025	11416...	Orlando Sentinel	Reference: Legal Advertising.	112.25		1,224.93
Total 1510070 · Legal Advertisements					1,224.93	0.00	1,224.93
1510080 · Engineering Services							
Bill	11/08/2024	23089...	Stantec Consulting Servic...	General Consulting October 2024	3,690.00		3,690.00
Bill	12/04/2024	23227...	Stantec Consulting Servic...	General consulting thru 11/30/24.	523.65		4,213.65
Bill	01/09/2025	23357...	Stantec Consulting Servic...	2025 FY General Consulting - Dec 2024 & Jan 2025	1,410.00		5,623.65
Bill	02/06/2025	23503...	Stantec Consulting Servic...	Reference: General consulting thru 1/31/25.	1,533.00		7,156.65
Bill	03/06/2025	23642...	Stantec Consulting Servic...	Reference: General Consulting Feb 25.	1,980.00		9,136.65
Total 1510080 · Engineering Services					9,136.65	0.00	9,136.65
1510090 · Legal Services							
Bill	11/21/2024	34838...	Kutak Rock LLP	General Counsel thru 10/31/24.	2,949.08		2,949.08
Bill	12/20/2024	34999...	Kutak Rock LLP	General consulting thru 11/30/24.	216.50		3,165.58
Bill	01/16/2025	35127...	Kutak Rock LLP	General Counsel Dec 24.	3,389.49		6,555.07
Bill	02/27/2025	35269...	Kutak Rock LLP	Reference: General Counsel Jan.	4,863.50		11,418.57
Bill	03/31/2025	35415...	Kutak Rock LLP	Reference: General Counsel Feb 25.	3,911.34		15,329.91
Total 1510090 · Legal Services					15,329.91	0.00	15,329.91
1510100 · Technology & Website Admin							
Bill	10/07/2024	INV-S...	SchoolNow	Reference: Website Hosting.	1,515.00		1,515.00
Bill	10/31/2024	423125	Vesta District Services	Billable Expenses - Oct 2024 - Email Hosting	30.00		1,545.00
Bill	11/30/2024	423557	Vesta District Services	Billable Expenses - Nov 2024	30.00		1,575.00
Bill	12/31/2024	424186	Vesta District Services	Dec 2024.	30.00		1,605.00
Bill	01/31/2025	424818	Vesta District Services	Reference: Billable Expenses - Jan 2025.	30.00		1,635.00
Bill	02/28/2025	425345	Vesta District Services	Reference: Billable Expenses - Feb 2025.	30.00		1,665.00
Bill	03/31/2025	425898	Vesta District Services	Reference: Billable Expenses - Mar 2025.	30.00		1,695.00
Total 1510100 · Technology & Website Admin					1,695.00	0.00	1,695.00
1510110 · Miscellaneous Services							
Bill	12/31/2024	424186	Vesta District Services	Dec 2024.	18.61		18.61
Bill	02/28/2025	425345	Vesta District Services	Reference: Billable Expenses - Feb 2025.	37.06		55.67
Bill	03/31/2025	425898	Vesta District Services	Reference: Billable Expenses - Mar 2025.	56.33		112.00
Bill	03/31/2025	425898	Vesta District Services	Reference: Billable Expenses - Mar 2025.	13.79		125.79
Total 1510110 · Miscellaneous Services					125.79	0.00	125.79
Total 1100000 · Administrative					52,641.28	0.00	52,641.28

Avalon Groves CDD
Transaction Detail by Account
October 2024 through March 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1120000 · Insurance							
1520010 · Insurance- General Liability							
Bill	10/22/2024	24929	Egis Insurance and Risk ...	Insurance FY 10/1/24 - 10/1/25 Policy # 100124288	31,836.00		31,836.00
Total 1520010 · Insurance- General Liability					31,836.00	0.00	31,836.00
Total 1120000 · Insurance					31,836.00	0.00	31,836.00
1130000 · Debt Service Administration							
1530010 · Disclosure Report							
Bill	10/01/2024	423154	Vesta District Services	Dissemination Agent 10.24	5,408.00		5,408.00
Bill	10/03/2024	1189	Disclosure Technology S...	DTS MUNI - CDASaaS, 1 Year Subscription FY24/25	1,000.00		6,408.00
Total 1530010 · Disclosure Report					6,408.00	0.00	6,408.00
1530030 · Trustee Fees							
Gen...	11/01/2024	247		Trustee fees for FY25 DS2017	3,500.00		3,500.00
Gen...	11/01/2024	247		Trustee fees for FY25 DS2017A-1	3,500.00		7,000.00
Gen...	12/01/2024	247R		Reverse of GJE 247 -- Trustee fees for FY25 DS2017		3,500.00	3,500.00
Gen...	12/01/2024	247R		Trustee fees for FY25 DS2017A-1		3,500.00	0.00
Bill	03/18/2025	121232	Regions Bank.	Annual Trustee Fees Series 2021	3,500.00		3,500.00
Total 1530030 · Trustee Fees					10,500.00	7,000.00	3,500.00
Total 1130000 · Debt Service Administration					16,908.00	7,000.00	9,908.00
1140000 · Utilities							
1540010 · Utilities- Electricity							
Bill	10/17/2024	96069...	SECO Energy	17650 Sawgrass Bay Blvd 9/16/24 - 10/15/24	98.00		98.00
Bill	10/17/2024	96060...	SECO Energy	17052 Basswood Lane 9/16/24 - 10/15/24	39.00		137.00
Bill	10/17/2024	96047...	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/16/24 - 10/15/24	38.00		175.00
Bill	10/17/2024	96047...	SECO Energy	16920 Sawgrass Bay Blvd 9/16/24 - 10/15/24	74.00		249.00
Bill	10/17/2024	96053...	SECO Energy	17325 Sawgrass Bay Blvd 9/16/24 - 10/15/24	327.00		576.00
Bill	11/15/2024	96053...	SECO Energy	17325 Sawgrass Bay Blvd 10/15/24 - 11/13/24	315.00		891.00
Bill	11/15/2024	96069...	SECO Energy	17650 Sawgrass Bay Blvd 10/15/24 - 11/13/24	119.00		1,010.00
Bill	11/15/2024	96047...	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/15/24 - 11/13/24	38.00		1,048.00
Bill	11/15/2024	96047...	SECO Energy	16920 Sawgrass Bay Blvd 10/15/24 - 11/13/24	86.00		1,134.00
Bill	11/15/2024	96060...	SECO Energy	17052 Basswood Lane 10/15/24 - 11/13/24	39.00		1,173.00
Bill	12/17/2024	96047...	SECO Energy	16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24	86.00		1,259.00
Bill	12/17/2024	96047...	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24	39.00		1,298.00
Bill	12/17/2024	96053...	SECO Energy	17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24	338.00		1,636.00
Bill	12/17/2024	96069...	SECO Energy	17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24	120.00		1,756.00
Bill	12/17/2024	96060...	SECO Energy	17052 Basswood Lane 11/13/2024 TO 12/13/2024	40.00		1,796.00
Bill	01/16/2025	96053...	SECO Energy	17325 Sawgrass Bay Blvd 12/13/24 - 1/14/25	360.00		2,156.00
Bill	01/16/2025	96047...	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/13/24 - 1/14/25	41.00		2,197.00
Bill	01/16/2025	96047...	SECO Energy	16920 Sawgrass Bay Blvd 12/13/24 - 1/14/25	100.00		2,297.00
Bill	01/16/2025	96069...	SECO Energy	17650 Sawgrass Bay Blvd 12/13/24 - 1/14/25	130.00		2,427.00
Bill	01/16/2025	96060...	SECO Energy	17052 Basswood Lane 12/13/2024 TO 01/14/2025	43.00		2,470.00
Bill	02/17/2025	96047...	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 1/14/25 - 2/13/25	39.00		2,509.00
Bill	02/17/2025	96060...	SECO Energy	17052 Basswood Lane 1/14/25 - 2/13/25	40.00		2,549.00
Bill	02/17/2025	96047...	SECO Energy	16920 Sawgrass Bay Blvd 1/14/25 - 2/13/25	105.00		2,654.00
Bill	02/17/2025	96069...	SECO Energy	17650 Sawgrass Bay Blvd 1/14/25 - 2/13/25	127.00		2,781.00
Bill	02/17/2025	96053...	SECO Energy	17325 Sawgrass Bay Blvd 1/14/25 - 2/13/25	336.00		3,117.00
Bill	03/19/2025	96060...	SECO Energy	17052 Basswood Lane 2/13/25 - 3/17/25	43.00		3,160.00
Bill	03/19/2025	96047...	SECO Energy	16920 Sawgrass Bay Blvd 2/13/25 - 3/17/25	102.00		3,262.00
Bill	03/19/2025	96047...	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 2/13/25 - 3/17/25	41.00		3,303.00
Bill	03/19/2025	96053...	SECO Energy	17325 Sawgrass Bay Blvd 2/13/25 - 3/17/25	362.00		3,665.00
Bill	03/19/2025	96069...	SECO Energy	17650 Sawgrass Bay Blvd 2/13/25 - 3/17/25	106.00		3,771.00
Total 1540010 · Utilities- Electricity					3,771.00	0.00	3,771.00
1540020 · Streetlights							
Bill	10/01/2024	250	HV Solar Lighting	Reference: Light Installation Oct 24.	18,080.00		18,080.00
Bill	10/01/2024	251	HV Solar Lighting	Reference: Street Light Project Oct 24.	2,600.00		20,680.00
Bill	11/01/2024	263	HV Solar Lighting	Reference: Light Installation Nov 24.	18,080.00		38,760.00
Bill	11/01/2024	264	HV Solar Lighting	Reference: Street Light Project Nov 24.	2,600.00		41,360.00
Bill	12/01/2024	286	HV Solar Lighting	Installation of Lights.	18,080.00		59,440.00
Bill	12/01/2024	287	HV Solar Lighting	Street Light Project Dec 24.	2,600.00		62,040.00
Bill	01/01/2025	308	HV Solar Lighting	Street Light - Edgemont Base Jan. 2025.	2,600.00		64,640.00
Bill	01/01/2025	307	HV Solar Lighting	Streetlights - 319 Installations.	18,080.00		82,720.00
Bill	01/23/2025	346	HV Solar Lighting	Reference: Install Lights.	18,080.00		100,800.00
Bill	02/01/2025	347	HV Solar Lighting	Reference: Street Light Project Feb 25.	2,600.00		103,400.00
Bill	02/20/2025	362	HV Solar Lighting	Reference: Light Installation.	18,080.00		121,480.00
Bill	03/01/2025	363	HV Solar Lighting	Reference: Street Light Project March 25.	2,600.00		124,080.00
Total 1540020 · Streetlights					124,080.00	0.00	124,080.00

Avalon Groves CDD
Transaction Detail by Account
October 2024 through March 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1540030 · Utility - Water							
Bill	10/13/2024	40258...	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/29/24 - 9/27/24	234.08		234.08
Bill	10/13/2024	65505...	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/22/24 - 9/24/24	59.60		293.68
Bill	10/13/2024	76250...	Sunshine Water Services	Goldcrest Loop Playground 8/22/24 - 9/24/24	13.60		307.28
Bill	10/13/2024	43770...	Sunshine Water Services	Basswood Ln Island Irrigation 8/22/24 - 9/24/24	2,774.27		3,081.55
Bill	11/12/2024	76250...	Sunshine Water Services	Goldcrest Loop Playground 9/24/24 - 10/23/24	13.63		3,095.18
Bill	11/12/2024	65505...	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/24/24 - 10/23/24	54.07		3,149.25
Bill	11/12/2024	40258...	Sunshine Water Services	Paragon Ln - Playground Irrigation 9/27/24 - 10/28/24	237.88		3,387.13
Bill	11/12/2024	43770...	Sunshine Water Services	Basswood Ln Island Irrigation 9/27/24 - 10/28/24	1,404.42		4,791.55
Bill	12/10/2024	40258...	Sunshine Water Services	Paragon Ln - Playground Irrigation 10/28/24 - 11/25/24	221.96		5,013.51
Bill	12/10/2024	43770...	Sunshine Water Services	Basswood Ln Island Irrigation 10/28/24 - 11/25/24	555.26		5,568.77
Bill	12/10/2024	65505...	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24	50.46		5,619.23
Bill	12/10/2024	76250...	Sunshine Water Services	Goldcrest Loop Playground 10/28/24 - 11/25/24	13.99		5,633.22
Bill	01/12/2025	40258...	Sunshine Water Services	Paragon Ln - Playground Irrigation 11/25/24 - 12/30/24	226.30		5,859.52
Bill	01/12/2025	65505...	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/19/24 - 12/23/24	59.99		5,919.51
Bill	01/12/2025	76250...	Sunshine Water Services	Goldcrest Loop Playground 11/20/24 - 12/23/24	13.63		5,933.14
Bill	01/12/2025	43770...	Sunshine Water Services	Basswood Ln Island Irrigation 11/19/24 - 12/23/24	834.98		6,768.12
Bill	02/11/2025	40258...	Sunshine Water Services	Paragon Ln - Playground Irrigation 12/30/24 - 1/28/25	209.89		6,978.01
Bill	02/11/2025	76250...	Sunshine Water Services	Goldcrest Loop Playground 12/23/24 - 1/22/25	13.67		6,991.68
Bill	02/11/2025	65505...	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 12/23/24 - 1/22/25	31.21		7,022.89
Bill	02/11/2025	43770...	Sunshine Water Services	Basswood Ln Island Irrigation 12/23/25 - 1/22/25	737.75		7,760.64
Bill	03/12/2025	40258...	Sunshine Water Services	Paragon Ln - Playground Irrigation 1/28/25 - 2/28/25	108.56		7,869.20
Bill	03/12/2025	65505...	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 1/22/25 - 2/25/25	22.71		7,891.91
Bill	03/12/2025	76250...	Sunshine Water Services	Goldcrest Loop Playground 1/22/25 - 2/25/25	13.67		7,905.58
Bill	03/12/2025	43770...	Sunshine Water Services	Basswood Ln Island Irrigation 1/22/25 - 2/25/25	524.57		8,430.15
Total 1540030 · Utility - Water					8,430.15	0.00	8,430.15
Total 1140000 · Utilities					136,281.15	0.00	136,281.15
1160000 · Physical Environment							
1560010 · Lake & Pond Maintenance							
Bill	10/01/2024	SE-25...	Steadfast Environmental, ...	Reference: Routine Aquatic Maintenance 10/24.	3,370.14		3,370.14
Bill	10/03/2024	SE-25...	Steadfast Environmental, ...	Aquatic Insecticide / Larvicide applications for ponds 1-65.	13,398.00		16,768.14
Bill	11/04/2024	SE-25...	Steadfast Environmental, ...	Routine Aquatic Maintenance 11/24.	3,370.14		20,138.28
Bill	11/13/2024	SE-25...	Steadfast Environmental, ...	Reference: Partial billing of the fall Midge fly treatment.	6,699.00		26,837.28
Bill	12/02/2024	SE-25...	Steadfast Environmental, ...	Routine Aquatic Maintenance 12/24.	3,370.14		30,207.42
Bill	12/26/2024	SE-26...	Steadfast Environmental, ...	Difference in price per addendum beginning 10/24.	269.58		30,477.00
Bill	01/01/2025	SE-26...	Steadfast Environmental, ...	Routine Aquatic Maintenance 1/25.	3,460.00		33,937.00
Bill	02/01/2025	SE-26...	Steadfast Environmental, ...	Reference: Routine Aquatic Maintenance Feb 25.	3,460.00		37,397.00
Bill	02/13/2025	SE-26...	Steadfast Environmental, ...	Reference: Stocking of Pond.	6,500.00		43,897.00
Bill	03/01/2025	SA-10...	Steadfast Environmental, ...	Reference: Routine Aquatic Maintenance 3.25.	3,460.00		47,357.00
Bill	03/31/2025	425898	Vesta District Services	Reference: Billable Expenses - Mar 2025.	128.04		47,485.04
Total 1560010 · Lake & Pond Maintenance					47,485.04	0.00	47,485.04
1560020 · Landscape Maintenance							
Bill	10/01/2024	118482	Down to Earth	Reference: Landscape Maintenance Oct 24.	27,110.25		27,110.25
Bill	11/01/2024	122055	Down to Earth	Landscape Maintenance Nov 24.	27,110.25		54,220.50
Bill	12/01/2024	125452	Down to Earth	Landscape Maintenance Dec 24.	27,110.25		81,330.75
Bill	12/18/2024	128488	Down to Earth	Monthly Irrigation Inspection Billing.	717.13		82,047.88
Bill	01/01/2025	127462	Down to Earth	Reference: Landscape Maintenance Jan 25.	27,110.25		109,158.13
Bill	01/23/2025	130897	Down to Earth	Reference: Remove Fallen Palm.	309.98		109,468.11
Bill	01/31/2025	132295	Down to Earth	Reference: Monthly Irrigation Billing Jan 25.	500.79		109,968.90
Bill	02/01/2025	131565	Down to Earth	Reference: Landscape Maintenance Feb 25.	27,110.25		137,079.15
Bill	02/28/2025	135456	Down to Earth	Reference: Monthly Irrigation Inspection.	333.07		137,412.22
Bill	03/01/2025	134618	Down to Earth	Reference: Landscape Maintenance Mar 25.	27,110.25		164,522.47
Total 1560020 · Landscape Maintenance					164,522.47	0.00	164,522.47
1560030 · Landscape Replenishment							
Bill	10/28/2024	120335	Down to Earth	Irrigation Repairs after Controller Replacement	1,506.62		1,506.62
Bill	10/31/2024	121470	Down to Earth	Reference: Monthly Irrigation Inspection.	1,200.16		2,706.78
Bill	10/31/2024	121714	Down to Earth	Reference: Hurricane Milton Clean Up.	3,750.00		6,456.78
Bill	11/22/2024	124405	Down to Earth	Brush Cut Tract Behind Alligator Flag.	2,927.89		9,384.67
Bill	11/30/2024	126072	Down to Earth	Monthly Irrigation Inspection Billing 11/24.	750.88		10,135.55
Bill	01/31/2025	132308	Down to Earth	Reference: Landscape Enhancement 1/25.	2,122.98		12,258.53
Bill	01/31/2025	132307	Down to Earth	Reference: Landscape Enhancement 1/25.	4,045.00		16,303.53
Bill	03/13/2025	136279	Down to Earth	Reference: Irrigation Controller replacement.	7,356.89		23,660.42
Bill	03/31/2025	137831	Down to Earth	Reference: Monthly Irrigation Inspection Billing.	539.46		24,199.88
Total 1560030 · Landscape Replenishment					24,199.88	0.00	24,199.88
1560040 · Wetland Mitigation & Maint.							
Bill	10/01/2024	177069	BIO-TECH CONSULTING...	Mitigation Monitoring.	2,400.00		2,400.00
Bill	10/01/2024	174099	BIO-TECH CONSULTING...	Mitigation Monitoring.	3,000.00		5,400.00
Bill	10/08/2024	181733	BIO-TECH CONSULTING...	Mitigation Monitoring.	5,900.00		11,300.00
Bill	12/02/2024	182424	BIO-TECH CONSULTING...	Mitigation Monitoring.	2,000.00		13,300.00
Total 1560040 · Wetland Mitigation & Maint.					13,300.00	0.00	13,300.00
1560050 · Field Management							
Bill	10/01/2024	422529	Vesta District Services	Reference: Management Fees Oct 24.	540.75		540.75
Bill	11/01/2024	423010	Vesta District Services	Reference: Management Fees Nov 24.	540.75		1,081.50
Bill	12/01/2024	423461	Vesta District Services	Management Fees Dec 24.	540.75		1,622.25
Bill	01/01/2025	424074	Vesta District Services	Management Fees Jan 25.	540.75		2,163.00
Bill	02/01/2025	424702	Vesta District Services	Reference: Management Fees Feb 25.	540.75		2,703.75
Bill	03/01/2025	424934	Vesta District Services	Reference: Management Fees Mar 25.	540.75		3,244.50
Total 1560050 · Field Management					3,244.50	0.00	3,244.50

Avalon Groves CDD
Transaction Detail by Account
October 2024 through March 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1560060 · Field Contingency							
Bill	10/01/2024	10007...	Fly by Night, Inc.	Reference: Bat Houses.	1,846.37		1,846.37
Bill	10/16/2024	34471A	Fountain Design Group, I...	QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.	175.00		2,021.37
Bill	01/08/2025	35146A	Fountain Design Group, I...	QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.	175.00		2,196.37
Total 1560060 · Field Contingency					2,196.37	0.00	2,196.37
1560070 · Hardscape Repairs & Maint							
Bill	12/12/2024	1341	Platinum Exterior Service...	Deposit for Pressure Cleaning.	3,468.83		3,468.83
Bill	01/31/2025	424818	Vesta District Services	Reference: Billable Expenses - Jan 2025.	1,489.95		4,958.78
Bill	02/14/2025	1341-1	Platinum Exterior Service...	Final Payment.	8,093.93		13,052.71
Bill	02/28/2025	425345	Vesta District Services	Reference: Billable Expenses - Feb 2025.	2,203.32		15,256.03
Bill	03/13/2025	136280	Down to Earth	Reference: Reconnect Main line to new pipe.	6,357.34		21,613.37
Bill	03/31/2025	425898	Vesta District Services	Reference: Billable Expenses - Mar 2025.	793.37		22,406.74
Total 1560070 · Hardscape Repairs & Maint					22,406.74	0.00	22,406.74
1560090 · Porter Services							
Bill	10/30/2024	13553	Clean Star Services	Trash Service	310.00		310.00
Bill	11/19/2024	13771	Clean Star Services	Monthly Trash Collection - October 2024	310.00		620.00
Bill	12/30/2024	14003	Clean Star Services	Monthly Trash Service.	310.00		930.00
Bill	01/29/2025	14237	Clean Star Services	Trash Service Jan 25	310.00		1,240.00
Bill	02/28/2025	14467	Clean Star Services	Trash Service Feb 25.	310.00		1,550.00
Bill	03/27/2025	14697	Clean Star Services	Reference: Trash Service Mar 25.	597.50		2,147.50
Bill	03/31/2025	425898	Vesta District Services	Reference: Billable Expenses - Mar 2025.	352.02		2,499.52
Total 1560090 · Porter Services					2,499.52	0.00	2,499.52
1560120 · Midge Fly Treatment							
Bill	12/09/2024	SE-25...	Steadfast Environmental, ...	Midge Fly Treatment.	6,699.00		6,699.00
Total 1560120 · Midge Fly Treatment					6,699.00	0.00	6,699.00
1560140 · Wildlife Removal							
Bill	11/07/2024	548	Swine Solutions, LLC	Monthly Trapping November 2024	1,550.00		1,550.00
Bill	11/25/2024	549	Swine Solutions, LLC	Monthly Trapping Service.	1,550.00		3,100.00
Bill	12/28/2024	556	Swine Solutions, LLC	Monthly Trapping Service.	1,550.00		4,650.00
Bill	01/27/2025	562	Swine Solutions, LLC	Reference: Monthly Trapping Service.	1,550.00		6,200.00
Bill	02/28/2025	570	Swine Solutions, LLC	Reference: Monthly Trapping Service.	1,550.00		7,750.00
Bill	03/24/2025	580	Swine Solutions, LLC	Reference: Trapping Services.	1,550.00		9,300.00
Total 1560140 · Wildlife Removal					9,300.00	0.00	9,300.00
Total 1160000 · Physical Environment					295,853.52	0.00	295,853.52
TOTAL					**533,519.95**	**7,000.00**	**526,519.95**

EXHIBIT 23

Avalon Groves CDD
Landscape Committee
(Draft | 18 March 2025)

Co-Op Delegations: Weston & Ruperez

Weston: Edgemont, PAS and V1
Ruperez: V2, V3 and Alton Serenoa (V4)

Statement of Purpose:
Collaborate with vendors related to Landscape issues and projects. Evaluate performance-based tasks and communicate area of problems and provide solutions to all vested parties.

Policy: Measure the standards for overall performance and adherence to the contractual agreement between both parties.

Procedures: Each assigned liaison will do walkthrough at least once a month from April 1st to October 31st. The grading will be submitted for four different entities: CDD workshop, LCAM, Vesta and D.T.E. (Down-to-Earth). Vesta and DTE will receive an electronic copy as part of running record.

VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	UNSATISFACTORY	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)			
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)			
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)			
WEED CONTROL – TURF AREAS (reasonably free of weeds)			
WEED CONTROL – BED AREAS (reasonably free of weeds)			
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)			
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)			
CLEANLINESS (debris free, leaf litter, landscape debris, grass clippings)			
MULCHING (distributed appropriately, bare areas, recommended is 3")			
WATER/IRRIGATION MANAGEMENT			
PRIOR MAINTENANCE ITEMS ADDRESSED			

Location: Edgemont | PAS | V1 | V2 | V3 | Alton Serenoa (V4)
Date:
Auditor: Weston | Ruperez

EXHIBIT 24

Avalon Groves – Outstanding Action Items FY 2025
Completed action items have been archived
DM – District Manager (Kyle Darin/Heath Beckett, Vesta District Services)
DC – District Counsel (Bennett Davenport, Kutak Rock)
DE – District Engineer (Greg Woodcock, Stantec)
FM - Field Manager (Michael Bush, Vesta)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DE	Create another spreadsheet based on review of easements	3/27/2025		
DE	Redistribute maintenance map to Supervisors (to confirm if exhibit is required to accompany the wetland/wetland setback line notice to the residents)	2/27/2025		
DC	Letter to lighting company from either District Manager or District Council	3/27/2025		
DC	Provide District Manager with verbiage on fireworks for letter to residents	3/27/2025		
DC	Senate Bill 140	3/27/2025		
DC/DE	Compose letter detailing information on wetland buffers to be mailed to entire community.	6/27/2024		
DM/DE/DC	Reach out to Pacific Ace contractor/ Lake County regarding remediation of irrigation	5/23/2024		6/11 The County stated that they do not permit irrigation lines within their right of way, and we would have to contact the developer of Sanctuary Drive or TECO who was doing work within the area of the damaged irrigation lines to have the irrigation lines reinstalled. 6/24 KB Homes named as Developer 1/26 - DTE connected w/Evergreen (KB Homes vendor) re: mainline irrigation repairs 2/27 - request start/end date 3/19 - Evergreen Team due on site to finalize and schedule
DM	Confirm whether insurance wi	3/27/2025		
DM	Draft letter to residents educating them on the conservation areas/wetlands	2/27/2025		4/10 Supervisors discussed draft at workshop
DM	Review coding of invoices assigned to Streetlights and Landscape Maintenance	2/27/2025		
DM	Check whether streetlight reports are available	2/27/2025		
FM	Install pet waste station at the I	3/27/2025		
FM	Notify streetlight vendor Village 3 lights not turning off during daylight hours	2/27/2025		3/24 - appears to be corrected
FM	Evaluate monument condition and obtain repair quotes	10/28/2024		2/27/2025 Proposal request for pressure washing curbs & monuments & monument repairs
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		
FM	Re-document recent sidewalk repairs for both safety and aesthetics.	6/27/2024		
DTE	Proposal for irrigation at ponds for budget discussion	3/27/2025		
DTE	Report and proposal for the repairs and landscape replacement affected by the absence of the irrigation mainline	2/27/2025	Ongoing	Still waiting on KB contractor to set a schedule. 3/26/25 Phase 1 recovery proposal provided.