AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

Advanced Workshop Package

Date/Time:
Thursday
May 15, 2025
10:00 a.m.

Location:
Palms at Serenoa Clubhouse
17244 Bay Cedar Way,
Clermont, FL 34714

Note: The advanced workshop package is a working document and thus all materials are considered DRAFTS prior to presentation.

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 Workshop of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, May 15, 2024** at **10:00 a.m.** at Palms at **Serenoa Clubhouse – 17244 Bay Cedar Way, Clermont, FL 34714.**

The advanced copy of the agenda for the workshop 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.

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Cc: Attorney
District Records

AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday May 15, 2025
Time: 10:00 a.m.
Location: Palms at Serenoa Clubhouse
17244 Bay Cedar Way
Clermont, FL 34714

Click Here to Join the Meeting Online
Dial-in Number: 1-904-348-0776
Phone Conference ID: 684 257 747#
(Mute/Unmute: *6)
(Raise/Lower Hand: *5)

*Gate Code for Meeting Access Only: 56143

Workshop Agenda

The Workshop is convened to discuss any matters that may come before the Board.
No decisions will be made, nor action taken, on behalf of the CDD at this workshop.

I. Call to Order

II. Selection of Workshop Secretary Heath Beckett, District Manager

III. Audience Comments

IV. Discussion Items

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

1. Discussion on Contract Scope with Down To Earth Principals
   a. Discussion on Deficiencies/Issuing Notice to Cure — Exhibit 1
   b. Discussion Regarding Credit for Mechanical Edging Services Not Rendered in First Quarter
2. Review of Contract — Exhibit 2
   a. Discussion on Total Number of Mowings per Year
3. Discussion on Landscape and Irrigation Maintenance RFP

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

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

1. Discussion on FY 2026 Budget
   a. Review of Proposed FY 2026 Budget — Exhibit 3

   References
   i. 12-Month Transaction Detail — Exhibit 4
   ii. Current Financial Report — Exhibit 5
   iii. FY 2024 Fund Balance Report — Exhibit 6

IV. Discussion Items

D. Finance

1. Discussion on FY 2026 Budget (Continued)

b. Review of Possible Capital Improvement Projects

i. Pond Erosion — Exhibit 7

ii. Edgemont & Village 1 Outlets and Monument Lighting — Exhibit 8

A) Klinger Electrical Services - $47,111.00

B) TPG Lighting - $68,665.20

iii. Monument Solar Lighting — Exhibit 9

A) Mr. Electric Monument Lighting Repair - $2,5650.00

B) TPG Lighting - $32,049.60

iv. Landscape Replenishment

A) Irrigation

B) Sawgrass Bay Blvd Beds

C) Trees

1) Down To Earth Proposal #116725 - Sawgrass Bay Blvd Palms Replacements - $6,359.71 — Exhibit 10

2) Down To Earth Proposal #114231 for Sod Replacement at Sawgrass Bay Blvd. Median (Sanctuary Irrigation Landscape Replacement Phase 1) - $24,731.77 — Exhibit 11

v. Playground Shade Structures — Exhibit 12

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

B) Medley Construction:

1) 30'x30' - $30,000.00

2) 35'x35' - $37,500.00

3) 40’x40’- $45,000.00

4) Single Post Umbrella - $15,000.00

IV. Discussion Items

D. Finance

1. Discussion on FY 2026 Budget

b. Review of Possible Capital Improvement Projects

v. Playground Shade Structures (Continued)

C) Shade Systems:

1) 30'x40' at Goldcrest Loop - $62,316.50

2) 20'x30' at Paragon Lane - $40,242.44

vi. Mailbox Pavillion

vii. Additional Projects

E. Other Items

V. Next Meeting Announcements

Regular Meeting
7:00 p.m. on May 22, 2025
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd., Clermont, FL 34714

Workshop
10:00 a.m. on June 12, 2025
Palms at Serenoa Clubhouse
17244 Bay Cedar Way, Clermont, FL 34714

VI. Adjournment

EXHIBIT 1

From: Seat3 <Seat3@avalongrovescdd.com>
Sent: Tuesday, May 6, 2025 10:09 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: Re: Avalon Groves CDD

Hi Heath,

Thanks you so much for everything you're doing. Notice of cure is not just for irrigation.

Weeds Not Hand-Pulled:

Weed beds are supposed to be hand-pulled per our contract. Right now, they're being chemically treated and left to die, which is not compliant and not acceptable.

Mechanical Edging:

All areas are supposed to be mechanically edged with every service per our contract. I was informed by Justin that DTE implemented a new method where edging is performed only every other service. This is a clear deviation from the agreed scope. I am requesting a credit starting from January 2025 to reflect the mechanical edging services that were missed.

Pond Maintenance:

Steadfast confirmed that the condition around the pond behind Village Three exit resulted from a lack of maintenance by DTE. Only after a complaint was submitted did the area get addressed, which shows a reactive — not proactive — service approach.

Line Trimming:

This continues to be an issue. Overgrown grass is clearly visible around stop signs and light poles. Thank you for sending a detailed crew out to address this separately, but again — this should be routine and not require escalation.

Paved Areas – Sawgrass Bay Boulevard:

There are crack weeds in various areas, and in spots where dirt has accumulated, plants are now growing. Additionally, the catch basins contain landscape debris despite previous requests to have them cleaned out.

Irrigation Inspections and Response Times:

This has been one of the most concerning areas of underperformance. I reported irrigation issues in Village Three on April 10, and they weren't resolved until May 6 — nearly a month later — only to find the root issue was simply a controller that had been turned off. That kind of delay for such a basic fix is completely unacceptable. Additionally, no one flagged the surrounding areas across the road, which were also suffering. If brown or stressed areas are observed during service, crews should be manually activating irrigation as needed to preserve material. Instead, it required multiple follow-ups from me before we suddenly received an urgent email warning that we might lose material and needed to approve corrective action immediately. By then, the grass had already turned brown. I would like to understand the current wet check schedule, and I'm on-site often enough that I would gladly meet the technician to ensure these issues are being thoroughly inspected.

Fertilization and Pest Control Flags:

AVS flags are not being properly placed after fertilization or pest control applications. When I asked for their placement, I received no clear response, and I could not locate any flags onsite. These markers are important — they should always be placed where pedestrians, pets, or children might be walking for safety and compliance.

Mulch Installation:

Please provide three bids for mulch installation for this year, and be sure to include blowing vs hand application in the scope of work. I was advised by DTE that they dont blow in.

Bahia Grass Treatment:

While the application rates and specs are outlined in the contract, I'd like to better understand how services are being applied to the Bahia grass areas. Are we fertilizing these

areas? Are we treating for weeds? I'd also like to see any soil tests that have been conducted and corresponding treatment records.

Commercial Signage & Trash Removal:

We've requested that all commercial signs and loose trash be removed with every service. While we've seen some improvement, I've noticed that signs are often just being laid down instead of fully removed from the property. The ones in the median have been there for two weeks.

Mowing Frequency:

Justin often advised that mowing services during the winter were skipped and provided some form of supplemental service in lieu. Please provide the exact number of mowings that are performed, and provide an amended contract reflecting the reduction service and costs. If we need extra services outside of our contract, we will let you know.

Missing Trees behind 17288 Saw Palmetto

Reported two missing trees behind this property that appears to have been removed. The irrigation bubblers or parts of them appear to be in the area. Do we have an update on this?

Mowing Patterns:

DTE is using large machines, which is understandable, but they are riding on the mowers and not getting off to address the other side of flower beds. As a result, areas with no grass, only mulch pads, are often missed. This is evident by the tall grass shoots — about a foot in height — along the edges of these medians where the mowers don't reach.

From: Seat3 <Seat3@avalongrovescdd.com>
Sent: Tuesday, May 6, 2025 3:22 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Re: CDD - Avalon Groves Field Maintenance Request [#98]

Good afternoon,




I wanted to update you on DTE. Crews were sent out today to address some deficiencies, which is appreciated, though it feels more reactive than proactive.

I'm glad to see the irrigation issue near Village Three, reported on April 10, was resolved, though it took just under a month. Attached is a photo showing the Liriope being replaced by DTE, as the material expired under their care. We appreciate them taking responsibility for this.

Regarding the St. Augustine grass area past Village Three (between the road and sidewalk), Justin informed me today that it's part of the KB break. However, this area is far from the intersection and on the south side of the road. The section between the clubhouse and the Serenoa Lakes entrance is actively irrigated—aren't they on the same line, just running on different zones or clocks?

Can you confirm with certainty that this area is part of the KB break and when it was first reported to the District? Depending on the response, we'll determine whether to hold DTE responsible for the turf replacement. This area was never included in any of the restoration proposals from Justin for the KB work, including the $27K and $24K projects. He didn't

mention it during our drive-through either. If the area needs replacing, it could cost a couple thousand dollars for landscape restoration.

Service Status:

• Line trimming: completed today

• Mechanical edging: 75% complete

• Commercial sign removal: laying on median

• Pest/weed control: applied, but no AVC flags visible.

For the meeting, please proceed as planned unless otherwise directed by the Chair. I would like to issue a Notice to Cure to DTE, address the service credit for incomplete mechanical edging, and raise ongoing irrigation concerns. I'd also like to discuss putting these services out to bid, while allowing DTE to correct their issues during that time. This will give us time to review bids and evaluate DTE's performance for a more informed decision during budget.

Please share this with all other supervisors along with the photos and attachments.

Thank you!

From: Heath Beckett <hbeckett@vestapropertyservices.com>
Sent: Tuesday, May 6, 2025 2:02 PM
To: Seat3 <Seat3@avalongrovescdd.com>; Shirley M. Conley <sconley@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Subject: RE: CDD - Avalon Groves Field Maintenance Request [#98]

Hey Gabe,

I just want to make sure that I am getting the correct proposal for you, which area exactly do you want to see replaced? I just want to make sure that I have it all covered in the proposal.

Thanks,

Heath Beckett

District Manager

From: Seat3 <Seat3@avalongrovescdd.com>
Sent: Monday, May 5, 2025 7:17 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Re: CDD - Avalon Groves Field Maintenance Request [#98]









Good evening Heath, Shirley, and Michael,

Attached is photo documentation from today's showing that once again no line trimming or hard edging was completed. Please ensure DTE is formally notified so this charge is deducted from our May service bill.

I've also received no updates on the credit request for the mechanical edging that was not done in April. Please confirm the credit amount. If full payment for April has already been made to DTE, this will need to be addressed at the workshop.

Regarding the area that is dying or has died under DTE's care, which I reported on May 1, I would like to move forward with a proposal and will be asking their principals to cover the bill. Please arrange for their attendance. If I am missing something, or if you've received a corresponding report, please be sure to let me know.

Please confirm all of the above with Gene, as I don't want to override the Chair. **Also, ensure this entire thread, including all photos and videos, is shared with the board for full visibility.**

Thank you,

From: Seat3 <Seat3@avalongrovescdd.com>
Sent: Monday, May 5, 2025 10:29 AM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Cc: Heath Beckett <hbeckett@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Re: CDD - Avalon Groves Field Maintenance Request [#98]

Thank you, Shirley.

The service terms are clear and appropriate; the issue is that DTE is not consistently adhering to them or responding to service expectations. For example, they frequently skip line trimming, rarely perform mechanical edging, have not applied the nutsedge treatment to the area specifically pointed out to Justin, and irrigation responsibilities appear to be overlooked. Are actual wet checks being performed? I still have not seen a report from DTE regarding the area of grass that appears dead. This is the swale area located just outside what Justin highlighted on the map.

One specific area I would like your help addressing is mowing frequency. Please confirm how many actual mowings have been performed, as DTE has often claimed mowing wasn't required and substituted other tasks. I would like to ensure we are tracking the actual number of mowings completed—not estimates—and adjusting the service frequency accordingly.

Lastly, I still request a face-to-face meeting with DTE leadership at our next workshop, as previously discussed.

Regarding today's service, I will check to see if mechanical edging is being performed. In April, I only observed mechanical edging once. I would still like to see a credit issued for services not performed.

From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Monday, May 5, 2025 9:27 AM
To: Seat3 <Seat3@avalongrovescdd.com>
Cc: Heath Beckett <hbeckett@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Subject: RE: CDD - Avalon Groves Field Maintenance Request [#98]

Supervisor,

Discussion on the landscape maintenance contract has been added to the workshop agenda.

Approving the high water mark for the budget is not the same as approving the vendors to continue with their current agreement, you're simply allocating District funds to line items. The vendor can be changed at the Board's discretion in accordance with the contract terms.

Also "a line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the [operation and maintenance] fund do not increase." So when a new vendor is approved for a maintenance contract, you can approve re-allocating funds from another line item if they are not currently available in the line that would normally be used. i.e. selecting a new vendor does not need to be completed before the budget adoption date if doing so would not provide the Board sufficient time to review and update the RFP and select a vendor from the responses received.

If you've not done so already, please provide Heath with any changes you would like to see in the current landscape maintenance scope so we have a document that can be present to the Board for discussion and approval prior to the RFP being approved and advertised.

Thank you,

Shirley

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

From: Seat3 <Seat3@avalongrovescdd.com>
Sent: Saturday, May 3, 2025 4:33 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>; Heath Beckett <hbeckett@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Fw: CDD - Avalon Groves Field Maintenance Request [#98]

Heath, Shirley, and MIchael

I know I've sending a lot of emails lately—apologies, this should be the last one.

I've attached a video Mov 1.MOV and date-stamped photos of the dead grass and shrubs near the Village Three exit. These now will need to be replaced, so could you please get a quote for us to review on the 15th for us to discuss? I'm planning to ask DTE to cover the cost unless they can explain why the issue wasn't addressed sooner and can effectively speak to the timeline I've provided. Also, there are other shrubs in the area that are struggling and could use some extra watering—similar to what Brightview does by manually watering when servicing the HOA to keep their flowers looking great. I also included a photo of the other area across the road (Alston side) which appears to be starting to recover, although still mostly brown.

For the upcoming workshop, please reach out to Gene first to get his approval, then add the landscape contract to the agenda as the first item for discussion. I would like the principals from DTE—not Justin—in attendance to directly address the concerns and issue notice to cure. At the same time, I'll be recommending that we go out for bid for landscape services so we have proposals ready for review ahead of finalizing the budget, giving DTE one last opportunity to respond and demonstrate improvement before any final decisions are made. As things stand, I will NOT vote to approve a budget that includes DTE as our landscape provider. In my opinion, doing so would be a breach of my fiduciary duties to the District. I believe DTE has breached both their contract and their duty of care.

Here are the companies I'd like to see added to an RFP, in addition to any companies Vesta or other supervisors may have. I've got high-level contacts for all of them. I'm also providing this list in my preference, based on actual work experience with each one:

1. **Yellowbird Outdoor**

2. Flora Lawn

3. Brightview (since they're already servicing the community, and I think it could help as they would be accountable for the entire area)

Please share this entire thread, along with photos and video with all supervisors so everyone is in the loop.

Thank you and have a great weekend!

From: Seat3 <Seat3@avalongrovescdd.com>
Sent: Saturday, May 3, 2025 11:18 AM
To: Heath Beckett <hbeckett@vestapropertyservices.com>; Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: Fw: CDD - Avalon Groves Field Maintenance Request [#98]

Heath,

I'm not sure what the formal process is for this, but I'd like to formally request that we add the landscape contract to the agenda for our next workshop. If needed, please feel free to check in with Gene to confirm whether he'd like it included as well.

The intent is to review the current contract and consider the possibility of going out for bids.

Apologies—I meant to include this request earlier.

From: Seat3 <Seat3@avalongrovescdd.com>
Sent: Saturday, May 3, 2025 11:04 AM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Re: CDD - Avalon Groves Field Maintenance Request [#98]

As a follow up to the email below, I did an inspection again this morning and the section of grass noted under May 1 is dead and it's a significant area.

From: Seat3 <Seat3@avalongrovescdd.com>
Sent: Friday, May 2, 2025 6:17 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Re: CDD - Avalon Groves Field Maintenance Request [#98]

Hi Heath,

My apologies for missing your call, I was in meetings most of the day.

Thank you for taking the time to come out to the community and for staying on top of these issues. I really appreciate you following up with Justin and pushing for answers—especially on the edging and the cleanup in front of Village 3. That area really needs attention, and it means a lot that you're helping move things along.

Also, thank you for reviewing the irrigation report and asking for clarification on the zones. Just to help paint the full picture on the irrigation timeline:

April 10 – I first reported concerns about the irrigation at Village 3.

April 23 – I followed up again, noting further signs of stress in the plant material at Village 3.

April 24 – Again stated concerns about the irrigation at Village 3 and also reported concerns across the road. This was done at the meeting.

April 26 – Continued to report concerns about the irrigation in front of Village 3 and across the road.

April 29 – Justin finally sent out an alert email requesting approval for repairs and confirmed Village three entrance is on a separate watering system that across the road.

April 30 – For the first time, actually saw watering taking place in front of Village 3—just one day after Justin provided the irrigation update. The timing is interesting.

May 1 –Reported possible irrigation issue east of the Village Three entrance (St. Augustine grass between the road and the sidewalk).

The browning across Village 3 started around the same time the plantings began to deteriorate at the Village 3 entrance. While these are on different irrigation systems, both

were down around the same time. Had DTE made the effort to drive out and check the reported issues when asked, they would have noticed the problems in Village 3 as well as across the street right away, instead of on 4/29. Brightview in contrasts, has been actively monitoring their plantings and grass in the area by manually supplementing water as needed.

V/r

From: Heath Beckett <hbeckett@vestapropertyservices.com>
Sent: Friday, May 2, 2025 3:05 PM
To: Seat3 <Seat3@avalongrovescdd.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Subject: RE: CDD - Avalon Groves Field Maintenance Request [#98]

Hey Gabe,

I just tried to call you. I wanted to let you know that Michael Bush spoke to Justin this morning and I have followed up with an email to him to see about getting some answers.

I did come out to the community today and drove around.

I do see where they missed the mechanical edging in the median on Sawgrass Bay Blvd. just east of Pacific Ace Way. I re-iterated that mechanical edging must be done in all areas every week.

I know the board approved some enhancement work for Village 3 entrance and I asked when that was going to be completed? I also told him that cleaning up that area was a very high priority and needed to be done ASAP.

I looked at the report that DTE supplied for our last meeting. I looks as if they did a wet check on 3/26/25 but I am unclear as to what zones control what areas. The map that they supplied with the report says that zone 3 is the east side of Sawgrass Bay Blvd. including the entrance to Village 3, but when he explained about the outage a couple of days ago he indicated that Village 3 entrance was sperate from the irrigation across Sawgrass Bay Blvd., so I have asked for clarification on this.

I know this is frustrating to all of us, but we will work through this. If they can't get it together, the board may want to consider terminating DTE and putting the landscaping out for RFP.

I will forward your email to the board so that they know your frustrations.

Please let me know if you have any questions.

Thanks,

Heath Beckett

District Manager

From: Seat3 <Seat3@avalongrovescdd.com>
Sent: Thursday, May 1, 2025 9:07 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Fw: CDD - Avalon Groves Field Maintenance Request [#98]

Hi Heath, Shirley, and Michael,

Proposals aside—this needs immediate attention.

I specifically asked Justin to clean out the beds in Village Three by removing the dried weeds and dead plant material. That request has been ignored. The beds look terrible, and frankly, I understand why homeowners are upset. This reflects poorly on all of us. Please ensure this is taken care of this week.

The irrigation issue is unacceptable. I raised this concern at least three times. Had DTE performed a wet check after our meeting, we wouldn't be dealing with possible replacement issues now. The plant material in Village Three and across the road is brown and crispy, and could potentially be dead. I'm also seeing browning patches of grass east of the Village Three exit, which makes me question whether irrigation is functioning properly in that area. DTE should be held responsible for what's been lost due to their delayed response in addressing our reported issues.

Mechanical edging continues to be ignored, and I will not compromise on this. It is not optional, and it's not up for debate. I brought it up publicly and followed up again this week with Justin—yet there's been no action and no response. Why? This is a required part of the contract, and DTE's ongoing failure to perform it is unacceptable. Please make sure they clearly understand that.

I expect a credit on the next invoice for each instance where edging was missed in April. If that's not going to happen, I expect a direct and specific explanation. At this point, I consider it a breach of contract.

I've been more than fair with both time and opportunity. Please make sure all other supervisors are aware of these concerns so there are no surprises at the workshop.

Thanks you

From: Seat3 <Seat3@avalongrovescdd.com>
Sent: Thursday, May 1, 2025 7:00 PM
To: Justin Sarka <Justin.Sarka@down2earthinc.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>; Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: Re: CDD - Avalon Groves Field Maintenance Request [#98]

Justin,

When can we expect the Landscape team to come in and clean up the flax and loriapi beds to remove dead weed? You and I spoke about this at the last meeting. I want to make it crystal clear this area looks horrible and needs attention ASAP. I frankly feel embarrassed.

Thank you!

From: Justin Sarka <Justin.Sarka@down2earthinc.com>
Sent: Thursday, May 1, 2025 8:16 AM
To: MachForm <mailer@forms-db.com>; sconley@vestapropertyservices.com <sconley@vestapropertyservices.com>; mbush@vestapropertyservices.com <mbush@vestapropertyservices.com>; Seat3 <Seat3@avalongrovescdd.com>; Seat1 <Seat1@avalongrovescdd.com>
Subject: RE: CDD - Avalon Groves Field Maintenance Request [#98]

Good morning,

All these issues are on the proposal for enhancement to village 3. The turf irrigation proposal was approved by The District Manager and will be completed asap.

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: MachForm <mailer@forms-db.com>
Sent: Wednesday, April 30, 2025 2:15 PM
To: Justin Sarka <Justin.Sarka@down2earthinc.com>; sconley@vestapropertyservices.com; mbush@vestapropertyservices.com; seat3@avalongrovescdd.com; seat1@avalongrovescdd.com
Subject: CDD - Avalon Groves Field Maintenance Request [#98]

Your Name	Justin Cosme-Perez
Address	17310 Saw Palmetto Ave
Maintenance Category	Landscape and Irrigation
Located in/along	- Village 3 - Serenoa Lakes
Landscape/Irrigation - Specifically:	- Irrigation - Grass & Mowing

Message

Good Afternoon,

I hope this message finds you well. I am reaching out with ongoing concerns about the condition of the entrance to Serenoa Lakes. The landscaping has been in poor shape for

quite some time, with dead and disheveled areas that detract from the overall appearance of the community.

While I did notice some new plants were added beneath the entrance sign a few month ago, they haven't significantly improved the aesthetics. Additionally, although the blue tarp was recently removed after being in place for nearly a year, the area has been left as bare dirt with no sod replacement.

The Serenoa Lakes sign and monument are also in need of attention, showing visible rust and mildew at the base and the wooden planks are coming out with visible nails. Overall, the entrance appears neglected, especially in comparison to other neighborhoods in Serenoa, and it gives an unfavorable first impression.

Furthermore, the grass across from our entrance is mostly brown until closer to the clubhouse, where it becomes greener. Maybe this is an irrigation issue that needs to be addressed.

These problems have persisted for over a year, and I sincerely hope we can work together to resolve them promptly. Thank you for your time and attention.

Terms and Conditions

Please read the Terms and Conditions prior to communicating electronically.

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

EXHIBIT 2

LANDSCAPE & IRRIGATION SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 1st day of October, 2023, by and between:

> **Avalon Groves Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Lake County, Florida, and having offices at c/o Vest District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District"); and
>
> **SSS Down To Earth Opco, LLC**, a Florida limited liability company, whose address is 2701 Maitland Center Parkway #200 Maitland, Florida 32751 ("Contractor," and collectively with the District, "Parties").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a "Project Manual," and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

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

2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** ("Work"). The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely

be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT C.** The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates Kyle Darin to act as the District Representative. The Contractor shall <u>not</u> take direction from anyone other than the District Representatives (e.g., the Contractor shall <u>not</u> take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars ($100) per day through a reduction in the compensation; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

5. **SUBCONTRACTORS.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

a. Work under this Agreement shall begin October 1, 2023, and end September 30, 2024 ("Initial Term"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for three (3) annual renewals with the same terms set forth herein, in the District's sole discretion.

b. As compensation for the Work, the District agrees to pay Contractor Three Hundred Fourteen Thousand Seven Hundred Fifteen Dollars ($314,715.00) per year, in monthly amounts of Twenty Six Two Hundred Twenty-Six Dollars and Twenty-Five Center ($26,226.25). Such compensation covers only the items specified in Parts 1, 2, 3 and 4 of the Contractor's Proposal Form – Part IV – Pricing ("Contract Amount"). Additionally, for the services specified in Parts 5 and 6 of the Contractor's Proposal Form – Part IV – Pricing, attached hereto as

EXHIBIT B, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.

c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part

thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
   i. WORKERS' COMPENSATION/EMPLOYER'S LIABILITY: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than $100,000.00 per employee per accident, $500,000.00 disease aggregate, and $100,000.00 per employee per disease.
   ii. COMMERCIAL GENERAL LIABILITY: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than $2,000,000.00 per occurrence, $2,000,000.00 aggregate covering all work performed under this Contract.
   iii. AUTOMOBILE LIABILITY: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $2,000,000.00 combined single limit covering all work performed under this Contract.
   iv. UMBRELLA LIABILITY: With limits of not less than $2,000,000.00 per occurrence covering all work performed under this Contract.

b. Each insurance policy required by this Contract shall:
   i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
   ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
   iii. Be written to reflect that the aggregate limit will apply on a per claim basis.

c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.

d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

h. All policies required by this Agreement, with the exception n of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.

i. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

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

11. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of

one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services,

including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

(a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

(b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.

(c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

(d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

(e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

(f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

(g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

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

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

19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*.

22. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

23. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to

employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

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

25. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

26. **ENFORCEMENT OF AGREEMENT**. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

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

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

29. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. **If to the District:** Avalon Groves
Community Development District
250 International Parkway, Suite 208
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. **If to Contractor:** SSS Down To Earth Opco, LLC
2701 Maitland Center Parkway #200
Maitland, Florida 32751
Attn: Tom Lazzaro

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

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

31. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall Lake County, Florida.

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT,

CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, OR BY EMAIL AT KDARIN@VESTAPROPERTYSERVICES.COM, OR BY REGULAR MAIL AT 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.

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

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

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

ATTEST:

Kyle T. Darin

By: Kyle Darin

X Secretary

☐ Assistant Secretary

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Candice Bain
Candice Bain (Sep 21, 2023 08:54 EDT)

By: Candice Bain

X Chairperson

☐ Vice Chairperson

Date: Sep 21, 2023

ATTEST:

By: KEITH A O'NEIL

Its: FLORIDA CONST MANAGER

SSS DOWN TO EARTH OPCO, LLC, a Florida Limited Liability Company

By: Paul M Rodarte

Its: VP

Date: 12 Sept 23

Exhibit A: Scope of Services
Exhibit B: Proposal Pricing (Part IV of Proposal Form)
Exhibit C: Other Forms
Exhibit D: Maintenance Map

EXHIBIT A: SCOPE OF SERVICES

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week
NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches, Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 ¼) inches & Zoysia at a height of one (1) to one and one half (1 ½) inches. Rotary Mowers are preferred for heights above one (1) inch**.** Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. The mulching kit must be left in the "closed" position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counterclockwise direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each and every mow event. Contractor is to include in his proposal, any and all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No "extras" will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted when necessary, upon prior approval.

Pond Mowing - All ponds identified as such on the overall Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Line trimming at Bridge entrances water's edge, control structures, mitered end sections and any other storm water structures shall occur each and every time the pond is mowed. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. This is slightly higher than the mow height in common area Bahia plantings in flatter areas to minimize pond bank erosion. Pond banks will be mowed and trimmed to water's edge. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that

trash debris of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. PARK SITES, CLUBHOUSES, PARKING LOTS AND ALL OTHER HIGH TRAFFIC AMENITIES ON THE PROPERTY SHALL BE CLEANED UP IMMEDIATELY AFTER MOWING AND EDGING TAKES PLACE. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of District property. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear

site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch pulled away from the base of ALL landscape lights at ALL times, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

Palms - All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning palms above the nine o'clock – three o'clock line is prohibited. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall sterilize all pruning equipment prior to pruning the next palm, paying careful attention when pruning Medjool, Sylvester, Reclinata and Canary Palms.

4) WEEDS AND GRASSES – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide.

AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. <u>HAND PULLING MUST BE PERFORMED</u>.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPLACEMENT OF ALL TURF DAMAGED BY THE APPLICATION OR OVERSPRAY OF HERBICIDES (SELECTIVE OR NON-SELECTIVE).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas (including, but not limited to, pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, bike lane edges along roadways) shall be kept weed & debris free. This may be accomplished by mechanical means

(line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curbline expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

PART 2

FERTILIZATION

Any fertilizer ordinance in place for Lake County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF LAKE COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line running east-west from coast to coast through between Tampa & Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

November	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

February	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + Pre M

All Zoysia Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
September	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

February	A complete fertilizer based on soil tests + PreM
March	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
April	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
May	A complete fertilizer based on soil tests
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, uses ferrous sulfate (2 oz/3-5 gal. H2O/1,000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

Prior to final fertilization selection, a complete soil test should be performed to test for soil pH as well as N, P & K levels. Should change be of merit, the Contractor shall notify the District in writing prior to the implementation of such change. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be immediately removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Fertilizer shall be applied in a uniform manner, based on soil samples conducted at least annually. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)
A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September & November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf - Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinchbugs, grubs, nematodes, fireants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants - The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those

species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

Fire Ant Control - Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread-out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas designated as "District Landscape Area" on the Maintenance Exhibit. These areas are indicated with a dark green color. UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all of the existing irrigation systems to date (app. 83 zones, 2 controllers, 2 pump stations & 1 well).

These inspections shall include:

A. Irrigation Controllers
    1. Semi automatic start of the automatic irrigation controller
    2. Check for proper operation
    3. Program necessary timing changes based on site conditions & time DST
    4. Lubricate and adjust mechanical components
    5. Test back up programming support devices
    6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources
    1. Visual inspection of water source
    2. Clean all ground strainers and filters
    3. Test each pump at design capacities weekly; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
    4. Test automatic protection devices

C. Irrigation Systems
    1. Manual test and inspection of each irrigation zone in its entirety.
    2. Clean and raise heads as necessary
    3. Adjust arc pattern and distance for required coverage areas
    4. Clean out irrigation valve boxes

D. Report
    1. Irrigation operation time
    2. Irrigation start time
    3. Maintenance items performed
    4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon execution of the Agreement, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of

run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lake County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with Grade "A" Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3", sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately _____ annuals per planting in 4" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each rotation shall be submitted to the District shortly after execution of contract in order for the District or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered on a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months. (Jan., April, July, and Oct.)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and monthly slow-release nutritional requirements at no additional cost to District. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the spring rotation (March) at no additional cost to District, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each changeout throughout the year. All annual beds shall be raised at least eight inches and covered with a layer of Pine Fines 1" thick. All this shall be provided at no additional cost to the District.

This item will not be included in the contract amount. Contractor shall provide a price per 4" plant as requested and shall submit with bid. This work shall be invoiced separately in the month after service is rendered. Annuals shall include the following:

December through March
A combination of pink petunias, dusty miller and holiday poinsettias. Replace Poinsettias with Dwarf(Sonnet, Snapshot or similar) snapdragons after the holidays or when the poinsettias decline

April through June
Plant a combination of purple Angelonia, red Salvia and Dwarf Zinnias(of the Profusion or Zahara series)

July through November
Beds of a blend of Pentas colors or single colors or a combination of Pentas, Dwarf Zinnias(of the Profusion or Zahara series), Farinacea Salvia, and Torenia

November and December
Red and white petunias
** Alternatives could include Begonias, Sunpatiens, Marigolds, Wheat Celosia, Joseph's coat or Geraniums

The District reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

EXHIBIT B: PROPOSAL PRICING (PART 1V OF PROPOSAL FORM)

PROPOSAL FORM
PART IV PRICING

Term plus First and Second Renewals

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ 282,840.00 Yr**

- Storm Cleanup $ 65.00 /hr

- Freeze Protection (description of ability) UPON REQUEST, DTE WILL SUPPLY LABOR AND FREEZE BLANKETS TO COVER COLD SENSITIVE PLANTS.
$ T&M /application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

- Hand Watering

$ 55.00 /hr for employee with hand-held hose

$ 225.00 /hr for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$ 12,801.06 Yr**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEBRUARY	20-0-10 + PRE M	1	2,932	$1,104.18
APRIL	25-0-12 (WATER SOLUE	0.5	1,466	$552.09
MAY	15-0-15	1	3,909	$777.95
JULY	20-0-10 (WATER SOLUE	1	2,932	$1,104.18
SEPTEMBER	15-0-15	1	3,909	$777.95
NOVEMBER	20-0-10 + PRE M	1	2,932	$1,104.18

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEBRUARY	20-0-10 + PRE M	1	3,419	$1,287.59
APRIL	25-0-12 (WATER SOLUBLE	0.5	1,709	$643.80
JUNE	15-0-15	1	4,558	$1,088.60
OCTOBER	20-0-10 + PRE M	1	3,419	$1,287.59

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	10-0-10	4.0	7,764	$594.77
JUNE	10-0-10	4.0	7,764	$594.77
OCTOBER	10-0-10	4.0	7,764	$594.77

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	8-2-12 +Micro	1.5 per 100sf	486	$322.16
JUNE	8-2-12 +Micro	1.5 per 100sf	486	$322.16
SEPTEMBER	8-2-12 +Micro	1.5 per 100sf	486	$322.16
NOVEMBER	8-2-12 +Micro	1.5 per 100sf	486	$322.16

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	**FORMULA**	**PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)**	**TOTAL POUNDS PRODUCT TO BE APPLIED**	**COST PER APPLICATION**
N/A	**N/A**	**N/A**	**N/A**	**N/A**

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control **(**All labor and materials) **$** **9,656.94** **Yr**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

$ n/a /Yr (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. $ 4,963.50 / Yr

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials) $ 9,417.00 **/Yr**

Freeze Protection (description of ability) DTE CAN SUPPLY FREEZE BLANKETS AND HAY BALES TO PROTECT WELLS / BACK FLOWS.

$ T&M /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate $ 98.00 /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall inspect the irrigation system prior to contract award and shall provide a list of additional charges and pricing for any deficiencies and for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

300 CY Grade "A" Medium Pine Bark Mulch per specs for the first top-dressing at
$ 60.00 /CY (October Application)

And

300 CY Grade "A" Medium Pine Bark Mulch per specs for the second top-dressing at
$ 60.00 /CY (April Application)

Installation of Grade "A" Medium Pine Bark Mulch **$ 36,000.00 /Yr**
(This is the total cost if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The District reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

Contractor shall install n/a (4") annuals four (4) times per year **per specs** at the direction of the District at $ 3.00 /annual.

$ TBD /rotation

$ TBD /Yr (based on four (4) rotations) **(Do not include in Grand Total)**

The District reserves the right to subcontract any annual installation to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

$ 314,715.00 /Yr

FIRST ANNUAL RENEWAL	$ 314,715.00 /Yr*
SECOND ANNUAL RENEWAL	$ 314,715.00 /Yr*
THIRD ANNUAL RENEWAL	$ 327,303.60 /Yr*

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**
IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

PROPOSAL FORM
PART IV PRICING

Third Renewal (year 4)

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance **$ 294,153.60 Yr**

- Storm Cleanup $ 65.00 /hr

- Freeze Protection (description of ability) UPON REQUEST, DTE WILL SUPPLY LABOR AND FREEZE BLANKETS TO COVER COLD SENSITIVE PLANTS.
$ T&M /application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

- Hand Watering

$ 55.00 /hr for employee with hand-held hose

$ 225.00 /hr for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) **$ 13,313.10 Yr**
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEBRUARY	20-0-10 + PRE M	1	2,932	$1,148.35
APRIL	25-0-12 (WATER SOLUE	0.5	1,466	$574.18
MAY	15-0-15	1	3,909	$809.07
JULY	20-0-10 (WATER SOLUE	1	2,932	$1,148.35
SEPTEMBER	15-0-15	1	3,909	$809.07
NOVEMBER	20-0-10 + PRE M	1	2,932	$1,148.35

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
FEBRUARY	20-0-10 + PRE M	1	3,419	$1,339.10
APRIL	25-0-12 (WATER SOLUBLE	0.5	1,709	$669.55
JUNE	15-0-15	1	4,558	$1,132.14
OCTOBER	20-0-10 + PRE M	1	3,419	$1,339.10

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
N/A	N/A	N/A	N/A	N/A

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	10-0-10	4.0	7,764	$618.56
JUNE	10-0-10	4.0	7,764	$618.56
OCTOBER	10-0-10	4.0	7,764	$618.56

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
MARCH	8-2-12 +Micro	1.5 per 100sf	486	$335.04
JUNE	8-2-12 +Micro	1.5 per 100sf	486	$335.04
SEPTEMBER	8-2-12 +Micro	1.5 per 100sf	486	$335.04
NOVEMBER	8-2-12 +Micro	1.5 per 100sf	486	$335.04

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	**FORMULA**	**PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)**	**TOTAL POUNDS PRODUCT TO BE APPLIED**	**COST PER APPLICATION**
N/A	**N/A**	**N/A**	**N/A**	**N/A**

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control **(**All labor and materials) **$ 10,043.22 Yr**
(If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

EXHIBIT C: OTHER FORMS

DAILY WORK JOURNAL

DATE:_____

DESCRIPTION OF WORK PERFORMED TODAY:_____

_____

_____

_____

_____

_____

_____

_____

LOCATIONS:_____

_____

_____

_____

_____

_____

ISSUES REQUIRING ATTENTION: _____
(Please notify District Rep. if any)

_____

_____

_____

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

PEST MANAGEMENT REPORT

DATE:_____

SYMPTOMS:_____

_____

_____

LOCATION: _____

_____

_____

PROBABLE CAUSE OF DAMAGE: _____

_____

_____

_____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

_____

_____

_____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

IRRIGATION REPAIR REQUEST FORM

DATE:_____

DAMAGE:_____

_____

_____

LOCATION:_____

_____

_____

PROBABLE CAUSE OF DAMAGE:_____

_____

_____

_____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR:_____

_____

_____

_____

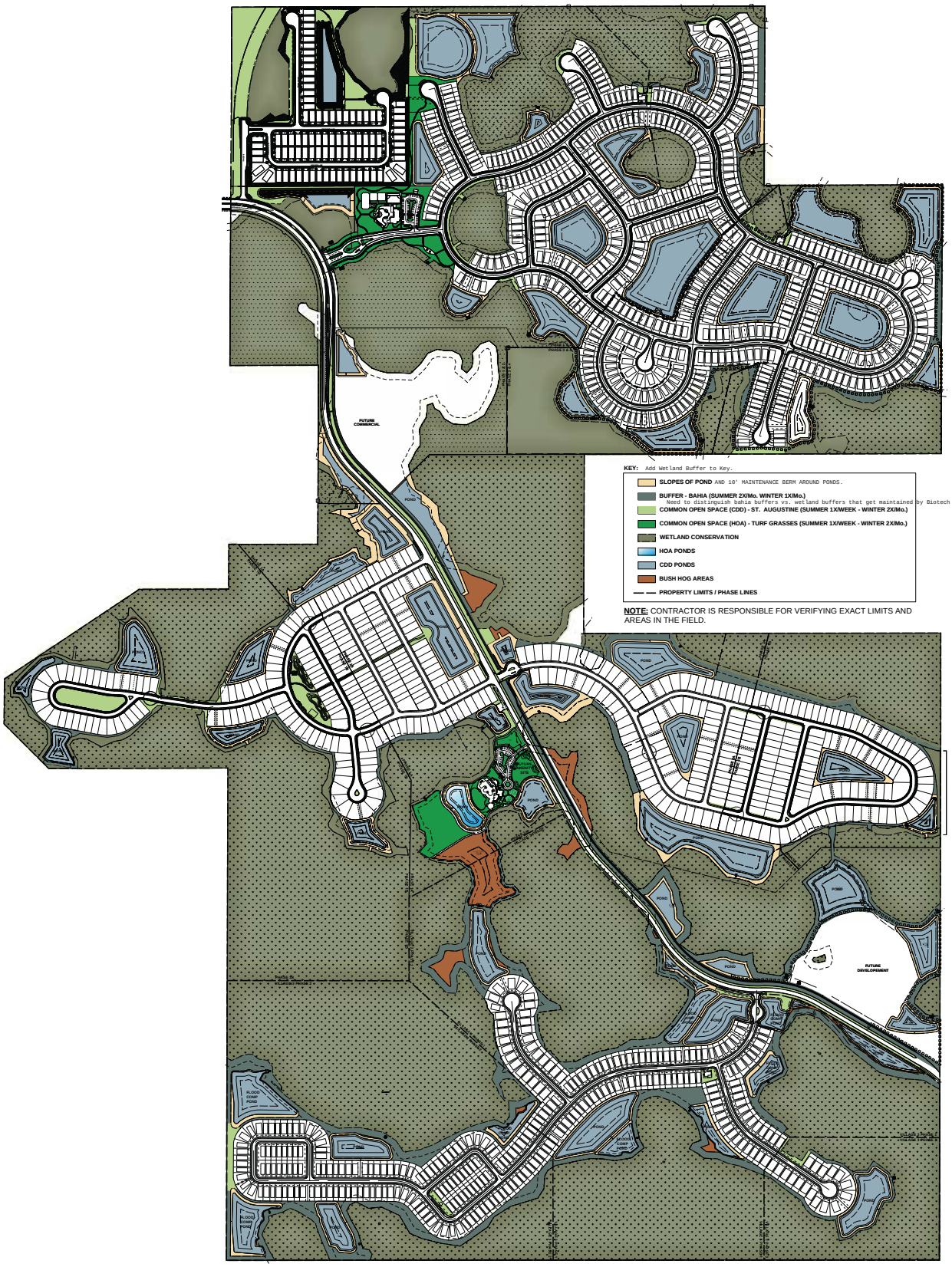
IRRIGATION TECHNICIAN'S NAME:_____

REPRESENTATIVE NAME:_____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

EXHIBIT D: MAINTENANCE MAP

**UPDATED MAP TO BE PROVIDED BY DISTRICT ENGINEER



Active Adult Phases 3-4

Conceptual Site Plan

Avalon Groves CDD

Lake County

3	MAINTENANCE EASEMENT REVISIONS	10/1
2	WETLAND BUFFER REVISIONS	10/1
1	WETLAND BUFFER REVISIONS	10/1
DATE: 09/19/2021		P.M.#: 1220.06.0401

Note: This is a preliminary conceptual site plan and is subject to survey information, final design, engineering and governmental approvals. Additional drainage, facilities and grades may be required and may affect final road layout and layout.

SCALE: 1" = 400'

FIRST AMENDMENT TO LANDSCAPE & IRRIGATION SERVICES AGREEMENT

This **First Amendment** (the "Amendment") is made and entered into this 27th day of June 2024, by and between:

Avalon Groves Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Lake County, Florida, whose address is 250 International Parkway, Suite 208, Lake Mary, FL 32746 (the "District"); and

SSS Down to Earth Opco, LLC, a Florida limited liability company, whose address is 2701 Maitland Center Parkway, #200, Maitland, Florida 32751 (the "Contractor" and, together with the District, the "Parties").

RECITALS

WHEREAS, the District owns, operates and maintains certain public infrastructure improvements, including but not limited to wetland and stormwater management pond improvements; and

WHEREAS, the Parties previously entered into that certain *Landscape & Irrigation Services Agreement,* dated October 1, 2023 (the "Agreement"); and

WHEREAS, Section 27 of the Agreement provides that the Parties may amend the Agreement when such amendment is in writing and authorized by both Parties; and

WHEREAS, the Parties now desire to incorporate landscaping elements in the Edgemont subdivision within the District into scope of services, in accordance with certain terms described herein.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated as a material part of this Amendment.

SECTION 2. AMENDMENT OF AGREEMENT.

A. Section 7b of the Agreement is hereby amended to reflect an additional payment owed to Contractor in an amount of Eight Hundred Eighty-Four Dollars and Zero Cents per month ($884.00/month) or Ten Thousand Six Hundred and Eight Dollars and Zero Cents per year ($10,608.00/year) in exchange for the services rendered to the landscaping improvement in the Edgemont subdivision.

B. **Exhibit A** herein shall be added to Exhibit B in in the Agreement.

C. Exhibit D of the Agreement, as amended, is hereby amended and **Exhibit B**, attached hereto, shall take its place.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the Parties, both Parties have complied with all the requirements of law, and both the Parties have full power and authority to comply with the terms and provisions of this Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[*Signature blocks on the next page*]

IN WITNESS WHEREOF, the parties hereto have signed this Amendment on the day and year first written above.

ATTEST:

Secretary

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Michael Aube (Jul 4, 2024 13:59 EDT)

Chairman, Board of Supervisors

ATTEST:

Account Manager Justin Sarka

SSS DOWN TO EARTH OPCO, LLC

By: Corvin Farmer

Print: Corvin Farmer

Its: Regional Operations Leader

EXHIBIT A

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Landscape Maintenance Agreement Addendum

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

Submitted By: **Down To Earth**

Avalon Groves CDD - Edgemont HOA Addendum

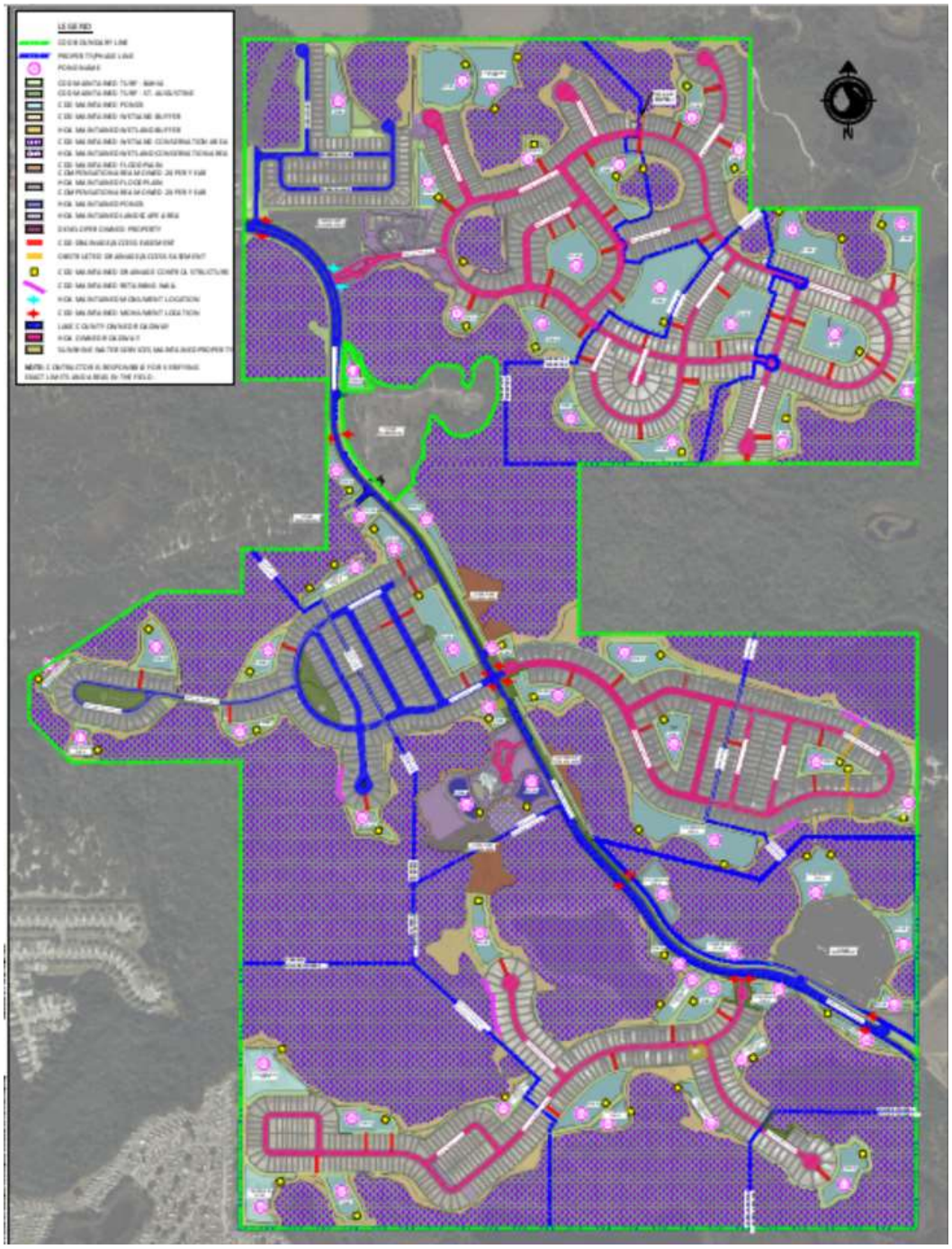
Landscape Maintenance Addendum

Edgemont HOA Addendum

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

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

EXHIBIT B



WORK AUTHORIZATION FOR ADDITIONAL SERVICES

THIS WORK AUTHORIZATION ("Work Authorization"), dated July 25, 2024, authorizes certain work in accordance with that certain *Landscape & Irrigation Services Agreement*, dated October 1, 2023 (the "Agreement"), by and between:

> **AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Lake County, Florida (the "District"); and
>
> **SSS DOWN TO EARTH OPCO, LLC**, a Florida limited liability company, whose address is 2701 Maitland Center Parkway, #200, Maitland, Florida 32751 ("Contractor").

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional services as needed, as set forth in the proposal attached hereto **Exhibit A**, at the rates described therein, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services"). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor the amount set forth in **Exhibit A**. Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Michael Aube (Aug 18, 2024 21:49 EDT)

By: Michael Aube

☐ Chairperson

☐ Vice Chairperson

By:

SSS DOWN TO EARTH OPCO, LLC

By: Justin Sayka

Its: Account Manager

Exhibit A Proposal for Additional Services

Exhibit A: Proposal for Additional Services

DOWN TO EARTH
LANDSCAPE & IRRIGATION

2024

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

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

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

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

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

Phase 3: Property rebuild – Enhancement rates would apply

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

WE ARE HERE FOR YOU!

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

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

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

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

Hurricane Price List

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

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

EXHIBIT 3

AVALON GROVES CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACUTAL	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 TO FY26
REVENUE:				
SPECIAL ASSESEMENTS	$ 996,063	$ 1,319,762	$ 1,319,762	$ -
SERENOA POA COST SHARE AGREEMENT		2,790	2,790	-
INTEREST		-	-	-
TOTAL REVENUE:	**996,063**	**1,322,552**	**1,322,552**	**-**
EXPENDITURES:				
GENERAL ADMINISTRATIVE:				
SUPERVISOR COMPENSATION	10,800	12,000	12,000	-
DISTRICT MANAGEMENT SERVICES	32,960	34,608	36,338	1,730
BANK FEES		150	150	-
AUDITING	7,650	3,800	3,400	(400)
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	3,041	4,000	4,000	-
ENGINEERING SERVICES	70,804	40,000	40,000	-
LEGAL SERVICES	54,421	60,000	60,000	-
TECHNOLOGY & WEBSITE ADMIN.	1,845	2,015	2,015	-
FIRE DISTRICT NON AD-VALOREM ASSMT	3,014	-	-	-
MISCELLANEOUS (appraisal, mailing, etc.)	3,595	1,500	1,500	-
TOTAL GENERAL ADMIN.	**188,306**	**158,248**	**159,578**	**1,330**
INSURANCE:				
INSURANCE	31,295	35,000	35,000	-
TOTAL INSURANCE	**31,295**	**35,000**	**35,000**	**-**
DEBT SERVICE ADMIN. :				
DISCLOSURE REPORT	6,150	5,408	6,624	1,217
ARBITRAGE REBATE REPORT	1,300	2,000	2,000	-
TRUSTEE FEES	24,500	17,500	24,500	7,000
TOTAL DEBT SERVICE ADMIN.	**31,950**	**24,908**	**33,124**	**8,217**
UTILITIES:				
UTILITIES-ELECTRICITY	9,148	20,000	12,000	(8,000)
STREETLIGHTS	250,760	295,000	250,000	(45,000)
UTILITY WATER	21,826	45,000	25,000	(20,000)
TOTAL UTILITIES:	**281,733**	**360,000**	**287,000**	**(73,000)**
PHYSICAL ENVIRONMENT:				
LAKE & POND MAINTENANCE	40,155	54,600	60,000	5,400
LANDSCAPE MAINTENANCE	372,087	314,715	314,715	-
LANDSCAPE - REPLENISHMENT	52,743	76,000	76,000	-
WETLAND MITIGATION & MONITORING	34,250	49,800	45,000	(4,800)
FIELD MANAGEMENT	6,180	6,489	6,814	325
FIELD CONTINGENCY	19,840	88,900	88,900	-
HARDSCAPE REPAIRS & MAINT.	20	15,000	15,000	-
STORMWATER REPORTING	267	25,000	25,000	-
PORTER SERVICES	3,720	10,000	10,000	-
POND PLANTINGS AND EROSION CONTROL	16,200	15,000	15,000	-
FOUNTAIN REPAIR	175	2,700	2,700	-
MIDGE FLY TREATMENT	-	53,592	45,000	(8,592)
PLAYGROUND REPAIRS & MAINT.	-	9,000	9,000	-
WILDLIFE REMOVAL	-	18,600	18,600	-
TOTAL PHYSICAL ENVIRONMENT	**545,637**	**739,396**	**731,729**	**(7,667)**

AVALON GROVES CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACUTAL	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 TO FY26
RESERVE				
RESERVE STUDY	-	5,000	5,000	-
RESERVE CONTRIBUTION	-	-	71,121	71,121
TOTAL RESERVE	**-**	**5,000**	**76,121**	**71,121**
TOTAL EXPENDITURES:	**1,078,922**	**1,322,552**	**1,322,552**	**-**
EXCESS OVER (UNDER) REVENUES:	**(82,858)**	**-**	**-**	**-**
FUND BALANCE - BEGINNING	306,542	223,683	223,683	-
NET CHANGE IN FUND BALANCE	(82,858)	-	-	-
FUND BALANCE ENDING - PROJECTED	**$ 223,683**	**$ 223,683**	**$ 223,683**	**$ -**

AVALON GROVES CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL BUDGETED AMOUNT	COMMENTS (SCOPE OF SERVICE)
SUPERVISOR COMPENSATION		$12,000	Per FS 190 - 5 Supervisors x 12 meetings @ $200/mtg
DISTRICT MANAGEMENT SERVICES	Vesta	$36,338	**(Auto renews 10/1) COL Increase**
DISTRICT ACCOUNTING SERVICES	Vesta	$0	**(Part of Mgmt Contract renews 10/1)**
BANK FEES	Bank United	$150	
AUDITING SERVICES	DMHB	$3,400	**Independent annual financial audit required by Statute. Per contract for Year ending 2025**
REGULATORY AND PERMIT FEES	FL Dept. of Commerce	$175	Statutory CDD Fee
LEGAL ADVERTISEMENTS	Lake Sentinel (Orlando Sentinel)	$4,000	Required Meetings/Public Hearings & any RFP Notices
ENGINEERING SERVICES	Stantec	$40,000	**(Ongoing until termination)**
LEGAL SERVICES	Kutak Rock	$60,000	**(Ongoing until termination)**
TECHNOLOGY & WEBSITE ADMINISTRATION	ampus Suite/Vesta (Microso	$2,015	ADA compliant website - includes monthly scans of the website and website platform (Annual payment - Ongoing until termination) PLUS Supervisor Emails ($360)
MISCELLANEOUS	Tampa Print / Vesta (USPS	$1,500	Additional expenditures for postage & mass mailing printing (Assessment Notice), etc.
INSURANCE	Egis	$35,000	**(Accepted policy starts 10/1) Waiting on Egis to give us new policy amount.**
DISCLOSURE REPORT	Vesta	$6,624	Series 2017A-1 & 2017A-2 bonds, service provided by District Manager
ARBITRAGE REBATE	LLS Tax Solutions	$2,000	Series 2017A-1 & 2017A bond yield calculations & reporting per IRS requirements Series 2019 is exempt (Small Issue Exception) check w/Logan on 2021 & 2023 bonds - either need contrac or small issue exception letter
TRUSTEE FEES	Regions	$24,500	Management of accounts associated with bond issues
UTILITIES - ELECTRIC	SECO	$12,000	Estimated for wells/lift stations (Ongoing until accounts closed)
STREETLIGHTS	HV Solar Lighting	$250,000	**(20-yr agreement w/amendments end c. 4/2/2039)**
UTILITY WATER	Sunshine Water Services	$25,000	**(Ongoing until accounts closed)**
LAKE & POND MAINTENANCE	Steadfast Environmental	$60,000	Lake management service including algae, border grass, and invasive plant control for areas #1- 65 (Annual contract auto renews 10/1 Addendum 2 - FY26: $43,180.00/year, addendums required for COL increase) plus additional projects beyond maintenance scope

AVALON GROVES CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL BUDGETED AMOUNT	COMMENTS (SCOPE OF SERVICE)
LANDSCAPE MAINTENANCE	Down to Earth	$314,715	**General Landscape Maintenance, Fertilization, Pest Control (for trees, ornamentals and groundcover), routine irrigation monitoring & maintenance ($314,715 for FY 24-26, increase to $327,303.60 for FY 27 - Annual contract renews 10/1)**
LANDSCAPE REPLENISHMENT	Down to Earth	$76,000	Miscellaneous inc. mulch, hurricane recovery landscape projects - currently includes irrigation repairs - do you want to separate Irrigation R&R?
WETLAND MITIGATION & MONITORING	BioTech Consulting	$45,000	Quarterly Maintenance, Bi-annual monitoring, Annual Monitoring, Wetland Maintenance. (Auto renews 10/1 for duration of permit requirements [5 yrs] Most recent engagement will end 2028])
FIELD MANAGEMENT	Vesta	$6,814	Field Services to walk the campus for landscape maintenance review and various infrastructure improvements that need to be addressed. (Auto renews 10/1) COL Increase
FIELD CONTINGENCY		$88,900	Contingency as needed and estimated momument lighting costs.
HARDSCAPE REPAIRS & MAINTENANCE		$15,000	Retaining walls (2), Sawgrass Bay Blvd monuments (__) & perimeter/vlg entrance fencing
STORMWATER REPORTING	Stantec	$25,000	Stormwater Needs Analysis Required every 5 yrs, next report anticipated FY 27. However there may be individual permits that need to be reported on. Check with Greg.
PORTER SERVICES	Clean Star Services	$10,000	Charges $100/month per can for 3x/wk pickup at pond 28, mailboxes and tot lot.(Billed monthly - ongoing until termination)
POND PLANTINGS AND EROSION CONTROL	Steadfast Environmental	$15,000	Review w/DE - previously reported erosion at some outlet structures?
FOUNTAIN REPAIR	Cascade Fountains	$2,700	(Billed monthly - ongoing until termination)
MIDGE FLY TREATMENT		$45,000	NEW LINE FY2025
PLAYGROUND REPAIRS & MAINTENANCE		$9,000	NEW LINE FY2025 Goldcrest Loop & Paragon Ln - Inspections, pressure washing, general maintenance, ADA mulch
WILDLIFE REMOVAL		$18,600	NEW LINE FY2025 Hog Trapping (Cost Share w/HOA should be reflected in revenue) May want $400 more allocated in case of carcass removal events
RESERVE STUDY		$5,000	Reporting tool to assist with determining fund allocation each year to save for capital improvements/infrastructure repairs
RESERVE CONTRIBUTION		$73,911	
Total		**$1,325,341.50**	

AVALON GROVES CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
ASSESSMENT ALLOCATION

OPERATIONS & MAINTENANCE BUDGET	
NET O&M BUDGET	**$1,322,551.50**
COUNTY COLLECTION COSTS	$28,139.39
EARLY PAYMENT DISCOUNTS	$56,278.79
GROSS O&M ASSESSMENTS	**$1,406,969.68**

	UNITS ASSESSED							ALLOCATION OF ADMIN O&M ASSESSMENT				
UNIT SIZE & PHASE	O&M	SERIES 2017A (AA1) DEBT SERVICE	SERIES 2017A-1 (AA2) DEBT SERVICE	SERIES 2019 DEBT SERVICE	SERIES 2021 (AA1) DEBT SERVICE	SERIES 2021 (AA3) DEBT SERVICE	SERIES 2022 DEBT SERVICE	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	O&M PER LOT
PALMS AT SERENOA (AA1)												
SINGLE FAMILY (PH. 1 & 2)	301	299		299				1.00	301.0	20.41%	$287,117.20	$953.88
SINGLE FAMILY (PH. 3 & 4)	276	276			276			1.00	276.0	18.71%	$263,270.26	$953.88
SERENOA VILLAGE (AA2)												
SINGLE FAMILY 40'-45'	83		82					1.00	83.0	5.63%	$79,171.85	$953.88
SINGLE FAMILY 50'	295		288					1.00	295.0	20.00%	$281,393.94	$953.88
SINGLE FAMILY 60'	102		95					1.00	102.0	6.92%	$97,295.53	$953.88
SERENOA LAKES (AA3)												
MULTI-FAMILY	300							0.10	30.0	2.03%	$28,616.33	$95.39
SINGLE FAMILY 40'	133					133		1.00	133.0	9.02%	$126,865.74	$953.88
SINGLE FAMILY 50'	115					115		1.00	115.0	7.80%	$109,695.94	$953.88
SINGLE FAMILY 60'	48					47		1.00	48.0	3.25%	$45,786.13	$953.88
EDGEMONT (AA4)												
SINGLE FAMILY	92						92	1.00	92.0	6.24%	$87,756.75	$953.88
	1745	575	465	299	276	295	92		1475.0	100.00%	**$1,406,969.68**	

	PER UNIT ANNUAL ASSESSMENT [2]								FY 2025 PER UNIT	$ VARIANCE PER UNIT	% VARIANCE PER UNIT
UNIT SIZE & PHASE	TOTAL O&M PER UNIT	SERIES 2017A (AA1) DEBT SERVICE	SERIES 2017A-1 (AA2) DEBT SERVICE	SERIES 2019 DEBT SERVICE	SERIES 2021 (AA1) DEBT SERVICE	SERIES 2021 (AA3) DEBT SERVICE	SERIES 2022 DEBT SERVICE	**TOTAL PER UNIT [3]**			
PALMS AT SERENOA (AA1)											
SINGLE FAMILY (PH. 1 & 2)	$953.88	$312.43		$744.31				**$2,010.61**	$2,010.61	$0.00	0.0%
SINGLE FAMILY (PH. 3 & 4)	$953.88	$312.43			$744.30			**$2,010.60**	$2,010.60	$0.00	0.0%
SERENOA VILLAGE (AA2)											
SINGLE FAMILY 40'-45'	$953.88		$1,041.73					**$1,995.61**	$1,995.61	$0.00	0.0%
SINGLE FAMILY 50'	$953.88		$1,145.90					**$2,099.78**	$2,099.78	$0.00	0.0%
SINGLE FAMILY 60'	$953.88		$1,250.08					**$2,203.96**	$2,203.96	$0.00	0.0%
SERENOA LAKES (AA3)											
MULTI-FAMILY	$95.39							**$95.39**	$95.39	$0.00	0.0%
SINGLE FAMILY 40'	$953.88					$1,103.86		**$2,057.74**	$2,057.74	$0.00	0.0%
SINGLE FAMILY 50'	$953.88					$1,226.52		**$2,180.39**	$2,180.39	$0.00	0.0%
SINGLE FAMILY 60'	$953.88					$1,471.82		**$2,425.70**	$2,425.70	$0.00	0.0%
EDGEMONT (AA4)											
SINGLE FAMILY	$953.88						$1,487.92	**$2,441.79**	$2,441.79	$0.00	0.0%

[1] Reflects the total number of lots with Series 2017A (AA1), 2017A-1 (AA2), 2019, 2021 (AA1), 2021 (AA3) and 2022 debt outstanding.

[2] Annual debt service assessments per unit adopted in connection with the Series 2017A (AA1), 2017A-1 (AA2), 2019, 2021 (AA1), 2021 (AA3) and 2022 bond issuances. Annual Debt Service Assessments includes principal, interest, County

[3] Annual assessments that will appear on the November, 2025 Lake County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

AVALON GROVES CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
DEBT SERVICE SCHEDULE

	Series 2017A (AA1)	Series 2017A-1 (AA2)	Series 2019 (AA1 PH.1&2)	Series 2021 (AA1 PH.3&4)	Series 2021 (AA3)	Series 2022 (AA4)	Total Debt Service
REVENUE							
SPECIAL ASSESSMENTS (NET MADS)	$ 170,338	$ 500,600	$ 210,250	$ 193,100	$ 336,400	$ 128,675	$ 1,539,363
TOTAL REVENUE	**170,338**	**500,600**	**210,250**	**193,100**	**336,400**	**128,675**	**1,539,363**
EXPENDITURES							
INTEREST EXPENSE							
05/01/26	60,981	185,303	64,686	55,469	99,622	43,838	509,899
11/01/26	59,856	181,809	64,686	54,569	98,019	43,038	501,977
PRINCIPAL RETIREMENT							
05/01/26	45,000	130,000	-	80,000	135,000	40,000	430,000
11/01/26	-	-	80,000	-	-	-	80,000
TOTAL EXPENDITURES	**165,838**	**497,113**	**209,373**	**190,038**	**332,641**	**126,875**	**1,521,876**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**4,500**	**3,490**	**880**	**3,060**	**3,760**	**1,800**	**17,490**

NET DEBT SERVICE	$	1,539,362.50
COLLECTION COST & EARLY PMT. DISCOUNT	$	98,257.18
GROSS DEBT SERVICE ASSESSMENTS	**$**	**1,637,619.68**

AVALON GROVES CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
SERIES 2017 (ASSESSMENT AREA ONE, PHASES 1-4) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2023						2,230,000
5/1/2024	45,000	5.000%	63,231.25	108,231.25		2,185,000
11/1/2024		5.000%	62,106.25	62,106.25	170,337.50	2,185,000
5/1/2025	45,000	5.000%	62,106.25	107,106.25		2,140,000
11/1/2025		5.000%	60,981.25	60,981.25	168,087.50	2,140,000
5/1/2026	45,000	5.000%	60,981.25	105,981.25		2,095,000
11/1/2026		5.000%	59,856.25	59,856.25	165,837.50	2,095,000
5/1/2027	50,000	5.000%	59,856.25	109,856.25		2,045,000
11/1/2027		5.000%	58,606.25	58,606.25	168,462.50	2,045,000
5/1/2028	50,000	5.000%	58,606.25	108,606.25		1,995,000
11/1/2028		5.000%	57,356.25	57,356.25	165,962.50	1,995,000
5/1/2029	55,000	5.750%	57,356.25	112,356.25		1,940,000
11/1/2029		5.750%	55,775.00	55,775.00	168,131.25	1,940,000
5/1/2030	60,000	5.750%	55,775.00	115,775.00		1,880,000
11/1/2030		5.750%	54,050.00	54,050.00	169,825.00	1,880,000
5/1/2031	60,000	5.750%	54,050.00	114,050.00		1,820,000
11/1/2031		5.750%	52,325.00	52,325.00	166,375.00	1,820,000
5/1/2032	65,000	5.750%	52,325.00	117,325.00		1,755,000
11/1/2032		5.750%	50,456.25	50,456.25	167,781.25	1,755,000
5/1/2033	70,000	5.750%	50,456.25	120,456.25		1,685,000
11/1/2033		5.750%	48,443.75	48,443.75	168,900.00	1,685,000
5/1/2034	75,000	5.750%	48,443.75	123,443.75		1,610,000
11/1/2034		5.750%	46,287.50	46,287.50	169,731.25	1,610,000
5/1/2035	80,000	5.750%	46,287.50	126,287.50		1,530,000
11/1/2035		5.750%	43,987.50	43,987.50	170,275.00	1,530,000
5/1/2036	80,000	5.750%	43,987.50	123,987.50		1,450,000
11/1/2036		5.750%	41,687.50	41,687.50	165,675.00	1,450,000
5/1/2037	85,000	5.750%	41,687.50	126,687.50		1,365,000
11/1/2037		5.750%	39,243.75	39,243.75	165,931.25	1,365,000
5/1/2038	90,000	5.750%	39,243.75	129,243.75		1,275,000
11/1/2038		5.750%	36,656.25	36,656.25	165,900.00	1,275,000
5/1/2039	95,000	5.750%	36,656.25	131,656.25		1,180,000
11/1/2039		5.750%	33,925.00	33,925.00	165,581.25	1,180,000
5/1/2040	105,000	5.750%	33,925.00	138,925.00		1,075,000
11/1/2040		5.750%	30,906.25	30,906.25	169,831.25	1,075,000
5/1/2041	110,000	5.750%	30,906.25	140,906.25		965,000
11/1/2041		5.750%	27,743.75	27,743.75	168,650.00	965,000
5/1/2042	115,000	5.750%	27,743.75	142,743.75		850,000
11/1/2042		5.750%	24,437.50	24,437.50	167,181.25	850,000
5/1/2043	120,000	5.750%	24,437.50	144,437.50		730,000
11/1/2043		5.750%	20,987.50	20,987.50	165,425.00	730,000
5/1/2044	130,000	5.750%	20,987.50	150,987.50		600,000
11/1/2044		5.750%	17,250.00	17,250.00	168,237.50	600,000
5/1/2045	135,000	5.750%	17,250.00	152,250.00		465,000
11/1/2045		5.750%	13,368.75	13,368.75	165,618.75	465,000
5/1/2046	145,000	5.750%	13,368.75	158,368.75		320,000
11/1/2046		5.750%	9,200.00	9,200.00	167,568.75	320,000
5/1/2047	155,000	5.750%	9,200.00	164,200.00		165,000
11/1/2047		5.750%	4,743.75	4,743.75	168,943.75	165,000
5/1/2048	165,000	5.750%	4,743.75	169,743.75	169,743.75	-
Total	**$2,230,000.00**		**1,963,993.75**	**4,193,993.75**	**4,193,993.75**	

Max annual ds: $170,337.50

Footnote:
(a) Data herein for the CDD's budgetary process purposes only.

AVALON GROVES CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
SERIES 2017A-1 (ASSESSMENT AREA TWO) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2023						6,460,000
5/1/2024	115,000	5.375%	191,753	306,753		6,345,000
11/1/2024		5.375%	188,663	188,663	495,416	6,345,000
5/1/2025	125,000	5.375%	188,663	313,663		6,220,000
11/1/2025		5.375%	185,303	185,303	498,966	6,220,000
5/1/2026	130,000	5.375%	185,303	315,303		6,090,000
11/1/2026		5.375%	181,809	181,809	497,113	6,090,000
5/1/2027	140,000	5.375%	181,809	321,809		5,950,000
11/1/2027		5.375%	178,047	178,047	499,856	5,950,000
5/1/2028	145,000	5.375%	178,047	323,047		5,805,000
11/1/2028		5.375%	174,150	174,150	497,197	5,805,000
5/1/2029	155,000	6.000%	174,150	329,150		5,650,000
11/1/2029		6.000%	169,500	169,500	498,650	5,650,000
5/1/2030	165,000	6.000%	169,500	334,500		5,485,000
11/1/2030		6.000%	164,550	164,550	499,050	5,485,000
5/1/2031	175,000	6.000%	164,550	339,550		5,310,000
11/1/2031		6.000%	159,300	159,300	498,850	5,310,000
5/1/2032	185,000	6.000%	159,300	344,300		5,125,000
11/1/2032		6.000%	153,750	153,750	498,050	5,125,000
5/1/2033	195,000	6.000%	153,750	348,750		4,930,000
11/1/2033		6.000%	147,900	147,900	496,650	4,930,000
5/1/2034	210,000	6.000%	147,900	357,900		4,720,000
11/1/2034		6.000%	141,600	141,600	499,500	4,720,000
5/1/2035	220,000	6.000%	141,600	361,600		4,500,000
11/1/2035		6.000%	135,000	135,000	496,600	4,500,000
5/1/2036	235,000	6.000%	135,000	370,000		4,265,000
11/1/2036		6.000%	127,950	127,950	497,950	4,265,000
5/1/2037	250,000	6.000%	127,950	377,950		4,015,000
11/1/2037		6.000%	120,450	120,450	498,400	4,015,000
5/1/2038	265,000	6.000%	120,450	385,450		3,750,000
11/1/2038		6.000%	112,500	112,500	497,950	3,750,000
5/1/2039	280,000	6.000%	112,500	392,500		3,470,000
11/1/2039		6.000%	104,100	104,100	496,600	3,470,000
5/1/2040	300,000	6.000%	104,100	404,100		3,170,000
11/1/2040		6.000%	95,100	95,100	499,200	3,170,000
5/1/2041	320,000	6.000%	95,100	415,100		2,850,000
11/1/2041		6.000%	85,500	85,500	500,600	2,850,000
5/1/2042	335,000	6.000%	85,500	420,500		2,515,000
11/1/2042		6.000%	75,450	75,450	495,950	2,515,000
5/1/2043	360,000	6.000%	75,450	435,450		2,155,000
11/1/2043		6.000%	64,650	64,650	500,100	2,155,000
5/1/2044	380,000	6.000%	64,650	444,650		1,775,000
11/1/2044		6.000%	53,250	53,250	497,900	1,775,000
5/1/2045	405,000	6.000%	53,250	458,250		1,370,000
11/1/2045		6.000%	41,100	41,100	499,350	1,370,000
5/1/2046	430,000	6.000%	41,100	471,100		940,000
11/1/2046		6.000%	28,200	28,200	499,300	940,000
5/1/2047	455,000	6.000%	28,200	483,200		485,000
11/1/2047		6.000%	14,550	14,550	497,750	485,000
5/1/2048	485,000	6.000%	14,550	499,550	499,550	-
Total	**$6,460,000.00**		**5,996,497**	**12,456,497**	**12,456,497**	

Max annual ds: $500,600.00

Footnote:
(a) Data herein for the CDD's budgetary process purposes only.

AVALON GROVES CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
SERIES 2019 (ASSESSMENT AREA ONE, PHASES 1 & 2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
5/1/2023		3.350%	68,503	68,503		3,290,000
11/1/2023	70,000	3.350%	68,503	138,503	207,005.00	3,220,000
5/1/2024		3.350%	67,330	67,330		3,220,000
11/1/2024	75,000	3.350%	67,330	142,330	209,660.00	3,145,000
5/1/2025		3.700%	66,074	66,074		3,145,000
11/1/2025	75,000	3.700%	66,074	141,074	207,147.50	3,070,000
5/1/2026		3.700%	64,686	64,686		3,070,000
11/1/2026	80,000	3.700%	64,686	144,686	209,372.50	2,990,000
5/1/2027		3.700%	63,206	63,206		2,990,000
11/1/2027	80,000	3.700%	63,206	143,206	206,412.50	2,910,000
5/1/2028		3.700%	61,726	61,726		2,910,000
11/1/2028	85,000	3.700%	61,726	146,726	208,452.50	2,825,000
5/1/2029		3.700%	60,154	60,154		2,825,000
11/1/2029	85,000	3.700%	60,154	145,154	205,307.50	2,740,000
5/1/2030		4.125%	58,581	58,581		2,740,000
11/1/2030	90,000	4.125%	58,581	148,581	207,162.50	2,650,000
5/1/2031		4.125%	56,725	56,725		2,650,000
11/1/2031	95,000	4.125%	56,725	151,725	208,450.00	2,555,000
5/1/2032		4.125%	54,766	54,766		2,555,000
11/1/2032	95,000	4.125%	54,766	149,766	204,531.25	2,460,000
5/1/2033		4.125%	52,806	52,806		2,460,000
11/1/2033	100,000	4.125%	52,806	152,806	205,612.50	2,360,000
5/1/2034		4.125%	50,744	50,744		2,360,000
11/1/2034	105,000	4.125%	50,744	155,744	206,487.50	2,255,000
5/1/2035		4.125%	48,578	48,578		2,255,000
11/1/2035	110,000	4.125%	48,578	158,578	207,156.25	2,145,000
5/1/2036		4.125%	46,309	46,309		2,145,000
11/1/2036	115,000	4.125%	46,309	161,309	207,618.75	2,030,000
5/1/2037		4.125%	43,938	43,938		2,030,000
11/1/2037	120,000	4.125%	43,938	163,938	207,875.00	1,910,000
5/1/2038		4.125%	41,463	41,463		1,910,000
11/1/2038	125,000	4.125%	41,463	166,463	207,925.00	1,785,000
5/1/2039		4.125%	38,884	38,884		1,785,000
11/1/2039	130,000	4.125%	38,884	168,884	207,768.75	1,655,000
5/1/2040		4.375%	36,203	36,203		1,655,000
11/1/2040	135,000	4.375%	36,203	171,203	207,406.25	1,520,000
5/1/2041		4.375%	33,250	33,250		1,520,000
11/1/2041	140,000	4.375%	33,250	173,250	206,500.00	1,380,000
5/1/2042		4.375%	30,188	30,188		1,380,000
11/1/2042	145,000	4.375%	30,188	175,188	205,375.00	1,235,000
5/1/2043		4.375%	27,016	27,016		1,235,000
11/1/2043	155,000	4.375%	27,016	182,016	209,031.25	1,080,000
5/1/2044		4.375%	23,625	23,625		1,080,000
11/1/2044	160,000	4.375%	23,625	183,625	207,250.00	920,000
5/1/2045		4.375%	20,125	20,125		920,000
11/1/2045	170,000	4.375%	20,125	190,125	210,250.00	750,000
5/1/2046		4.375%	16,406	16,406		750,000
11/1/2046	175,000	4.375%	16,406	191,406	207,812.50	575,000
5/1/2047		4.375%	12,578	12,578		575,000
11/1/2047	185,000	4.375%	12,578	197,578	210,156.25	390,000
5/1/2048		4.375%	8,531	8,531		390,000
11/1/2048	190,000	4.375%	8,531	198,531	207,062.50	200,000
5/1/2049		4.375%	4,375	4,375		200,000
11/1/2049	200,000	4.375%	4,375	204,375	208,750.00	-
Total	**$3,290,000**		**2,313,539**	**5,603,539**	**5,603,539**	

Max annual ds: $210,250.00

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

AVALON GROVES CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
SERIES 2021 (ASSESSMENT AREA ONE, PHASES 3 & 4) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
						3,340,000
11/1/2023		2.250%	57,213	57,213	57,213	3,340,000
5/1/2024	75,000	2.250%	57,213	132,213		3,265,000
11/1/2024		2.250%	56,369	56,369	188,581	3,265,000
5/1/2025	80,000	2.250%	56,369	136,369		3,185,000
11/1/2025		2.250%	55,469	55,469	191,838	3,185,000
5/1/2026	80,000	2.250%	55,469	135,469		3,105,000
11/1/2026		2.750%	54,569	54,569	190,038	3,105,000
5/1/2027	85,000	2.75%	54,569	139,569		3,020,000
11/1/2027		2.75%	53,400	53,400	192,969	3,020,000
5/1/2028	85,000	2.75%	53,400	138,400		2,935,000
11/1/2028		2.75%	52,231	52,231	190,631	2,935,000
5/1/2029	85,000	2.75%	52,231	137,231		2,850,000
11/1/2029		2.75%	51,063	51,063	188,294	2,850,000
5/1/2030	90,000	2.75%	51,063	141,063		2,760,000
11/1/2030		2.75%	49,825	49,825	190,888	2,760,000
5/1/2031	90,000	2.75%	49,825	139,825		2,670,000
11/1/2031		3.125%	48,588	48,588	188,413	2,670,000
5/1/2032	95,000	3.125%	48,588	143,588		2,575,000
11/1/2032		3.125%	47,103	47,103	190,691	2,575,000
5/1/2033	100,000	3.125%	47,103	147,103		2,475,000
11/1/2033		3.125%	45,541	45,541	192,644	2,475,000
5/1/2034	100,000	3.125%	45,541	145,541		2,375,000
11/1/2034		3.125%	43,978	43,978	189,519	2,375,000
5/1/2035	105,000	3.125%	43,978	148,978		2,270,000
11/1/2035		3.125%	42,338	42,338	191,316	2,270,000
5/1/2036	110,000	3.125%	42,338	152,338		2,160,000
11/1/2036		3.125%	40,619	40,619	192,956	2,160,000
5/1/2037	110,000	3.125%	40,619	150,619		2,050,000
11/1/2037		3.125%	38,900	38,900	189,519	2,050,000
5/1/2038	115,000	3.125%	38,900	153,900		1,935,000
11/1/2038		3.125%	37,103	37,103	191,003	1,935,000
5/1/2039	120,000	3.125%	37,103	157,103		1,815,000
11/1/2039		3.125%	35,228	35,228	192,331	1,815,000
5/1/2040	120,000	3.125%	35,228	155,228		1,695,000
11/1/2040		3.125%	33,353	33,353	188,581	1,695,000
5/1/2041	125,000	3.125%	33,353	158,353		1,570,000
11/1/2041		4.00%	31,400	31,400	189,753	1,570,000
5/1/2042	130,000	4.00%	31,400	161,400		1,440,000
11/1/2042		4.00%	28,800	28,800	190,200	1,440,000
5/1/2043	135,000	4.00%	28,800	163,800		1,305,000
11/1/2043		4.00%	26,100	26,100	189,900	1,305,000
5/1/2044	140,000	4.00%	26,100	166,100		1,165,000
11/1/2044		4.00%	23,300	23,300	189,400	1,165,000
5/1/2045	145,000	4.00%	23,300	168,300		1,020,000
11/1/2045		4.00%	20,400	20,400	188,700	1,020,000
5/1/2046	155,000	4.00%	20,400	175,400		865,000
11/1/2046		4.00%	17,300	17,300	192,700	865,000
5/1/2047	160,000	4.00%	17,300	177,300		705,000
11/1/2047		4.00%	14,100	14,100	191,400	705,000
5/1/2048	165,000	4.00%	14,100	179,100		540,000
11/1/2048		4.00%	10,800	10,800	189,900	540,000
5/1/2049	175,000	4.00%	10,800	185,800		365,000
11/1/2049		4.00%	7,300	7,300	193,100	365,000
5/1/2050	180,000	4.00%	7,300	187,300		185,000
11/1/2050		4.00%	3,700	3,700	191,000	185,000
5/1/2051	185,000	4.00%	3,700	188,700	188,700	-
Total	**$ 3,340,000**		**$ 2,052,175**	**$ 5,392,175**	**$ 5,392,175**	

Footnote: Max annual ds: 193,100

(a) Data herein for the CDD's budgetary process purposes only.

AVALON GROVES CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
SERIES 2021 (ASSESSMENT AREA THREE) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
						5,800,000
5/1/2024	130,000	2.375%	102,769	232,769		5,670,000
11/1/2024		2.375%	101,225	101,225	333,994	5,670,000
5/1/2025	135,000	2.375%	101,225	236,225		5,535,000
11/1/2025		2.375%	99,622	99,622	335,847	5,535,000
5/1/2026	135,000	2.375%	99,622	234,622		5,400,000
11/1/2026		3.000%	98,019	98,019	332,641	5,400,000
5/1/2027	140,000	3.00%	98,019	238,019		5,260,000
11/1/2027		3.00%	95,919	95,919	333,938	5,260,000
5/1/2028	145,000	3.00%	95,919	240,919		5,115,000
11/1/2028		3.00%	93,744	93,744	334,663	5,115,000
5/1/2029	150,000	3.00%	93,744	243,744		4,965,000
11/1/2029		3.00%	91,494	91,494	335,238	4,965,000
5/1/2030	155,000	3.00%	91,494	246,494		4,810,000
11/1/2030		3.00%	89,169	89,169	335,663	4,810,000
5/1/2031	160,000	3.00%	89,169	249,169		4,650,000
11/1/2031		3.00%	86,769	86,769	335,938	4,650,000
5/1/2032	165,000	3.00%	86,769	251,769		4,485,000
11/1/2032		3.375%	84,294	84,294	336,063	4,485,000
5/1/2033	165,000	3.375%	84,294	249,294		4,320,000
11/1/2033		3.375%	81,509	81,509	330,803	4,320,000
5/1/2034	175,000	3.375%	81,509	256,509		4,145,000
11/1/2034		3.375%	78,556	78,556	335,066	4,145,000
5/1/2035	180,000	3.375%	78,556	258,556		3,965,000
11/1/2035		3.375%	75,519	75,519	334,075	3,965,000
5/1/2036	185,000	3.375%	75,519	260,519		3,780,000
11/1/2036		3.375%	72,397	72,397	332,916	3,780,000
5/1/2037	190,000	3.375%	72,397	262,397		3,590,000
11/1/2037		3.375%	69,191	69,191	331,588	3,590,000
5/1/2038	200,000	3.375%	69,191	269,191		3,390,000
11/1/2038		3.375%	65,816	65,816	335,006	3,390,000
5/1/2039	205,000	3.375%	65,816	270,816		3,185,000
11/1/2039		3.375%	62,356	62,356	333,172	3,185,000
5/1/2040	210,000	3.375%	62,356	272,356		2,975,000
11/1/2040		3.375%	58,813	58,813	331,169	2,975,000
5/1/2041	220,000	3.375%	58,813	278,813		2,755,000
11/1/2041		4.00%	55,100	55,100	333,913	2,755,000
5/1/2042	230,000	4.00%	55,100	285,100		2,525,000
11/1/2042		4.00%	50,500	50,500	335,600	2,525,000
5/1/2043	240,000	4.00%	50,500	290,500		2,285,000
11/1/2043		4.00%	45,700	45,700	336,200	2,285,000
5/1/2044	245,000	4.00%	45,700	290,700		2,040,000
11/1/2044		4.00%	40,800	40,800	331,500	2,040,000
5/1/2045	260,000	4.00%	40,800	300,800		1,780,000
11/1/2045		4.00%	35,600	35,600	336,400	1,780,000
5/1/2046	270,000	4.00%	35,600	305,600		1,510,000
11/1/2046		4.00%	30,200	30,200	335,800	1,510,000
5/1/2047	280,000	4.00%	30,200	310,200		1,230,000
11/1/2047		4.00%	24,600	24,600	334,800	1,230,000
5/1/2048	290,000	4.00%	24,600	314,600		940,000
11/1/2048		4.00%	18,800	18,800	333,400	940,000
5/1/2049	300,000	4.00%	18,800	318,800		640,000
11/1/2049		4.00%	12,800	12,800	331,600	640,000
5/1/2050	315,000	4.00%	12,800	327,800		325,000
11/1/2050		4.00%	6,500	6,500	334,300	325,000
5/1/2051	325,000	4.00%	6,500	331,500	331,500	-
Total	**$ 5,800,000**		**$ 3,552,788**	**$ 9,352,788**	**$ 9,352,788**	

Footnote: Max annual ds: 336,400

(a) Data herein for the CDD's budgetary process purposes only.

AVALON GROVES CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
SERIES 2022 (AA4) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2022		4.000%	46,038			2,105,000
5/1/2023	35,000	4.000%	46,038	81,038		2,070,000
11/1/2023		4.000%	45,338	45,338	126,375	2,070,000
5/1/2024	35,000	4.000%	45,338	80,338		2,035,000
11/1/2024		4.000%	44,638	44,638	124,975	2,035,000
5/1/2025	40,000	4.000%	44,638	84,638		1,995,000
11/1/2025		4.000%	43,838	43,838	128,475	1,995,000
5/1/2026	40,000	4.000%	43,838	83,838		1,955,000
11/1/2026		4.000%	43,038	43,038	126,875	1,955,000
5/1/2027	40,000	4.000%	43,038	83,038		1,915,000
11/1/2027		4.125%	42,238	42,238	125,275	1,915,000
5/1/2028	45,000	4.125%	42,238	87,238		1,870,000
11/1/2028		4.125%	41,309	41,309	128,547	1,870,000
5/1/2029	45,000	4.125%	41,309	86,309		1,825,000
11/1/2029		4.125%	40,381	40,381	126,691	1,825,000
5/1/2030	45,000	4.125%	40,381	85,381		1,780,000
11/1/2030		4.125%	39,453	39,453	124,834	1,780,000
5/1/2031	50,000	4.125%	39,453	89,453		1,730,000
11/1/2031		4.125%	38,422	38,422	127,875	1,730,000
5/1/2032	50,000	4.125%	38,422	88,422		1,680,000
11/1/2032		4.375%	37,391	37,391	125,813	1,680,000
5/1/2033	55,000	4.375%	37,391	92,391		1,625,000
11/1/2033		4.375%	36,188	36,188	128,578	1,625,000
5/1/2034	55,000	4.375%	36,188	91,188		1,570,000
11/1/2034		4.375%	34,984	34,984	126,172	1,570,000
5/1/2035	60,000	4.375%	34,984	94,984		1,510,000
11/1/2035		4.375%	33,672	33,672	128,656	1,510,000
5/1/2036	60,000	4.375%	33,672	93,672		1,450,000
11/1/2036		4.375%	32,359	32,359	126,031	1,450,000
5/1/2037	65,000	4.375%	32,359	97,359		1,385,000
11/1/2037		4.375%	30,938	30,938	128,297	1,385,000
5/1/2038	65,000	4.375%	30,938	95,938		1,320,000
11/1/2038		4.375%	29,516	29,516	125,453	1,320,000
5/1/2039	70,000	4.375%	29,516	99,516		1,250,000
11/1/2039		4.375%	27,984	27,984	127,500	1,250,000
5/1/2040	70,000	4.375%	27,984	97,984		1,180,000
11/1/2040		4.375%	26,453	26,453	124,438	1,180,000
5/1/2041	75,000	4.375%	26,453	101,453		1,105,000
11/1/2041		4.375%	24,813	24,813	126,266	1,105,000
5/1/2042	80,000	4.375%	24,813	104,813		1,025,000
11/1/2042		4.50%	23,063	23,063	127,875	1,025,000
5/1/2043	80,000	4.50%	23,063	103,063		945,000
11/1/2043		4.50%	21,263	21,263	124,325	945,000
5/1/2044	85,000	4.50%	21,263	106,263		860,000
11/1/2044		4.50%	19,350	19,350	125,613	860,000
5/1/2045	90,000	4.50%	19,350	109,350		770,000
11/1/2045		4.50%	17,325	17,325	126,675	770,000
5/1/2046	95,000	4.50%	17,325	112,325		675,000
11/1/2046		4.50%	15,188	15,188	127,513	675,000
5/1/2047	100,000	4.50%	15,188	115,188		575,000
11/1/2047		4.50%	12,938	12,938	128,125	575,000
5/1/2048	105,000	4.50%	12,938	117,938		470,000
11/1/2048		4.50%	10,575	10,575	128,513	470,000
5/1/2049	110,000	4.50%	10,575	120,575		360,000
11/1/2049		4.50%	8,100	8,100	128,675	360,000
5/1/2050	115,000	4.50%	8,100	123,100		245,000
11/1/2050		4.50%	5,513	5,513	128,613	245,000
5/1/2051	120,000	4.50%	5,513	125,513	125,513	125,000
11/1/2051		4.50%	2,813	2,813	2,813	125,000
5/1/2052	125,000	4.50%	2,813	127,813	127,813	-
Total	**$ 2,105,000**		**$ 1,750,225**	**$ 3,809,188**	**$ 3,809,188**	

Max annual ds: 128,675

Footnote:
(a) Data herein for the CDD's budgetary process purposes only.

EXHIBIT 4

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1100000 · Administrative							
1510010 · BOS Meeting							
Bill	04/02/2024	03282024	Carl M. Weston	BOS MTG 3/28/24	200.00		200.00
Bill	04/02/2024	03282024	Robert J. Wolski	BOS MTG 3/28/24	200.00		400.00
Bill	04/02/2024	03282024	Michael W. Aube	BOS MTG 3/28/24	200.00		600.00
Bill	04/02/2024	03282024	Eugene J. Mastrangeli	BOS MTG 3/28/24	200.00		800.00
Bill	04/29/2024	042424 Workshop	Carl M. Weston	BOS Workshop 4/24/24	200.00		1,000.00
Bill	04/29/2024	042424 Workshop	Robert J. Wolski	BOS Workshop 4/24/24	200.00		1,200.00
Bill	04/29/2024	042424 Workshop	Michael W. Aube	BOS Workshop 4/24/24	200.00		1,400.00
Bill	04/29/2024	042424 Workshop	William Tyler Flint	BOS Workshop 4/24/24	200.00		1,600.00
Bill	04/29/2024	042424 Workshop	Eugene J. Mastrangeli	BOS Workshop 4/24/24	200.00		1,800.00
Bill	04/29/2024	042524 Meeting	Carl M. Weston	BOS Meeting 4/25/24	200.00		2,000.00
Bill	04/29/2024	042524 Meeting	Robert J. Wolski	BOS Meeting 4/25/24	200.00		2,200.00
Bill	04/29/2024	042524 Meeting	Michael W. Aube	BOS Meeting 4/25/24	200.00		2,400.00
Bill	04/29/2024	042524 Meeting	William Tyler Flint	BOS Meeting 4/25/24	200.00		2,600.00
Bill	04/29/2024	042524 Meeting	Eugene J. Mastrangeli	BOS Meeting 4/25/24	200.00		2,800.00
Bill	05/28/2024	052324 Meeting	Carl M. Weston	BOS Meeting 5/23/24	200.00		3,000.00
Bill	05/28/2024	052324 Meeting	Robert J. Wolski	BOS Meeting 5/23/24	200.00		3,200.00
Bill	05/28/2024	052324 Meeting	Michael W. Aube	BOS Meeting 5/23/24	200.00		3,400.00
Bill	05/28/2024	052324 Meeting	Eugene J. Mastrangeli	BOS Meeting 5/23/24	200.00		3,600.00
Bill	07/15/2024	062724 Meeting	Carl M. Weston	BOS Meeting 6/27/24	200.00		3,800.00
Bill	07/15/2024	062724 Meeting	Robert J. Wolski	BOS Meeting 6/27/24	200.00		4,000.00
Bill	07/15/2024	062724 Meeting	Michael W. Aube	BOS Meeting 6/27/24	200.00		4,200.00
Bill	07/15/2024	062724 Meeting	Eugene J. Mastrangeli	BOS Meeting 6/27/24	200.00		4,400.00
Bill	08/13/2024	72524 Meeting	Carl M. Weston	BOS Meeting 7/25/24	200.00		4,600.00
Bill	08/13/2024	72524 Meeting	Robert J. Wolski	BOS Meeting 7/25/24	200.00		4,800.00
Bill	08/13/2024	72524 Meeting	Michael W. Aube	BOS Meeting 7/25/24	200.00		5,000.00
Bill	08/13/2024	72524 Meeting	Eugene J. Mastrangeli	BOS Meeting 7/25/24	200.00		5,200.00
Bill	08/22/2024	82224 Meeting	Carl M. Weston	BOS Meeting 8/22/24	200.00		5,400.00
Bill	08/22/2024	82224 Meeting	Robert J. Wolski	BOS Meeting 8/22/24	200.00		5,600.00
Bill	08/22/2024	82224 Meeting	Michael W. Aube	BOS Meeting 8/22/24	200.00		5,800.00
Bill	08/22/2024	82224 Meeting	Eugene J. Mastrangeli	BOS Meeting 8/22/24	200.00		6,000.00
Bill	10/28/2024	102424 Meeting	Carl M. Weston	BOS Meeting 10/24/24	200.00		6,200.00
Bill	10/28/2024	102424 Meeting	Robert J. Wolski	BOS Meeting 10/24/24	200.00		6,400.00
Bill	10/28/2024	102424 Meeting	Michael W. Aube	BOS Meeting 10/24/24	200.00		6,600.00
Bill	10/28/2024	102424 Meeting	Eugene J. Mastrangeli	BOS Meeting 10/24/24	200.00		6,800.00
Bill	12/11/2024	12/5/24 Meeting	Carl M. Weston	BOS Meeting 12/5/24	200.00		7,000.00
Bill	12/11/2024	12/5/24 Meeting	Robert J. Wolski	BOS Meeting 12/5/24	200.00		7,200.00
Bill	12/11/2024	12/5/24 Meeting	Eugene J. Mastrangeli	BOS Meeting 12/5/24	200.00		7,400.00
Bill	12/16/2024	12/5/24 Meeting	John Holden	BOS Meeting 12/5/24	200.00		7,600.00
Bill	01/09/2025	1/2/25 Meeting	Carl M. Weston	BOS Meeting 1/2/25	200.00		7,800.00
Bill	01/09/2025	1/2/25 Meeting	Robert J. Wolski	BOS Meeting 1/2/25	200.00		8,000.00
Bill	01/09/2025	1/2/25 Meeting	John Holden	BOS Meeting 1/2/25	200.00		8,200.00
Bill	01/09/2025	1/2/25 Meeting	Eugene J. Mastrangeli	BOS Meeting 1/2/25	200.00		8,400.00
Bill	01/28/2025	1/23/25 Meeting	Carl M. Weston	BOS Meeting 1/23/25	200.00		8,600.00
Bill	01/28/2025	1/23/25 Meeting	Robert J. Wolski	BOS Meeting 1/23/25	200.00		8,800.00
Bill	01/28/2025	1/23/25 Meeting	John Holden	BOS Meeting 1/23/25	200.00		9,000.00
Bill	01/28/2025	1/23/25 Meeting	Gabriel Ruperez	BOS Meeting 1/23/25	200.00		9,200.00
Bill	01/28/2025	1/23/25 Meeting	Eugene J. Mastrangeli	BOS Meeting 1/23/25	200.00		9,400.00
Total 1510010 · BOS Meeting					9,400.00	0.00	9,400.00
1510020 · District Management Services							
Bill	03/01/2024	417400	Vesta District Services	Monthly Mgmt. Fee - Mar 2024	2,746.67		2,746.67
Bill	04/01/2024	418230	Vesta District Services	Monthly contracted management fees April	2,746.67		5,493.34
Bill	05/01/2024	418905	Vesta District Services	Monthly contracted management fees May	2,746.67		8,240.01
Bill	06/01/2024	420180	Vesta District Services	Management Services June	2,746.67		10,986.68
Bill	07/01/2024	420795	Vesta District Services	Management Fees July.	2,746.67		13,733.35
Bill	08/01/2024	421417	Vesta District Services	Monthly contracted management fees August	2,746.67		16,480.02
Bill	09/01/2024	421521	Vesta District Services	Management Fees September	2,746.67		19,226.69
Bill	10/01/2024	422529	Vesta District Services	Reference: Management Fees Oct 24.	2,884.00		22,110.69
Bill	11/01/2024	423010	Vesta District Services	Reference: Management Fees Nov 24.	2,884.00		24,994.69
Bill	12/01/2024	423461	Vesta District Services	Management Fees Dec 24.	2,884.00		27,878.69
Bill	01/01/2025	424074	Vesta District Services	Management Fees Jan 25.	2,884.00		30,762.69
Bill	02/01/2025	424702	Vesta District Services	Reference: Management Fees Feb 25.	2,884.00		33,646.69
Total 1510020 · District Management Services					33,646.69	0.00	33,646.69
1510050 · Auditing							
Bill	07/15/2024	90103051	Dibartolomeo, McBee, Hartley & Barnes, PA	Audit FYE 09/30/2023	3,900.00		3,900.00
Bill	03/10/2025	90108295	Dibartolomeo, McBee, Hartley & Barnes, PA	Reference: Audit Services thru September 2024.	3,250.00		7,150.00
Total 1510050 · Auditing					7,150.00	0.00	7,150.00
1510060 · Regulatory & Permit Fees							
Bill	10/01/2024	90879	DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Fc	175.00		175.00
Total 1510060 · Regulatory & Permit Fees					175.00	0.00	175.00
1510070 · Legal Advertisements							
Bill	03/31/2024	090539454000	Orlando Sentinel	Legal Advertising	121.00		121.00

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	04/30/2024	092136455000	Orlando Sentinel	Legal Advertising	373.50		494.50
Bill	04/30/2024	419528	Vesta District Services	Billable Expenses - Apr 2024	524.33		1,018.83
Bill	05/31/2024	094158370000	Orlando Sentinel	Legal Advertising	661.00		1,679.83
Bill	07/31/2024	097327961000	Orlando Sentinel	Legal Advertising	548.00		2,227.83
Bill	08/31/2024	099299961000	Orlando Sentinel	Legal Advertising	174.50		2,402.33
Bill	09/30/2024	101196267000	Orlando Sentinel	Legal Advertising.	156.00		2,558.33
Bill	12/31/2024	424186	Vesta District Services	Dec 2024.	891.68		3,450.01
Bill	12/31/2024	107314890000	Orlando Sentinel	Legal Advertising.	112.25		3,562.26
Bill	02/28/2025	112469429000	Orlando Sentinel	Reference: Legal Advertising.	108.75		3,671.01
Total 1510070 · Legal Advertisements					3,671.01	0.00	3,671.01
1510080 · Engineering Services							
Bill	03/06/2024	2203943	Stantec Consulting Services,Inc	General Consulting	2,895.00		2,895.00
Bill	04/02/2024	2216165	Stantec Consulting Services,Inc	Period Ending 3/29/24	2,045.39		4,940.39
Bill	05/08/2024	2229803	Stantec Consulting Services,Inc	General Consulting	4,790.80		9,731.19
Bill	06/12/2024	2245312	Stantec Consulting Services,Inc	General Consulting	2,245.00		11,976.19
Bill	07/10/2024	2256559	Stantec Consulting Services,Inc	General Consulting	3,096.09		15,072.28
Bill	08/08/2024	2269106	Stantec Consulting Services,Inc	General Consulting	13,297.91		28,370.19
Bill	09/17/2024	2285070	Stantec Consulting Services,Inc	Engineering Services	5,065.69		33,435.88
Bill	09/30/2024	2297356	Stantec Consulting Services,Inc	Reference: General Consulting.	595.35		34,031.23
Bill	11/08/2024	2308908	Stantec Consulting Services,Inc	General Consulting October 2024	3,690.00		37,721.23
Bill	12/04/2024	2322778	Stantec Consulting Services,Inc	General consulting thru 11/30/24.	523.65		38,244.88
Bill	01/09/2025	2335708	Stantec Consulting Services,Inc	2025 FY General Consulting - Dec 2024 & Jan 2025	1,410.00		39,654.88
Bill	02/06/2025	2350312	Stantec Consulting Services,Inc	Reference: General consulting thru 1/31/25.	1,533.00		41,187.88
Total 1510080 · Engineering Services					41,187.88	0.00	41,187.88
1510090 · Legal Services							
Bill	04/17/2024	3380710	Kutak Rock LLP	General Counsel	4,055.64		4,055.64
Bill	05/15/2024	3394414	Kutak Rock LLP	General Counsel	5,178.30		9,233.94
Bill	06/24/2024	3410534	Kutak Rock LLP	General Counsel	6,394.28		15,628.22
Bill	07/12/2024	072124	Gary J. Cooney, Clerk of Circuit Court	Encrochment Agreement Recording	0.00		15,628.22
Bill	07/19/2024	3424123	Kutak Rock LLP	General Counsel	4,263.50		19,891.72
Bill	08/19/2024	3437836	Kutak Rock LLP	General Counsel	5,226.05		25,117.77
Bill	09/17/2024	3452092	Kutak Rock LLP	General Counsel	3,048.00		28,165.77
Bill	09/30/2024	3468770	Kutak Rock LLP	Reference: General Counsel.	2,153.00		30,318.77
Bill	11/21/2024	3483891	Kutak Rock LLP	General Counsel thru 10/31/24.	2,949.08		33,267.85
Bill	12/20/2024	3499953	Kutak Rock LLP	General consulting thru 11/30/24.	216.50		33,484.35
Bill	01/16/2025	3512700	Kutak Rock LLP	General Counsel Dec 24.	3,389.49		36,873.84
Bill	02/27/2025	3526955	Kutak Rock LLP	Reference: General Counsel Jan.	4,863.50		41,737.34
Total 1510090 · Legal Services					41,737.34	0.00	41,737.34
1510100 · Technology & Website Admin							
Bill	03/31/2024	418715	Vesta District Services	Billable Expenses - Mar 2024	30.00		30.00
Bill	04/30/2024	419528	Vesta District Services	Billable Expenses - Apr 2024	30.00		60.00
Bill	05/31/2024	420050	Vesta District Services	Billable Expenses - May 2024	30.00		90.00
Bill	07/31/2024	421338	Vesta District Services	Billable Expenses - Jul 2024	60.00		150.00
Bill	08/31/2024	421891	Vesta District Services	Billable Expenses - Aug 2024	30.00		180.00
Bill	09/30/2024	422377	Vesta District Services	Billable Expenses - Sep 2024 - Email Hosting	30.00		210.00
Bill	10/07/2024	INV-SN-248	SchoolNow	Reference: Website Hosting.	1,515.00		1,725.00
Bill	10/31/2024	423125	Vesta District Services	Billable Expenses - Oct 2024 - Email Hosting	30.00		1,755.00
Bill	11/30/2024	423557	Vesta District Services	Billable Expenses - Nov 2024	30.00		1,785.00
Bill	12/31/2024	424186	Vesta District Services	Dec 2024.	30.00		1,815.00
Bill	01/31/2025	424818	Vesta District Services	Reference: Billable Expenses - Jan 2025.	30.00		1,845.00
Bill	02/28/2025	425345	Vesta District Services	Reference: Billable Expenses - Feb 2025.	30.00		1,875.00
Total 1510100 · Technology & Website Admin					1,875.00	0.00	1,875.00
1510110 · Miscellaneous Services							
Bill	03/31/2024	418715	Vesta District Services	Billable Expenses - Mar 2024	14.09		14.09
Bill	04/30/2024	419528	Vesta District Services	Billable Expenses - Apr 2024	31.63		45.72
Bill	05/31/2024	420050	Vesta District Services	Billable Expenses - May 2024	38.88		84.60
Bill	06/30/2024	420748	Vesta District Services	Billable Expenses - Jun 2024	34.11		118.71
Bill	07/31/2024	421338	Vesta District Services	Billable Expenses - Jul 2024	26.45		145.16
Bill	08/05/2024	241737	Alphagraphics Tampa Print	Mailings	1,730.93		1,876.09
Bill	08/13/2024	2024NonAd012	LAKE COUNTY PROPERTY APPRAISER	NAL File for Non Ad Valorem Assessment	50.00		1,926.09
Bill	08/25/2024	528	Swine Solutions, LLC	Monthly Trapping Service	1,550.00		3,476.09
Bill	08/31/2024	421891	Vesta District Services	Billable Expenses - Aug 2024	52.29		3,528.38
Bill	10/30/2024	13553	Clean Star Services	Reference: Trash Service Oct 24.	310.00		3,838.38
Bill	11/19/2024	13771	Clean Star Services	Monthly Trash Collection - October 2024	310.00		4,148.38
Bill	12/12/2024	1341	Platinum Exterior Services LLC	Reference: Deposit for Pressure Cleaning.	3,468.83		7,617.21
Bill	12/30/2024	14003	Clean Star Services	Monthly Trash Service.	310.00		7,927.21
Bill	12/31/2024	424186	Vesta District Services	Dec 2024.	18.61		7,945.82
Bill	01/29/2025	14237	Clean Star Services	Reference: Trash Service Jan 25.	310.00		8,255.82
Bill	02/28/2025	14467	Clean Star Services	Reference: Trash Service Feb 25.	310.00		8,565.82
Bill	02/28/2025	425345	Vesta District Services	Reference: Billable Expenses - Feb 2025.	37.06		8,602.88
Total 1510110 · Miscellaneous Services					8,602.88	0.00	8,602.88
1510140 · Fire District Non Ad-Valorem Ta							
Bill	01/03/2024	1101701	David Jordan Lake County Tax Collector	Account #2424260001-000-01800	3,014.40		3,014.40

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 1510140 · Fire District Non Ad-Valorem Ta					3,014.40	0.00	3,014.40
Total 1100000 · Administrative					150,460.20	0.00	150,460.20
1120000 · Insurance							
1520010 · Insurance- General Liability							
Bill	10/22/2024	24929	Egis Insurance and Risk Advisors	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 Services LLC	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
1530020 · Arbitrage Rebate							
Bill	04/11/2024	03346	LLS Tax Solutions Inc.	Arbitrage Services - Special Assessment Bonds	650.00		650.00
Bill	05/30/2024	003395	LLS Tax Solutions Inc.	Arbitrage Services	650.00		1,300.00
Total 1530020 · Arbitrage Rebate					1,300.00	0.00	1,300.00
1530030 · Trustee Fees							
Bill	03/25/2024	114975	Regions Bank.	Annual Trustee Fees Series 2022	3,500.00		3,500.00
Bill	04/10/2024	116189	Regions Bank.	Annual Trustee Fees Series 2021 Phase 3/4	3,500.00		7,000.00
Bill	05/20/2024	116869	Regions Bank.	Annual Trustee Fees Series 2019	3,500.00		10,500.00
General Journal	11/01/2024	247		Trustee fees for FY25 DS2017	3,500.00		14,000.00
General Journal	11/01/2024	247		Trustee fees for FY25 DS2017A-1	3,500.00		17,500.00
General Journal	12/01/2024	247R		Reverse of GJE 247 -- Trustee fees for FY25 DS2017		3,500.00	14,000.00
General Journal	12/01/2024	247R		Trustee fees for FY25 DS2017A-1		3,500.00	10,500.00
Total 1530030 · Trustee Fees					17,500.00	7,000.00	10,500.00
Total 1130000 · Debt Service Administration					25,208.00	7,000.00	18,208.00
1140000 · Utilities							
1540010 · Utilities- Electricity							
Bill	03/19/2024	9606915801- Mar	SECO Energy	17650 Sawgrass Bay Blvd 02/13/2024 TO 3/15/24	112.00		112.00
Bill	03/19/2024	9606001001 - Mar 24	SECO Energy	17052 Basswood Lane 02/13/2024 TO 3/15/24	42.00		154.00
Bill	03/19/2024	9605346901 - MAR	SECO Energy	17325 Sawgrass Bay Blvd 02/13/2024 TO 3/15/24	300.00		454.00
Bill	03/19/2024	9604702701 - MAR	SECO Energy	16920 Sawgrass Bay Blvd 02/13/2024 TO 3/15/24	52.00		506.00
Bill	03/19/2024	9604702801 - MAR	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 02/13/2024 TO	40.00		546.00
Bill	04/17/2024	9606001001 - Apr 24	SECO Energy	17052 Basswood Lane 3/15/24 to 4/15/24	42.00		588.00
Bill	04/17/2024	9606915801- APR 24	SECO Energy	17650 Sawgrass Bay Blvd 3/15/24 to 4/15/24	92.00		680.00
Bill	04/17/2024	9604702701 - APR 24	SECO Energy	16920 Sawgrass Bay Blvd 3/15/24 to 4/15/24	53.00		733.00
Bill	04/17/2024	9604702801 - APR 24	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 3/15/24 to 4/15/	40.00		773.00
Bill	04/17/2024	9605346901 - APR 24	SECO Energy	17325 Sawgrass Bay Blvd 3/15/24 to 4/15/24	299.00		1,072.00
Bill	05/17/2024	9605346901 - May 24	SECO Energy	17325 Sawgrass Bay Blvd 4/15/24 to 5/15/24	334.00		1,406.00
Bill	05/17/2024	9604702801 - May 24	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 4/15/24 to 5/15/	39.00		1,445.00
Bill	05/17/2024	9604702701 - May 24	SECO Energy	16920 Sawgrass Bay Blvd 4/15/24 to 5/15/24	83.00		1,528.00
Bill	05/17/2024	9606001001 - May 24	SECO Energy	17052 Basswood Lane 4/15/24 to 5/15/24	41.00		1,569.00
Bill	05/17/2024	9606915801- May 24	SECO Energy	17650 Sawgrass Bay Blvd 4/15/24 to 5/15/24	136.00		1,705.00
Bill	06/18/2024	9606915801- June 24	SECO Energy	17650 Sawgrass Bay Blvd 5/15/24 to 6/15/24	209.00		1,914.00
Bill	06/18/2024	9606001001 - June 24	SECO Energy	17052 Basswood Lane 5/15/24 to 6/14/24	41.00		1,955.00
Bill	06/18/2024	9605346901 - June 24	SECO Energy	17325 Sawgrass Bay Blvd 5/15/24 to 6/14/24	335.00		2,290.00
Bill	06/18/2024	9604702801 - June 24	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 5/15/24 to 6/14/	39.00		2,329.00
Bill	06/18/2024	9604702701 - June 24	SECO Energy	16920 Sawgrass Bay Blvd 5/15/24 to 6/14/24	87.00		2,416.00
Bill	07/18/2024	9604702801 - July 24	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 6/14/24 to 7/16/	42.00		2,458.00
Bill	07/18/2024	9604702701 - July 24	SECO Energy	16920 Sawgrass Bay Blvd 6/14/24 to 7/16/24	94.00		2,552.00
Bill	07/18/2024	9605346901 - July 24	SECO Energy	17325 Sawgrass Bay Blvd 6/14/24 to 7/16/24	356.00		2,908.00
Bill	07/18/2024	9606001001 - July 24	SECO Energy	17052 Basswood Lane 6/14/24 to 7/16/24	44.00		2,952.00
Bill	07/18/2024	9606915801- July 24	SECO Energy	17650 Sawgrass Bay Blvd 6/14/24 to 7/16/24	172.00		3,124.00
Bill	08/19/2024	9606915801- Aug 24	SECO Energy	17650 Sawgrass Bay Blvd 7/16/24 - 8/15/24	110.00		3,234.00
Bill	08/19/2024	9606001001 -Aug 24	SECO Energy	17052 Basswood Lane 7/16/24 - 8/15/24	41.00		3,275.00
Bill	08/19/2024	9605346901 - Aug 24	SECO Energy	17325 Sawgrass Bay Blvd 7/16/24 - 8/15/24	335.00		3,610.00
Bill	08/28/2024	9604702801 - Aug 24	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 7/16/24 - 8/15/2	39.00		3,649.00
Bill	08/28/2024	9604702701 - Aug 24	SECO Energy	16920 Sawgrass Bay Blvd 7/16/24 - 8/15/24	93.00		3,742.00
Bill	09/18/2024	9605346901 - Sept 24	SECO Energy	17325 Sawgrass Bay Blvd 8/15/24 - 9/16/24	359.00		4,101.00
Bill	09/18/2024	9604702801 - Sept 24	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15/24 - 9/16/2	42.00		4,143.00
Bill	09/18/2024	9604702701 - Sept 24	SECO Energy	16920 Sawgrass Bay Blvd 8/15/24 - 9/16/24	110.00		4,253.00
Bill	09/18/2024	9606915801- Sept 24	SECO Energy	17650 Sawgrass Bay Blvd 8/15/24 - 9/16/24	92.00		4,345.00
Bill	09/18/2024	9606001001 -Sept 24	SECO Energy	17052 Basswood Lane 8/15/24 - 9/16/24	43.00		4,388.00
Bill	10/17/2024	9606915801- Oct 24	SECO Energy	17650 Sawgrass Bay Blvd 9/16/24 - 10/15/24	98.00		4,486.00
Bill	10/17/2024	9606001001 - Oct 24	SECO Energy	17052 Basswood Lane 9/16/24 - 10/15/24	39.00		4,525.00
Bill	10/17/2024	9604702801 - Oct 24	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/16/24 - 10/15/	38.00		4,563.00
Bill	10/17/2024	9604702701 - Oct 24	SECO Energy	16920 Sawgrass Bay Blvd 9/16/24 - 10/15/24	74.00		4,637.00
Bill	10/17/2024	9605346901 - Oct 24	SECO Energy	17325 Sawgrass Bay Blvd 9/16/24 - 10/15/24	327.00		4,964.00
Bill	11/15/2024	9605346901 - Nov 24	SECO Energy	17325 Sawgrass Bay Blvd 10/15/24 - 11/13/24	315.00		5,279.00
Bill	11/15/2024	9606915801- Nov 24	SECO Energy	17650 Sawgrass Bay Blvd 10/15/24 - 11/13/24	119.00		5,398.00
Bill	11/15/2024	9604702801 - Nov 24	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/15/24 - 11/13	38.00		5,436.00
Bill	11/15/2024	9604702701 - Nov 24	SECO Energy	16920 Sawgrass Bay Blvd 10/15/24 - 11/13/24	86.00		5,522.00
Bill	11/15/2024	9606001001 - Nov 24	SECO Energy	17052 Basswood Lane 10/15/24 - 11/13/24	39.00		5,561.00

Avalon Groves CDD
Transaction Detail by Account
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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	12/17/2024	9604702701 - Dec 24	SECO Energy	16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24	86.00		5,647.00
Bill	12/17/2024	9604702801 - Dec 24	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13	39.00		5,686.00
Bill	12/17/2024	9605346901 - Dec 24	SECO Energy	17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24	338.00		6,024.00
Bill	12/17/2024	9606915801- Dec 24	SECO Energy	17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24	120.00		6,144.00
Bill	12/17/2024	9606001001 - Dec 24	SECO Energy	17052 Basswood Lane 11/13/2024 TO 12/13/2024	40.00		6,184.00
Bill	01/16/2025	9605346901 - Jan 25	SECO Energy	17325 Sawgrass Bay Blvd 12/13/24 - 1/14/25	360.00		6,544.00
Bill	01/16/2025	9604702801 - Jan 25	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/13/24 - 1/14/	41.00		6,585.00
Bill	01/16/2025	9604702701 - Jan 25	SECO Energy	16920 Sawgrass Bay Blvd 12/13/24 - 1/14/25	100.00		6,685.00
Bill	01/16/2025	9606915801- Jan 25	SECO Energy	17650 Sawgrass Bay Blvd 12/13/24 - 1/14/25	130.00		6,815.00
Bill	01/16/2025	9606001001 - Jan 25	SECO Energy	17052 Basswood Lane 12/13/2024 TO 01/14/2025	43.00		6,858.00
Bill	02/17/2025	9604702801 - Feb 25	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 1/14/25 - 2/13/2	39.00		6,897.00
Bill	02/17/2025	9606001001 - Feb 25	SECO Energy	17052 Basswood Lane 1/14/25 - 2/13/25	40.00		6,937.00
Bill	02/17/2025	9604702701 - Feb 25	SECO Energy	16920 Sawgrass Bay Blvd 1/14/25 - 2/13/25	105.00		7,042.00
Bill	02/17/2025	9606915801- Feb 25	SECO Energy	17650 Sawgrass Bay Blvd 1/14/25 - 2/13/25	127.00		7,169.00
Bill	02/17/2025	9605346901 - Feb 25	SECO Energy	17325 Sawgrass Bay Blvd 1/14/25 - 2/13/25	336.00		7,505.00
Total 1540010 · Utilities- Electricity					7,505.00	0.00	7,505.00
1540020 · Streetlights							
Bill	03/01/2024	155	HV Solar Lighting	Street Light Project	2,600.00		2,600.00
Bill	03/01/2024	159	HV Solar Lighting	Light Installation	18,080.00		20,680.00
Bill	04/19/2024	165	HV Solar Lighting	Light Installation	18,080.00		38,760.00
Bill	04/19/2024	164	HV Solar Lighting	Light Installation	2,600.00		41,360.00
Bill	05/01/2024	179	HV Solar Lighting	Light Installation	18,080.00		59,440.00
Bill	05/01/2024	180	HV Solar Lighting	Street Light Project	2,600.00		62,040.00
Bill	06/01/2024	190	HV Solar Lighting	Light Installation	18,080.00		80,120.00
Bill	06/01/2024	191	HV Solar Lighting	Street Light Project	2,600.00		82,720.00
Bill	07/02/2024	202	HV Solar Lighting	Light Installation	18,080.00		100,800.00
Bill	07/02/2024	203	HV Solar Lighting	Street Light Project: Edgemont Base July 2024	2,600.00		103,400.00
Bill	08/01/2024	220	HV Solar Lighting	Streetlight Installation	18,080.00		121,480.00
Bill	08/01/2024	221	HV Solar Lighting	Street Light Project	2,600.00		124,080.00
Bill	09/01/2024	235	HV Solar Lighting	Streetlight Project	2,600.00		126,680.00
Bill	09/01/2024	234	HV Solar Lighting	Streetlight Installation	18,080.00		144,760.00
Bill	10/01/2024	250	HV Solar Lighting	Reference: Light Installation Oct 24.	18,080.00		162,840.00
Bill	10/01/2024	251	HV Solar Lighting	Reference: Street Light Project Oct 24.	2,600.00		165,440.00
Bill	11/01/2024	263	HV Solar Lighting	Reference: Light Installation Nov 24.	18,080.00		183,520.00
Bill	11/01/2024	264	HV Solar Lighting	Reference: Street Light Project Nov 24.	2,600.00		186,120.00
Bill	12/01/2024	286	HV Solar Lighting	Installation of Lights.	18,080.00		204,200.00
Bill	12/01/2024	287	HV Solar Lighting	Street Light Project Dec 24.	2,600.00		206,800.00
Bill	01/01/2025	308	HV Solar Lighting	Street Light - Edgemont Base Jan. 2025.	2,600.00		209,400.00
Bill	01/01/2025	307	HV Solar Lighting	Streetlights - 319 Installations.	18,080.00		227,480.00
Bill	01/23/2025	346	HV Solar Lighting	Reference: Install Lights.	18,080.00		245,560.00
Bill	02/01/2025	347	HV Solar Lighting	Reference: Street Light Project Feb 25.	2,600.00		248,160.00
Bill	02/20/2025	362	HV Solar Lighting	Reference: Light Installation.	18,080.00		266,240.00
Total 1540020 · Streetlights					266,240.00	0.00	266,240.00
1540030 · Utility - Water							
Bill	03/08/2024	4025817805 MAR	Sunshine Water Services	Paragon Ln - Playground Irrigation 1/31/24 - 2/29/24	256.98		256.98
Bill	03/11/2024	7625011384-MAR	Sunshine Water Services	Goldcrest Loop Playground 1/24/24 - 2/21/24	13.46		270.44
Bill	03/11/2024	6550550840-MAR	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 1/24/24 - 2/21/24	15.33		285.77
Bill	03/11/2024	4377069212-MAR	Sunshine Water Services	Basswood Ln Island Irrigation 1/24/24 - 2/21/24	847.74		1,133.51
Bill	04/09/2024	7625011384-APR	Sunshine Water Services	Goldcrest Loop Playground 2/21/24 - 3/21/24	13.33		1,146.84
Bill	04/09/2024	6550550840-APR	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 02/21/24 - 3/21/24	20.72		1,167.56
Bill	04/09/2024	4025817805 APR	Sunshine Water Services	Paragon Ln - Playground Irrigation 2/29/24 - 3/28/24	279.93		1,447.49
Bill	04/09/2024	4377069212- Apr 24	Sunshine Water Services	Basswood Ln Island Irrigation 2/21/24 - 3/21/24	1,009.41		2,456.90
Bill	05/09/2024	7625011384-May 24	Sunshine Water Services	Goldcrest Loop Playground 3/21/24 - 4/22/24	13.49		2,470.39
Bill	05/09/2024	6550550840-May 24	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 3/21/24 - 4/22/24	29.94		2,500.33
Bill	05/09/2024	4025817805 May 24	Sunshine Water Services	Paragon Ln - Playground Irrigation 3/29/24 - 4/30/24	349.46		2,849.79
Bill	05/09/2024	4377069212- May 24	Sunshine Water Services	Basswood Ln Island Irrigation 3/21/24 - 4/22/24	778.00		3,627.79
Bill	06/12/2024	4025817805 June 24	Sunshine Water Services	Paragon Ln - Playground Irrigation 4/30/24 - 5/31/24	249.81		3,877.60
Bill	06/12/2024	6550550840-June 24	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 4/22/24 - 5/22/24	53.34		3,930.94
Bill	06/12/2024	7625011384-June 24	Sunshine Water Services	Goldcrest Loop Playground 4/22/24 - 5/22/24	13.43		3,944.37
Bill	06/12/2024	4377069212- June 24	Sunshine Water Services	Basswood Ln Island Irrigation 4/22/24 - 5/22/24	2,002.57		5,946.94
Bill	07/10/2024	7625011384-July24	Sunshine Water Services	Goldcrest Loop Playground 5/22/24 - 6/20/24	13.55		5,960.49
Bill	07/10/2024	6550550840-July 24	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 5/22/24 - 6/20/24	52.51		6,013.00
Bill	07/10/2024	4025817805 July 24	Sunshine Water Services	Paragon Ln - Playground Irrigation 5/31/24 - 6/27/24	217.43		6,230.43
Bill	07/12/2024	4377069212- July 24	Sunshine Water Services	Basswood Ln Island Irrigation 5/22/24 - 6/20/24	3,968.99		10,199.42
Bill	08/11/2024	6550550840-Aug 24	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 6/20/24 - 7/22/24	57.37		10,256.79
Bill	08/11/2024	7625011384- Aug 24	Sunshine Water Services	Goldcrest Loop Playground 6/20/24 - 7/22/24	13.60		10,270.39
Bill	08/11/2024	4025817805 Aug 24	Sunshine Water Services	Paragon Ln - Playground Irrigation 6/27/24 - 7/26/24	235.89		10,506.28
Bill	08/11/2024	4377069212- Aug 24	Sunshine Water Services	Basswood Ln Island Irrigation 6/20/24 - 7/22/24	2,805.60		13,311.88
Bill	09/09/2024	7625011384- Sept 24	Sunshine Water Services	Goldcrest Loop Playground 7/22/24 -8/22/24	13.63		13,325.51
Bill	09/09/2024	6550550840-Sept 24	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/22/24 -8/22/24	56.30		13,381.81
Bill	09/09/2024	4377069212- Sept 24	Sunshine Water Services	Basswood Ln Island Irrigation 7/22/24 - 8/22/24	2,625.04		16,006.85
Bill	09/16/2024	4025817805 Sept 24	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/26/24 - 8/29/24	261.12		16,267.97
Bill	10/13/2024	4025817805 Oct 24	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/29/24 - 9/27/24	234.08		16,502.05

Avalon Groves CDD
Transaction Detail by Account
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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	10/13/2024	6550550840- Oct 24	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/22/24 - 9/24/24	59.60		16,561.65
Bill	10/13/2024	7625011384 - Oct 24	Sunshine Water Services	Goldcrest Loop Playground 8/22/24 - 9/24/24	13.60		16,575.25
Bill	10/13/2024	4377069212- Oct 24	Sunshine Water Services	Basswood Ln Island Irrigation 8/22/24 - 9/24/24	2,774.27		19,349.52
Bill	11/12/2024	7625011384 - Nov 24	Sunshine Water Services	Goldcrest Loop Playground 9/24/24 - 10/23/24	13.63		19,363.15
Bill	11/12/2024	6550550840- Nov 24	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/24/24 - 10/23/24	54.07		19,417.22
Bill	11/12/2024	4025817805 Nov 24	Sunshine Water Services	Paragon Ln - Playground Irrigation 9/27/24 - 10/28/24	237.88		19,655.10
Bill	11/12/2024	4377069212- Nov 24	Sunshine Water Services	Basswood Ln Island Irrigation 9/27/24 - 10/28/24	1,404.42		21,059.52
Bill	12/10/2024	4025817805 Dec 24	Sunshine Water Services	Paragon Ln - Playground Irrigation 10/28/24 - 11/25/2	221.96		21,281.48
Bill	12/10/2024	4377069212- Dec 24	Sunshine Water Services	Basswood Ln Island Irrigation 10/28/24 - 11/25/24	555.26		21,836.74
Bill	12/10/2024	6550550840- DEC 24	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24	50.46		21,887.20
Bill	12/10/2024	7625011384 - Dec 24	Sunshine Water Services	Goldcrest Loop Playground 10/28/24 - 11/25/24	13.99		21,901.19
Bill	01/12/2025	4025817805 Jan 25	Sunshine Water Services	Paragon Ln - Playground Irrigation 11/25/24 - 12/30/2	226.30		22,127.49
Bill	01/12/2025	6550550840- Jan 25	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/19/24 - 12/23/24	59.99		22,187.48
Bill	01/12/2025	7625011384 - Jan 25	Sunshine Water Services	Goldcrest Loop Playground 11/20/24 - 12/23/24	13.63		22,201.11
Bill	01/12/2025	4377069212- Jan 25	Sunshine Water Services	Basswood Ln Island Irrigation 11/19/24 - 12/23/24	834.98		23,036.09
Bill	02/11/2025	4025817805 Feb 25	Sunshine Water Services	Paragon Ln - Playground Irrigation 12/30/24 - 1/28/25	209.89		23,245.98
Bill	02/11/2025	7625011384 - Feb 25	Sunshine Water Services	Goldcrest Loop Playground 12/23/24 - 1/22/25	13.67		23,259.65
Bill	02/11/2025	6550550840- Feb 25	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 12/23/24 - 1/22/25	31.21		23,290.86
Bill	02/11/2025	4377069212- Feb 25	Sunshine Water Services	Basswood Ln Island Irrigation 12/23/25 - 1/22/25	737.75		24,028.61
Total 1540030 · Utility - Water					24,028.61	0.00	24,028.61
Total 1140000 · Utilities					297,773.61	0.00	297,773.61
1160000 · Physical Environment							
1560010 · Lake & Pond Maintenance							
Bill	03/01/2024	SE-23660	Steadfast Environmental, LLC	Routine Aquatic Maintenance March 2024	3,370.14		3,370.14
Bill	04/01/2024	SE-23965	Steadfast Environmental, LLC	Routine Aquatic Maintenance - April 2024	3,370.14		6,740.28
Bill	05/01/2024	SE-24112	Steadfast Environmental, LLC	Routine Aquatic Maintenance May	3,370.14		10,110.42
Bill	06/01/2024	SE-24420	Steadfast Environmental, LLC	Routine Aquatic Maintenance	3,370.14		13,480.56
General Journal	06/10/2024	231		Correcting bank error. Check #100238 written for 3,370.14, paid 3,307.1		63.00	13,417.56
Bill	07/01/2024	SE-24579	Steadfast Environmental, LLC	Routine Aquatic Maintenance	3,370.14		16,787.70
General Journal	07/08/2024	231R		Correcting bank error. Check #100238 written for 3,3	63.00		16,850.70
Bill	08/01/2024	SE-24732	Steadfast Environmental, LLC	Routine Aquatic Maintenance August	3,370.14		20,220.84
Bill	09/01/2024	SE-24920	Steadfast Environmental, LLC	Routine Aquatic Maintenance	3,370.14		23,590.98
Bill	10/01/2024	SE-25081	Steadfast Environmental, LLC	Reference: Routine Aquatic Maintenance 10/24.	3,370.14		26,961.12
Bill	10/03/2024	SE-25151	Steadfast Environmental, LLC	Aquatic Insecticide / Larvicide applications for ponds	13,398.00		40,359.12
Bill	11/04/2024	SE-25238	Steadfast Environmental, LLC	Routine Aquatic Maintenance 11/24.	3,370.14		43,729.26
Bill	11/13/2024	SE-25347	Steadfast Environmental, LLC	Reference: Partial billing of the fall Midge fly treatmer	6,699.00		50,428.26
Bill	12/02/2024	SE-25439	Steadfast Environmental, LLC	Routine Aquatic Maintenance 12/24.	3,370.14		53,798.40
Bill	12/26/2024	SE-26007	Steadfast Environmental, LLC	Difference in price per addendum beginning 10/24.	269.58		54,067.98
Bill	01/01/2025	SE-26035	Steadfast Environmental, LLC	Routine Aquatic Maintenance 1/25.	3,460.00		57,527.98
Bill	02/01/2025	SE-26186	Steadfast Environmental, LLC	Reference: Routine Aquatic Maintenance Feb 25.	3,460.00		60,987.98
Bill	02/13/2025	SE-26269	Steadfast Environmental, LLC	Reference: Stocking of Pond.	6,500.00		67,487.98
Total 1560010 · Lake & Pond Maintenance					67,550.98	63.00	67,487.98
1560020 · Landscape Maintenance							
Bill	03/01/2024	030124-	Down to Earth	Lawncare Maintenance - March.	26,226.25		26,226.25
Bill	03/01/2024	93895	Down to Earth	March 2024 Lawncare Maintenance	26,226.25		52,452.50
Bill	03/29/2024	97580	Down to Earth	Irrigation Repairs	197.65		52,650.15
Bill	04/01/2024	97143	Down to Earth	Monthly Lawncare Maintenance	26,266.25		78,916.40
Bill	04/18/2024	99453	Down to Earth	Remove Palmetto palm on Sawgrass Blvd	2,616.21		81,532.61
Bill	05/01/2024	101154	Down to Earth	Lawncare Recurring Monthly Maintenance May	26,226.25		107,758.86
Bill	05/09/2024	102078	Down to Earth	Irrigation Repairs	515.16		108,274.02
Bill	06/01/2024	104663	Down to Earth	June 2024	26,226.25		134,500.27
Bill	07/01/2024	107587	Down to Earth	July Landscaping	26,226.25		160,726.52
Bill	07/24/2024	110342	Down to Earth	Landscaping - Edgemont Subvision	884.00		161,610.52
Bill	08/01/2024	111352	Down to Earth	Landscape Maintenance August 2024	27,110.25		188,720.77
Bill	08/29/2024	114359	Down to Earth	Main Line repair due Lightning hit	1,061.71		189,782.48
Bill	08/30/2024	114930	Down to Earth	Irrigation Repairs	423.85		190,206.33
Bill	09/01/2024	115144	Down to Earth	Landscape Maintenance.	27,110.25		217,316.58
Bill	09/09/2024	115750	Down to Earth	Controller Replacement	7,696.89		225,013.47
Bill	10/01/2024	118482	Down to Earth	Reference: Landscape Maintenance Oct 24.	27,110.25		252,123.72
Bill	11/01/2024	122055	Down to Earth	Landscape Maintenance Nov 24.	27,110.25		279,233.97
Bill	12/01/2024	125452	Down to Earth	Landscape Maintenance Dec 24.	27,110.25		306,344.22
Bill	12/18/2024	128488	Down to Earth	Monthly Irrigation Inspection Billing.	717.13		307,061.35
Bill	01/01/2025	127462	Down to Earth	Reference: Landscape Maintenance Jan 25.	27,110.25		334,171.60
Bill	01/23/2025	130897	Down to Earth	Reference: Remove Fallen Palm.	309.98		334,481.58
Bill	01/31/2025	132295	Down to Earth	Reference: Monthly Irrigation Billing Jan 25.	500.79		334,982.37
Bill	02/01/2025	131565	Down to Earth	Reference: Landscape Maintenance Feb 25.	27,110.25		362,092.62
Bill	02/28/2025	135456	Down to Earth	Reference: Monthly Irrigation Inspection.	333.07		362,425.69
Total 1560020 · Landscape Maintenance					362,425.69	0.00	362,425.69
1560030 · Landscape Replenishment							
Bill	05/29/2024	3828	American Mulch & Soil	Playground Mulch Installed	2,340.00		2,340.00
Bill	05/31/2024	104024	Down to Earth	Well Pump Repairs	818.53		3,158.53
Bill	05/31/2024	104023	Down to Earth	Irrigation repairs	380.59		3,539.12
Bill	06/27/2024	107299	Down to Earth	2 Dead palm removal	1,014.49		4,553.61

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	06/27/2024	107300	Down to Earth	Dead Tree Removal	4,887.26		9,440.87
Bill	06/27/2024	107301	Down to Earth	Dead Trees Removal	2,840.51		12,281.38
Bill	07/08/2024	108935	Down to Earth	Dead Plant Removal	3,554.63		15,836.01
Bill	07/12/2024	109221	Down to Earth	Pine Bark Mulch Install 2024.	31,500.00		47,336.01
Bill	09/30/2024	117701	Down to Earth	Monthly Irrigation Billing.	861.55		48,197.56
Bill	10/28/2024	120335	Down to Earth	Irrigation Repairs after Controller Replacement	1,506.62		49,704.18
Bill	10/31/2024	121470	Down to Earth	Reference: Monthly Irrigation Inspection.	1,200.16		50,904.34
Bill	10/31/2024	121714	Down to Earth	Reference: Hurricane Milton Clean Up.	3,750.00		54,654.34
Bill	11/22/2024	124405	Down to Earth	Brush Cut Tract Behind Alligator Flag.	2,927.89		57,582.23
Bill	11/30/2024	126072	Down to Earth	Monthly Irrigation Inspection Billing 11/24.	750.88		58,333.11
Bill	01/31/2025	132308	Down to Earth	Reference: Landscape Enhancement 1/25.	2,122.98		60,456.09
Bill	01/31/2025	132307	Down to Earth	Reference: Landscape Enhancement 1/25.	4,045.00		64,501.09
Total 1560030 · Landscape Replenishment					64,501.09	0.00	64,501.09
1560040 · Wetland Mitigation & Maint.							
Bill	04/09/2024	178316	BIO-TECH CONSULTING, INC.	Wetland Mitigation	8,000.00		8,000.00
Bill	04/24/2024	179553	BIO-TECH CONSULTING, INC.	Mitigation Monitoring	2,400.00		10,400.00
Bill	05/07/2024	179218	BIO-TECH CONSULTING, INC.	Mitigation Monitoring	150.00		10,550.00
Bill	05/31/2024	179779	BIO-TECH CONSULTING, INC.	Mitigation Monitoring	2,400.00		12,950.00
Bill	07/12/2024	180537	BIO-TECH CONSULTING, INC.	Mitigation Monitoring	7,000.00		19,950.00
Bill	08/29/2024	172223	BIO-TECH CONSULTING, INC.	Mitigation Monitoring Changed date to match check	2,000.00		21,950.00
Bill	10/01/2024	177069	BIO-TECH CONSULTING, INC.	Mitigation Monitoring.	2,400.00		24,350.00
Bill	10/01/2024	174099	BIO-TECH CONSULTING, INC.	Mitigation Monitoring.	3,000.00		27,350.00
Bill	10/08/2024	181733	BIO-TECH CONSULTING, INC.	Mitigation Monitoring.	5,900.00		33,250.00
Bill	12/02/2024	182424	BIO-TECH CONSULTING, INC.	Mitigation Monitoring.	2,000.00		35,250.00
Total 1560040 · Wetland Mitigation & Maint.					35,250.00	0.00	35,250.00
1560050 · Field Management							
Bill	03/01/2024	417400	Vesta District Services	Monthly Mgmt. Fee - Mar 2024	515.00		515.00
Bill	04/01/2024	418230	Vesta District Services	Monthly contracted management fees April	515.00		1,030.00
Bill	05/01/2024	418905	Vesta District Services	Monthly contracted management fees May	515.00		1,545.00
Bill	06/01/2024	420180	Vesta District Services	Management Services June	515.00		2,060.00
Bill	07/01/2024	420795	Vesta District Services	Management Fees July.	515.00		2,575.00
Bill	08/01/2024	421417	Vesta District Services	Monthly contracted management fees August	515.00		3,090.00
Bill	09/01/2024	421521	Vesta District Services	Management Fees September	515.00		3,605.00
Bill	10/01/2024	422529	Vesta District Services	Reference: Management Fees Oct 24.	540.75		4,145.75
Bill	11/01/2024	423010	Vesta District Services	Reference: Management Fees Nov 24.	540.75		4,686.50
Bill	12/01/2024	423461	Vesta District Services	Management Fees Dec 24.	540.75		5,227.25
Bill	01/01/2025	424074	Vesta District Services	Management Fees Jan 25.	540.75		5,768.00
Bill	02/01/2025	424702	Vesta District Services	Reference: Management Fees Feb 25.	540.75		6,308.75
Total 1560050 · Field Management					6,308.75	0.00	6,308.75
1560060 · Field Contingency							
Bill	02/29/2024	418164	Vesta District Services	Billable Expenses - Feb 2024	150.00		150.00
Bill	03/26/2024	33355	A & A Playground Services Inc.	Playground Inspection	1,250.00		1,400.00
Bill	04/18/2024	33009A	Fountain Design Group, Inc.	QUARTERLY CLEANING	175.00		1,575.00
Bill	05/26/2024	499	Swine Solutions, LLC	Monthly Trapping Service	1,550.00		3,125.00
Bill	06/13/2024	507	Swine Solutions, LLC	Monthly Trapping Service	1,550.00		4,675.00
Bill	06/25/2024	508	Swine Solutions, LLC	Monthly Trapping Service	1,550.00		6,225.00
Bill	06/27/2024	107302	Down to Earth	Sign Removal	415.55		6,640.55
Bill	06/28/2024	108602	Down to Earth	Monthly Inspection Irrigation Billing	612.84		7,253.39
Bill	07/24/2024	517	Swine Solutions, LLC	Trapping Service	1,550.00		8,803.39
Bill	07/31/2024	111872	Down to Earth	Irrigation Repairs	544.17		9,347.56
Bill	08/05/2024	526	Swine Solutions, LLC	Carcass Removal	400.00		9,747.56
Bill	09/24/2024	535	Swine Solutions, LLC	Monthly Trapping Service	1,550.00		11,297.56
Bill	10/01/2024	1000726	Fly by Night, Inc.	Reference: Bat Houses.	1,846.37		13,143.93
Bill	10/16/2024	34471A	Fountain Design Group, Inc.	QUARTERLY CLEANING OF ONE LAKE FOUNTA	175.00		13,318.93
Bill	01/08/2025	35146A	Fountain Design Group, Inc.	QUARTERLY CLEANING OF ONE LAKE FOUNTAI	175.00		13,493.93
Total 1560060 · Field Contingency					13,493.93	0.00	13,493.93
1560070 · Hardscape Repairs & Maint							
Bill	03/31/2024	418715	Vesta District Services	Billable Expenses - Mar 2024	20.00		20.00
Bill	01/31/2025	424818	Vesta District Services	Reference: Billable Expenses - Jan 2025.	1,489.95		1,509.95
Bill	02/14/2025	1341-1	Platinum Exterior Services LLC	Reference: Final Payment.	8,093.93		9,603.88
Bill	02/28/2025	425345	Vesta District Services	Reference: Billable Expenses - Feb 2025.	2,203.32		11,807.20
Total 1560070 · Hardscape Repairs & Maint					11,807.20	0.00	11,807.20
1560080 · Stormwater Reporting							
Bill	09/05/2024	40405371	Ronald L Vail Plumbing Inc.	Plumbing- Back flow testing	267.00		267.00
Total 1560080 · Stormwater Reporting					267.00	0.00	267.00
1560090 · Porter Services							
Bill	02/29/2024	11724	Clean Star Services	Monthly Trash Service	310.00		310.00
Bill	03/29/2024	11918	Clean Star Services	March Trash Service	310.00		620.00
Bill	04/29/2024	12078	Clean Star Services	Monthly Services trash April	310.00		930.00
Bill	05/27/2024	12362	Clean Star Services	Trash Service 5/2024	310.00		1,240.00
Bill	06/30/2024	12571	Clean Star Services	Monthly Trash Collection	310.00		1,550.00
Bill	07/26/2024	12792	Clean Star Services	Monthly Trash Service	310.00		1,860.00
Bill	08/29/2024	13104	Clean Star Services	Monthly Trash Service	310.00		2,170.00

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	09/26/2024	13324	Clean Star Services	Monthly Trash Collection	310.00		2,480.00
Total 1560090 · Porter Services					2,480.00	0.00	2,480.00
1560100 · Pond Plantings Erosion Control							
Bill	07/19/2024	109969	Down to Earth	Pond 13 Palms At Serenoa Erosion Repairs	16,200.00		16,200.00
Total 1560100 · Pond Plantings Erosion Control					16,200.00	0.00	16,200.00
1560110 · Fountain Repair							
Bill	07/03/2024	33643A	Fountain Design Group, Inc.	QUARTERLY CLEANING OF ONE LAKE FOUNTAI	175.00		175.00
Total 1560110 · Fountain Repair					175.00	0.00	175.00
1560120 · Midge Fly Treatment							
Bill	12/09/2024	SE-25517	Steadfast Environmental, LLC	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
Total 1560140 · Wildlife Removal					7,750.00	0.00	7,750.00
Total 1160000 · Physical Environment					594,908.64	63.00	594,845.64
					1,100,186.45	**7,063.00**	**1,093,123.45**

EXHIBIT 5

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**

EXHIBIT 6

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

		FY 2024 Adopted Budget	FY 2024 Month of September	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUE**					
2	SPECIAL ASSESSMENT	$ 991,760	$ -	$ 992,433	$ 673	100.07%
3	LOT CLOSINGS	-	-	-	-	0.00%
4	INTEREST INCOME	-	-	-	-	0.00%
5	MISC. REVENUE	-	-	792	792	0.00%
6	**TOTAL REVENUE**	**$ 991,760**	**$ -**	**$ 993,225**	**$ 1,465**	**100.07%**
7	**EXPENDITURES**					
8	**GENERAL ADMINISTRATIVE**					
9	SUPERVISOR COMPENSATION	$ 12,000	$ -	$ 10,800	$ (1,200)	90.00%
10	DISTRICT MANAGEMENT SERVICES	32,960	2,747	32,960	0	100.00%
11	BANK FEES	150	-	-	(150)	0.00%
12	AUDITING	3,400	-	7,650	4,250	225.00%
13	REGULATORY AND PERMIT FEES	175	-	175	-	100.00%
14	LEGAL ADVERTISEMENTS	4,000	-	2,885	(1,115)	72.13%
15	ENGINEERING SERVICES	15,000	5,066	70,209	55,209	468.06%
16	LEGAL SERVICES	25,000	3,048	52,268	27,268	209.07%
17	TECHNOLOGY & WEBSITE ADMIN.	2,015	-	1,824	(191)	90.52%
18	MISCELLANEOUS (appraisal, mailing, etc.)	1,500	310	7,531	6,031	502.05%
19	**TOTAL GENERAL ADMINISTRATIVE**	**96,200**	**11,170**	**186,302**	**90,102**	**193.66%**
20	**INSURANCE**					
21	INSURANCE	12,000	-	31,295	19,295	260.79%
22	**TOTAL INSURANCE**	**12,000**	**-**	**31,295**	**19,295**	**260.79%**
23	**DEBT SERVICE ADMIN.**					
24	DISCLOSURE REPORT	5,150	-	1,000	(4,150)	19.42%
25	ARBITRAGE REBATE REPORT	2,000	-	1,300	(700)	65.00%
26	TRUSTEE FEES	12,000	-	29,650	17,650	247.08%
27	**Total Debt Service Administration**	**19,150**	**-**	**31,950**	**12,800**	**166.84%**
28	**UTILITIES:**					
29	UTILITIES-ELECTRICITY	6,180	646	9,148	2,968	148.02%
30	STREETLIGHTS	230,000	20,680	250,760	20,760	109.03%
31	UTILITY WATER	40,000	2,956	21,826	(18,174)	54.56%
32	**TOTAL UTILITIES:**	**276,180**	**24,282**	**281,733**	**5,553**	**102.01%**
33	**PHYSICAL ENVIRONMENT:**					
34	LAKE & POND MAINTENANCE	54,600	3,370	40,155	(14,445)	73.54%
35	LANDSCAPE MAINTENANCE	314,715	7,697	344,977	30,262	109.62%
36	LANDSCAPE - REPLENISHMENT	15,285	-	51,881	36,596	339.43%
37	WETLAND MITIGATION & MONITORING	38,850	-	34,250	(4,600)	88.16%
38	FIELD MANAGEMENT	6,180	515	6,180	-	100.00%
39	FIELD CONTINGENCY	88,900	1,550	19,840	(69,060)	22.32%
40	HARDSCAPE REPAIRS & MAINT.	15,000	-	20	(14,980)	0.13%
41	STORMWATER REPORTING	25,000	267	267	(24,733)	1.07%
42	PORTER SERVICES	10,000	-	2,790	(7,210)	27.90%
43	POND PLANTINGS AND EROSION CONTROL	12,000	-	16,200	4,200	135.00%
44	FOUNTAIN REPAIR	2,700	-	175	(2,525)	6.48%

		FY 2024 Adopted Budget	FY 2024 Month of September	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	RESERVE STUDY	5,000	-	-	(5,000)	0.00%
46	**TOTAL PHYSICAL ENVIRONMENT**	**588,230**	**13,399**	**516,735**	**(71,495)**	**87.85%**
47	**TOTAL EXPENDITURES**	**991,760**	**48,851**	**1,048,015**	**56,255**	**105.67%**
48	**REVENUE OVER (UNDER) EXPENDITURES**	**-**	**(48,851)**	**(54,790)**	**(54,790)**	
49	**OTHER FINANCING SOURCES & USES**					
50	TRANSFERS IN	-	-	-	-	
51	TRANSFERS OUT	-	-	-	-	
52	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	**-**	
53	**NET CHANGE IN FUND BALANCE**	**-**	**(48,851)**	**(54,790)**	**(54,790)**	
54	FUND BALANCE - BEGINNING - UNAUDITED	306,542		306,542	-	
55	**FUND BALANCE - ENDING - PROJECTED**	**$ 306,542**		**$ 251,752**	**$ (54,790)**	

EXHIBIT 7

July 19th ,2023

Stantec visited Avalon Groves to review reports of low water levels associated with Pond 19. Dring our review water levels were observed to be normal for this time of year. The previous report indicated dewatering of adjacent ponds that would affect the water levels during the dewatering process.

Stanec reviewed pond 19 and surrounding ponds to ensure drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

Greg Woodcock

Project Manager

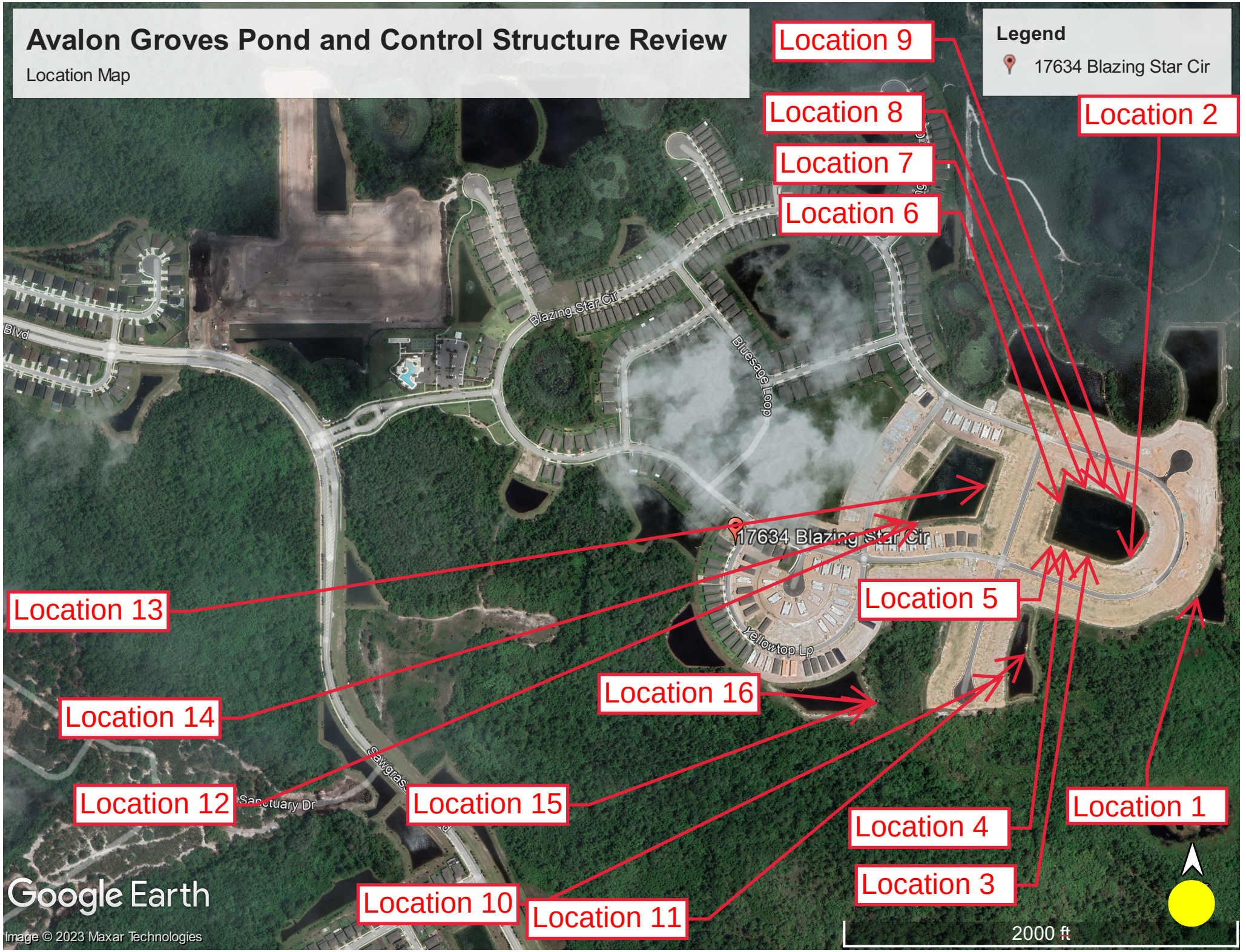
Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

Avalon Groves Pond and Control Structure Review

Location Map



July 19th ,2023

Location 1: MES pipe has craked and separated below the concrete end treatment. Pipe should be repaired to prevent additional separation. Turbidity barrier was installed and not removed. If construction is completed the turbidity barrier should be removed.



Location 2: Bare soil observed. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



Location 3: Bare soil observed. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



Location 4: Bare soil observed. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.





Location 5: Bare soil observed. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



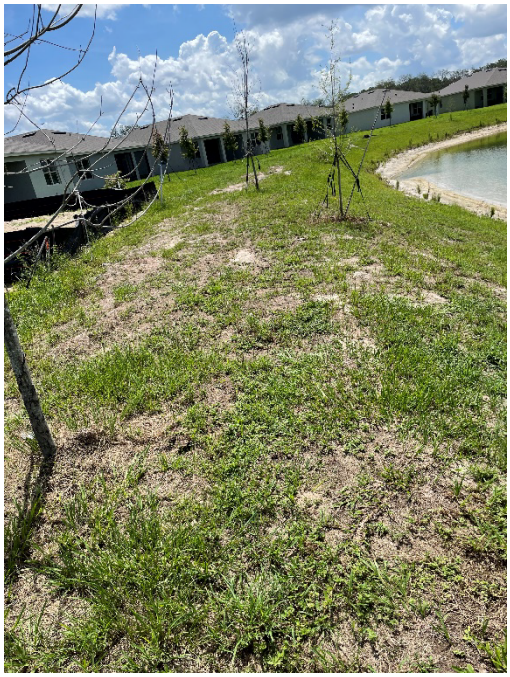
Location 6: Turbidity barrier was installed and not removed. If construction is completed the turbidity barrier should be removed



Location 7: Bare soil observed. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.

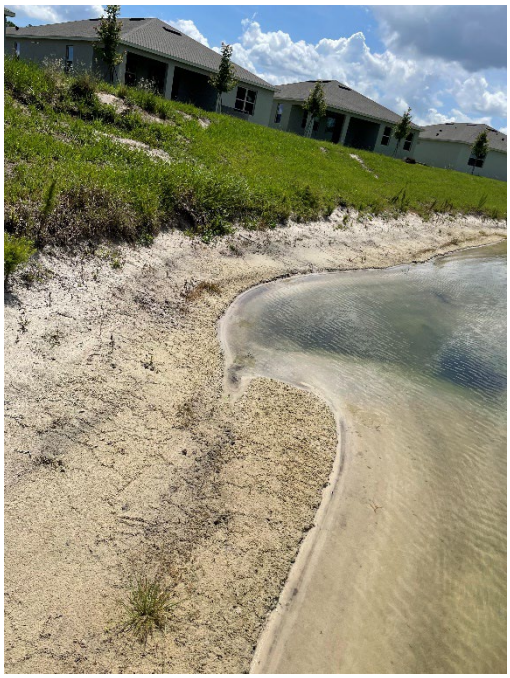


Location 8: Bare soil observed. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



July 19th ,2023

Location 9: Exposed bond bank is prone to erosion. Sod exposed pond bank to prevent future erosion



Location 10: Turbidity barrier was installed and not removed. If construction is completed the turbidity barrier should be removed.



Location 11: Bare soil observed around the control structure. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



Location 12: Turbidity barrier was installed and not removed. If construction is completed the turbidity barrier should be removed. Evidence that the mitered end section (MES) is starting to get undermined.



Location 13: Bare soil observed around the control structure. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



Location 14: Bare soil observed around the control structure. Lack of vegetation/sod makes the bank prone to erosion. Sod all disturbed areas.



July 19th ,2023

Location 15: Silt has built up under the skimmer. Remove silt and debris a minimum of 6” under the skimmer to ensure proper flow.





July 19th ,2023

Location 16: Existing trees are to be removed that are crossing the sump area. Ditch pavement is starting to show signs of erosion and undermining. We recommend rip rap around the existing outfall structure to deter undermining and erosion.







EXHIBIT 8

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 9

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 10

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

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 11

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 12

Creative Recreation Products
3000 W State Road 426
Oviedo, FL 32765 US
407.695.8855
FLplaygrounds@gmail.com

Quote 7999

CreativeRecreation PRODUCTS

ADDRESS	SHIP TO	DATE	TOTAL
Avalon Groves CCD c/o Vesta District Services 250 International Parkway, Suite 208 Lake Mary, FL 32746	Avalon Groves CCD Goldcrest Loop Clermont, FL	03/10/2025	$43,558.00

QTY	DESCRIPTION	RATE	AMOUNT
	HIP SHADE OVER MAIN PLAYSTRUCTURE		
1	34' x 32' Commercial Shade Structure - Hip Roof, 11' columns, Glide Elbows. Colors TBD.	17,358.00	17,358.00T
1	Installation - Includes relocating (2) panels on Freestanding Panel system and (1) Talk tube to allow space for shade column footers. - If no access to water or electric within 100', please add $350.	15,750.00	15,750.00
4	Shade footers - includes concrete	750.00	3,000.00
1	Inbound freight	1,750.00	1,750.00
1	Machine rental	1,750.00	1,750.00
1	Permitting Services; includes site plan	1,500.00	1,500.00
1	Sealed Engineered Drawings	950.00	950.00T
1	City/County Building Dept Fees (estimated)	1,500.00	1,500.00

NOTES:
- Deposit for Materials and Permit due with order.
- Balance due upon completion: Net 15.
- Excessive underground obstacles may result in additional labor.
- Changes in the field will be treated as a change order.
- On-site disposal of spoils included, off-site extra $950.
- Overage/shortage on County fees will be adjusted on Balance Due.
- There is a 2.9% transaction fee if paying by credit card.
- See CP Terms doc for additional details.
- We will match any competitor's comparable bid.

SUBTOTAL	43,558.00
TAX	0.00
TOTAL	$43,558.00

Quote valid for 30 days. We look forward to working with you!

Avalon Groves playground shade layout

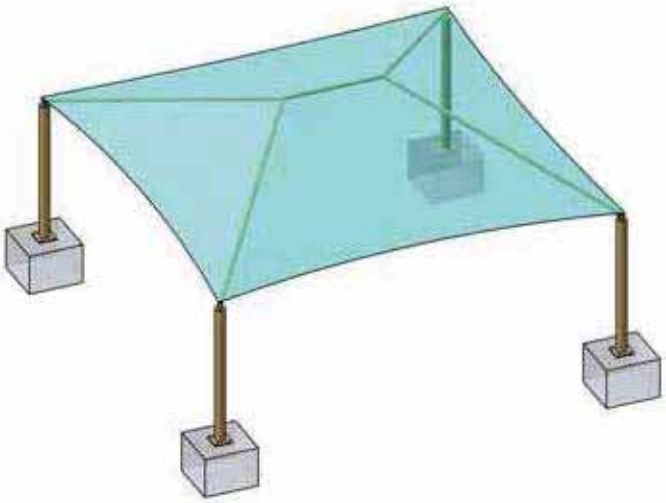
(Not to exact scale)

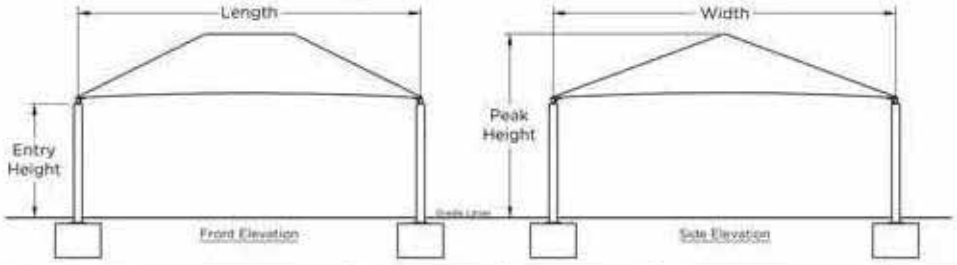


Note: Shade columns need to be at least 6' from play structure, and min 3' from panels/tube.

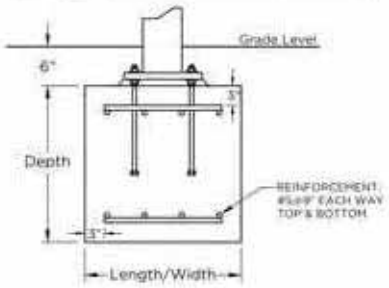
Hip Shade

Length	34'	**Width**	32'	**Entry Height**	12'
Peak Height	17.92'	**Elbow**	Glide	**Column Mount**	Base Plate
Column Size	Ø8.8" Sch 40	**Rafter Size**	Ø6.0" 7 Ga	**Ridge Size**	Ø6.0" 7 Ga
Column Length	12.5'	**Rafter Length**	20.98'	**Ridge Length**	10'
Dome Qty.	1	**Column Qty.**	4		

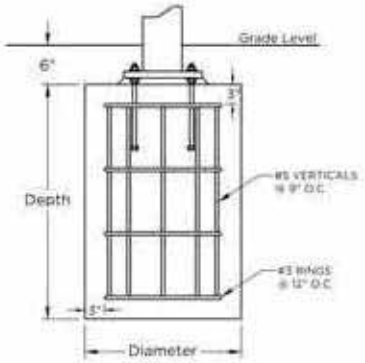




Square Footing		
Column	Length & Width	Depth
Single Cap	48	8
Double Cap	N/A	8



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	7.19	N/A



Superior Shade

QUOTE	SHADE SIZE	SHADE STYLE
97199	34 X 32	Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact sizes, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

SuperiorShade

Color Options

Frames

Backed by a 5-year limited warranty.

Slats

- Red
- Orange
- Butterscotch
- Yellow
- Spring Green
- Chartreuse
- Light Green
- Green
- Sage
- Sky Blue
- Blue
- Periwinkle
- Royal Purple
- Burgundy
- Beige
- Vanilla
- Brown
- Black
- White

Matte, Textured & Metallic

- Champagne
- Metallic
- Bronze
- Starlight

Reinforced Waterproof Shade Fabric

For our Single Post Waterproof Umbrella. Backed by a 10-year limited warranty.

- Tan
- White

Traditional Fabric

This selection of fabric colors are California Fire Marshal certified, fire retardant, and pass the NFPA 701 or ASTM E84 tests. Colors marked with an asterisk are available as both flame retardant and non-flame retardant. Backed by a 10-year limited warranty.

Natural* Shade Factor: 78.2% UV Blocking: 93%	Beige Shade Factor: 87% UV Blocking: 87%	NEW! Desert Sand* Shade Factor: 86% UV Blocking: 93%	Latte Shade Factor: 90% UV Blocking: 88%	Rivergum Green* Shade Factor: 88.7% UV Blocking: 92.6%	Lime Shade Factor: 70% UV Blocking: 98%
Mint Green Shade Factor: 93% UV Blocking: 88%	Forest Green Shade Factor: 84% UV Blocking: 96%	Brunswick Green* Shade Factor: 94% UV Blocking: 94.7%	Turquoise* Shade Factor: 88% UV Blocking: 96.8%	True Blue Shade Factor: 89% UV Blocking: 93%	Sky Blue* Shade Factor: 89% UV Blocking: 92.2%
NEW! Aquatic Blue* Shade Factor: 85.6% UV Blocking: 91.7%	Navy Blue* Shade Factor: 96.5% UV Blocking: 94.4%	NEW! Royal Purple* Shade Factor: 87.7% UV Blocking: 91.2%	Sun Blaze Shade Factor: 98% UV Blocking: 94%	Cayenne* Shade Factor: 95.3% UV Blocking: 93.4%	Cedar* Shade Factor: 87.3% UV Blocking: 93.5%
Yellow* Shade Factor: 77.8% UV Blocking: 96.8%	Brown Shade Factor: 93% UV Blocking: 96%	Pearl Onyx Shade Factor: 88% UV Blocking: 94%	Silver Shade Factor: 93% UV Blocking: 95%	Steel Gray* Shade Factor: 93.9% UV Blocking: 94.3%	Midnight Shade Factor: 98% UV Blocking: 98%

2 REASONS TO CHOOSE FLAME RETARDANT FABRIC

1. Helps meeting appropriate federal, state, and local building codes.
2. Permanent and reliable flame resistant properties, as opposed to fabrics treated with FR additives in a post-production application.

Dual Shade Fabric

Available for an upcharge for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail. Backed by a 10-year limited warranty.

Citrus Shade Factor: 87% UV Blocking: 91.9%	Sunburst Shade Factor: 78.2% UV Blocking: 90.5%	Macaw Shade Factor: 83.8% UV Blocking: 90.7%	Chameleon Shade Factor: 88.4% UV Blocking: 90.3%	Topaz Shade Factor: 86.6% UV Blocking: 90.6%	Amazonia Shade Factor: 91.6% UV Blocking: 92.4%
Savanna Shade Factor: 80.1% UV Blocking: 92.9%	Cobblestone Shade Factor: 90.3% UV Blocking: 91.6%	Gold Rush Shade Factor: 86.9% UV Blocking: 91.5%	Capri Shade Factor: 88.8% UV Blocking: 92.7%	Santorini Shade Factor: 88.3% UV Blocking: 92.2%	Maldives Shade Factor: 88.4% UV Blocking: 90.9%

Superior Recreational Products

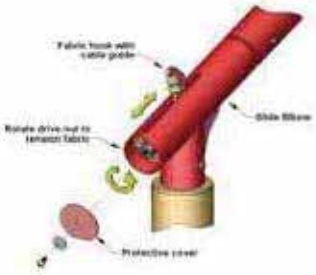
Why do shades cost so much?!

Creative Playthings
Residential & Commercial

This is the #1 question we get about commercial shade structures... and it's true, they're not cheap! But if you buy right, they'll last a long time. Here's some background information to help:

Commercial shades are considered permanent structures, so they must be permitted and pass City or County inspections. And Florida has the strictest wind codes in the country, due to our higher risk of hurricanes. In Central Florida, shade structures must withstand 105 -125 mph winds depending upon canopy design (compared to 75 to 93 mph in other states).

This requires thicker columns and frames, bigger concrete footers and up to 80 man-hours of labor – indeed Florida-safe shades can cost up to 30% more. In addition, every one of our shade structures is built with a Glide Elbow design, allowing safe and easy removal of the canopy in case of a tropical storm or hurricane – *an absolute must for Florida!*



Huge Concrete Footers...



... reinforced with Rebar



And Proper Equipment...



... to do the job right!



Be sure to select a shade company who knows the Florida requirements and meets them. If you're looking at vendors outside the area, be sure you're not being quoted a standard shade that could get damaged in a major storm or fail inspection. And if you're uncertain, just let us know, we're happy to review other proposals to ensure you're comparing "apples and apples".

Questions? Call us at 407-695-8855. We're here to help!

Creative Recreation Products
3000 W. State Road 426
Oviedo, FL 32765 :: 407.695.8855

General Terms

Acceptance by signature below indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Client agrees to Payment Schedule listed on final Quote/Invoice. Deposit for materials total, sales tax and Permitting (if applicable) due with order, Balance due within 15 days of completion. Agreement becomes effective upon receipt of Deposit.
- Changes in the field will be treated as a change order and a fair price agreed upon.
- Installation price based on a single mobilization, easy access to work site, and unrestricted work hours. We can accommodate special requests but they may result in additional labor costs.
- A 2.9% transaction fee will apply for credit card payments.
- Please specify all color selections in writing. Creative Recreation Products (CRP) is not responsible for any discrepancies due to verbally communicated color selections.

Installation Overview

Creative Recreation Products Installation services include:

- Acceptance, unloading and inspection of materials prior to installation.
- If needed, Underground Utility Check – Sunshine State 811 One Call only.
- Installation of equipment and materials according to manufacturer's instructions.
- Installation services assume level dirt site, clear of underground obstacles. Excessive underground obstructions – such as rocks, concrete, pipes, drainage systems, roots, water, irrigation – may result in additional charges.
- Trash Clean Up (Dumpster or disposal provided by Client unless otherwise specified).
- On-site disposal of spoils in the case of large footers. Off-site extra, if needed.
- CRP will take every precaution to prevent damage; however, is not responsible for any damage caused by the normal installation of our product. This includes but is not limited to sod, concrete sidewalks, and private underground utilities, as well as any costs associated with preventive efforts to limit damage, such as buying plywood to lay over sod for access.
- CRP will not be held responsible for delays due to weather.

Client Responsibilities:

- Provide access to site for heavy trucks and equipment as well as secure site for storage and staging of materials and equipment.
- Client is responsible for removing fences, hedges, or trees that restrict access or encroaches into the use zone; additional charges may apply if included in the scope of CRP's work.
- Provide access to nearby water and electricity for operating equipment and mixing concrete.
- Trash Disposal unless otherwise specified.
- Clearly mark any private-party utilities, irrigation systems or other underground obstructions. CRP will attempt to cap off any small irrigation pipes encountered but is not responsible for repair or re-routing around footers. CRP is not responsible for damage to unmarked underground lines.
- Safety surfacing per CPSC guidelines and ASTM standards, unless contracted to CRP as part of this agreement.
- Any additional insurance coverage, beyond what CRP currently maintains, required by the client that incurs an additional charge from CRP's insurer will be added to the quote.
- Storage charges of $50/week will apply if installation is delayed by customer for any reason more than 30 days.
- Customer accepts all responsibility for requests that are not in compliance with ASTM, CPSC, or local building codes.

Optional Responsibilities:

- Removal and disposal of existing equipment.
- Site preparation including leveling, grading, clearing, drainage, etc. especially if the area typically holds excessive water.
- If permitting - Building department fees, engineered drawings, site plan or survey, as required.

All other responsibilities must be clearly outlined in the applicable quotation/invoice or will be the responsibility of Client.

Acceptance Signature _____ Date _____

Printed Name _____ Title _____

Shirley M. Conley

From: Erik Medley <erik@medleyconstruction.com>
Sent: Monday, March 24, 2025 8:39 AM
To: Shirley M. Conley
Subject: Re: Follow up
Attachments: 2025 Superior Shade Catalog.pdf

Shirley

Below are some budget numbers for shade sizes

Depending on what you want to cover and how much you want to spend

30x30x12- $30,000

35x35x12- $37,500

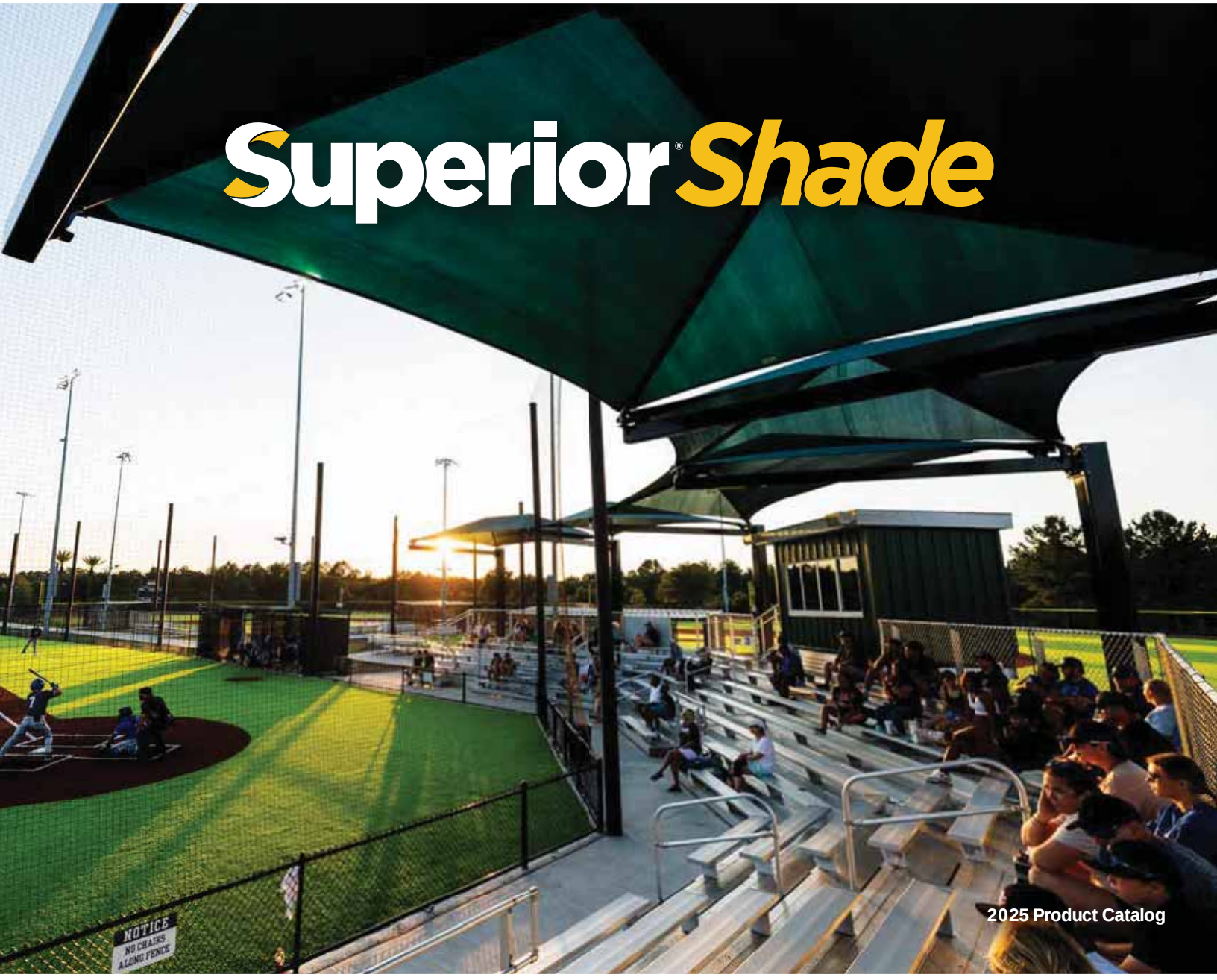
40x40x12- $50,000

Single post umbrella- $15,000

Please see the attached catalog to see what you like to cover and we can price accordingly. Starting on page 15 standard hip structure, then page 16 form umbrella structure.

We handle all aspects in house from permitting to installation. Unlike others who tell you they do, but they sub out contractors like ourself to permit and install.

Thank you and let me know if you have any questions!



Superior® Shade

2025 Product Catalog

You Name It, We've Shaded It

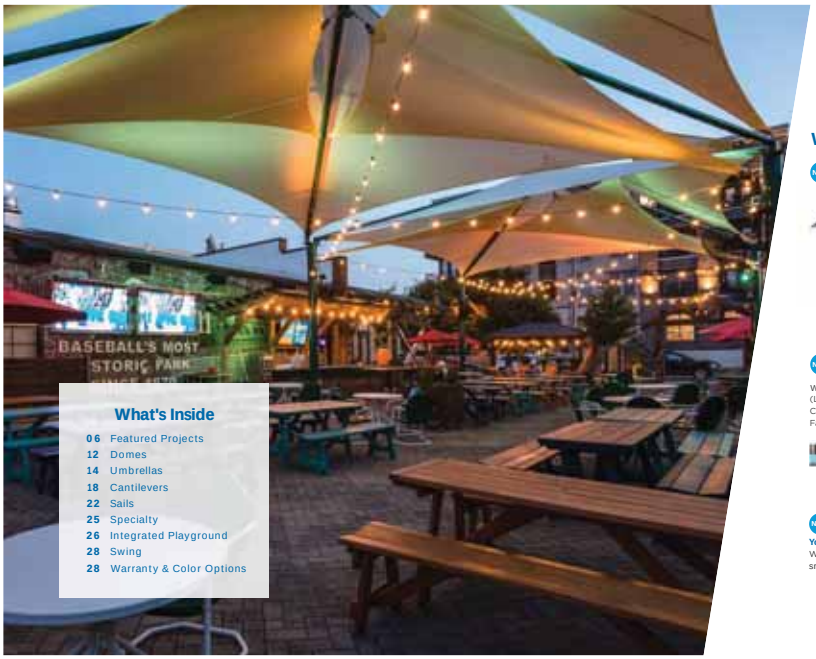
At Superior Recreational Products (SRP), we provide you with standard and custom shade structures for nearly every outdoor location. Our line delivers creative solutions and unique designs for your biggest need — protection from the sun.

Our Top Features, Your Benefits

- Block up to 98% of harmful UV rays
- Reduce temperatures up to 25°F
- UV stabilized fabric to resist fading and unraveling
- Frames withstand wind gusts up to 150 mph
- Structures that meet local building codes
- Glide Elbow™ fabric release mechanism
- Professional engineers on staff for all 50 states for faster lead times and compliant designs
- Low-maintenance shade solutions
- Made in America
- Up to 20-year limited warranty

Serving Multiple Markets

We serve a variety of markets including parks and recreation, sport facilities, zoos, aquariums, hospitality, schools, and universities.



What's Inside

06 Featured Projects
12 Domes
14 Umbrellas
18 Cantilevers
22 Sails
25 Specialty
26 Integrated Playground
28 Swing
28 Warranty & Color Options

What's New

NEW **New Product**



Tilted Swivel Umbrella
Page 15

NEW **We're a Certified Fabricator for More Areas**

We are a City of Los Angeles Department of Building and Safety (LADBS) Certified Fabricator, City of Houston Registered Fabricator, City of Phoenix Certificated Fabricator, Clark County Approved Fabricator, and offer many California DSA pre-certified shade styles.

LA DBS Certified Fabricator · Registered Fabricator · Certified Fabricator · Approved Fabricator · DSA Pre-Certified Shade Styles

NEW **Quick Ship**

Your Order Shipped in 10 Business Days

We offer select shade styles that ship within 10 business days. Visit srpshade.com/products/quick-ship-shade to learn more.



What's Trending



100+ DSA Pre-Approved Shade Structures for California Schools and Educational Facilities

We're proud to offer select shade structures with Division of the State Architect (DSA) pre-check approval. California state schools and other educational facilities can streamline the construction approval process by selecting a pre-approved Superior shade.

Look for our DSA Pre-Check icon throughout the catalog for qualifying shade structures.

Keeping Cool On and Off the Court

From pickleball, baseball, basketball, tennis, and more, we have a shade structure to keep cool on the court or in the stands. Our versatile designs cater to a variety of sports and facilities, ensuring that every athlete and spectator stays comfortable while it's game on. With customizable options, we can meet the specific needs of your facility, enhancing both functionality and aesthetic appeal.





Proudly Made in America

We take pride in our commitment to quality and craftsmanship. Our shade structures are manufactured in Georgia, where we uphold rigorous standards of excellence and support our local communities and economies. This dedication to quality, craftsmanship, and American-made ingenuity guarantees that each shade structure is built to last.

Continuing Education Units for Landscape Architects and Park Professionals

We offer continuing education units (CEUs) for landscape architects, educators, and park professionals, focusing on the theme of recreation. Our courses provide valuable insights into designing and enhancing recreational spaces, helping professionals stay informed and inspired in their fields.

Learn more at srpshade.com/design-tools.

Superior
RECREATIONAL PRODUCTS
a PLAYCORE Company



Planning & Design Tools

Sketchfab
Select shade models are available on sketchfab.com.

CADdetails
Select shade models are available on srpshade.caddetails.com.

Space Planner
See how many picnic tables will fit in an area by visiting srpshade.com/design-tools.

Color Applier
View products in 360° and choose your colors by visiting srpshade.com/design-tools/color-applier.

Video Library



Factory Tour
Take a tour of our manufacturing facility and meet the faces that bring your shade structures to life! Watch it at srpshade.com/about-shade.



Installation Videos
Ever wonder how to install a commercial shade structure? We've created how-to videos you can watch by visiting srpshade.com/videos.



Explainer Video
Ever wonder about the differences between an embedded and a surface mount column? Start learning by visiting srpshade.com/videos.



Purchasing

Helping You Say Goodbye to Bidding

We've teamed with strategic partners so you can bypass the bidding process. Visit srpshade.com/contracts-and-affiliations to learn more.

Ordering Made Easy

Contact your local Superior sales representative to start the ordering process. They can answer any questions and provide product pricing and shipping information. Find your local representative at srpshade.com/find-a-rep.

Our Other Product Lines



Superior *Shelter*
Durable steel shelters designed for use in a variety of outdoor settings. Learn more at srpshelter.com.



Superior *Amenities*
Picnic tables, benches, trash receptacles, dog park equipment, and more. Learn more at srpsiteamenities.com.



Superior *Playgrounds*
Commercial playground equipment. Learn more at srpplayground.com.

FEATURED PROJECT

Bragan Baseball Complex Upgrades Spectator Seating

Jacksonville, Florida

FEATURED PRODUCTS

Custom Wraparound Five-Dome Hanging Cantilever

FEATURED COLORS

Black Powder Coat Frame
Forest Green Fabric











FEATURED PROJECT

Von Elrod's Creates Ambiance in Outdoor Beer Garden

Nashville, Tennessee

FEATURED PRODUCTS

Custom Multi-Dome Sand Dollar

FEATURED COLORS

Green Powder Coat Frame
Natural Fabric











FEATURED PROJECT

H+H Shine Shop Adds Custom Shade Over Car Wash Kiosks

Papillion, Nebraska

FEATURED PRODUCTS

Custom Multi-Dome Arched T-Cantilever

FEATURED COLORS

Metallic Powder Coat Frame
White Waterproof Fabric











FEATURED PROJECT

Searchlight Park's New Playground Additions Under Shady Sails

Searchlight, Nevada

FEATURED PRODUCTS

Custom Hip Shade with Sails
Multiple Sail
Swing Frame with Shade

FEATURED COLORS

Brown Powder Coat Frame
Forest Green Fabric











FEATURED PROJECT

Kamehameha Schools Kapālama Campus Creates Shaded Walkway

Honolulu, Hawaii

FEATURED PRODUCTS

Custom Dome Arched Cantilever

FEATURED COLORS

Dark Green Powder Coat Frame
Beige Traditional Fabric











FEATURED PROJECT

Mae Simmons Park Creates Comfortable Seating Areas for Park Goers

Lubbock, Texas

FEATURED PRODUCTS

Hexagon Pinwheel Shade
Hexagon Single Post Umbrellas

FEATURED COLORS

Champagne Powder Coat Frame
Turquoise and Yellow Fabric













Standard Hip

- Most versatile and economical shade
- Most popular shade style

SHAPES AND SIZES

Square
Available in 2' Increments from 10'–60'

Rectangle
Available in Over 25 Sizes

Hexagon
Available in 2' Increments from 20'–60'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™ (Available up to 30')
Traditional Shade Fabric

A Multi-Dome may be designed depending on your shade's size to ensure proper fabric tension.



Multi-Dome Hip

- A series of hip end shades that share posts
- An economical way of shading a very large area
- Great for sports complex seating and parking lots

SIZES

Available in a Variety of Sizes

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric
Alternating Fabric Colors



Super Dome Hip

- Great for large playgrounds, outdoor dining areas, and sport courts like basketball or tennis

SHAPES

Square **Rectangle**

OPTIONS, FEATURES, AND FABRIC

Rectangular Posts
Surface Mount
With or Without Glide Elbow™*
Traditional Shade Fabric

*Glide Elbow™ must be custom designed.

Shade structures exceeding 1,100 square feet may not be applicable for our Glide Elbow™.



Pyramid

- Versatile and economical
- Features a peak roof design
- Great for schools, parks, and churches

SIZES

Available in 2' Increments from 10'–38', Square

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™ (Available up to 30')
Traditional Shade Fabric











Single Post Umbrella

- One of the most economical shades
- Cover up to nearly 600 square feet of space with a single unit

SHAPES AND SIZES

Square
8'-27'

Hexagon
Available in 2' Increments from 10'-26'

Octagon
Available in 2' Increments from 10'-26'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric



Cantilever Umbrella

- Off-center post
- Allows for the placement of site furnishings without the interference of a column

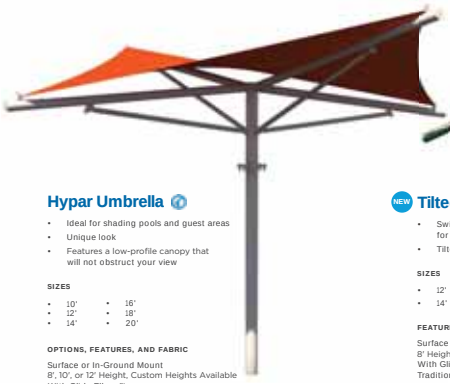
SHAPES AND SIZES

Square
8'-24'

Hexagon
8'-27'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric



Hypar Umbrella

- Ideal for shading pools and guest areas
- Unique look
- Features a low-profile canopy that will not obstruct your view

SIZES

- 10'
- 12'
- 14'
- 16'
- 18'
- 20'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With Glide Elbow™
Traditional or Dual Shade Fabric



NEW Tilted Swivel Umbrella

- Swivel this umbrella up to 270-degrees for sun protection throughout the day
- Tilted canopy provides maximum shade

SIZES

- 12'
- 14'

FEATURES AND FABRIC

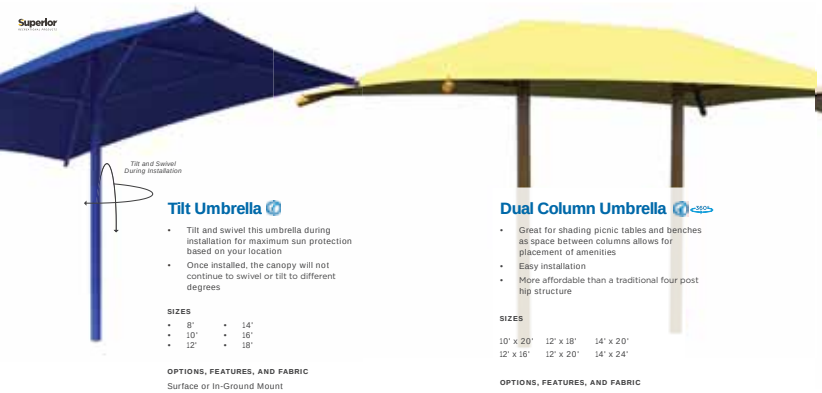
Surface Mount
8' Height
With Glide Elbow™
Traditional Shade Fabric











Tilt and Swivel During Installation

Tilt Umbrella

- Tilt and swivel this umbrella during installation for maximum sun protection based on your location
- Once installed, the canopy will not continue to swivel or tilt to different degrees

SIZES

- 8'
- 10'
- 12'
- 14'
- 16'
- 18'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric

Dual Column Umbrella

- Great for shading picnic tables and benches as space between columns allows for placement of amenities
- Easy installation
- More affordable than a traditional four post hip structure

SIZES

10' x 20'
12' x 16'
12' x 18'
12' x 20'
14' x 20'
14' x 24'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8' or 10' Height
With or Without Glide Elbow™
Traditional Shade Fabric

Single Post Waterproof Umbrella

- Use in different weather conditions
- Waterproof fabric propels water and keeps space below dry

SHAPES AND SIZES

Square
13' & 16'

Hexagon
16' & 18'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8' or 10' Height, Custom Heights Available
Exclusively Made With Glide Elbow™
Waterproof Shade Fabric

Glide Elbow™ availability depends on dimensions and model.

Waterproof Cantilever Umbrella

- Off-center post
- Allows for the placement of site furnishings without the interference of a column
- Use in different weather conditions
- Waterproof fabric propels water and keeps space below dry

SHAPES AND SIZES

Square
13' & 16'

Hexagon
16' & 18'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8' or 10' Height, Custom Heights Available
Exclusively Made With Glide Elbow™
Waterproof Shade Fabric











Standard Cantilever

- Great for covering walkways, bus stop seating, and bleachers
- Most economical way of providing car parking shade
- Ideal option for covering areas that require a lot of open space

SIZES

- 18' x 20'
- 18' x 27'
- 18' x 36'
- Custom Sizes Available

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric



Hanging Cantilever

- Great for walkways, bus stop seating, and bleachers
- Has a preferred maximum width of 18' but can be configured with multiple bays to cover any distance

SIZES

- 10' x 20'
- 12' x 20'
- 14' x 24'
- Custom Sizes Available

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8' Standard Height
10', 12', and Custom Heights Also Available
With or Without Glide Elbow™
Traditional Shade Fabric



Suspended Cantilever

- Utilizes suspension braces at the top of the structure to support the extended shade
- Perfect for automotive needs and walkways

SIZES

Custom made for your location.

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric



Arched Cantilever

- Great for a walkway cover or pool shade
- An economical way of shading spaces
- Can be designed with multiple bays to cover any distance
- Max length is 25' before multiple bays are needed

SIZES

Custom made for your location.

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Traditional Or Waterproof Shade Fabric











T-Cantilever

- Perfect for bleachers, fuel stations, or parking lots
- Typically features a one column per side design up to 18' in width. When beam length exceeds 18', a two column per side design will be needed
- Max length is 27' before additional bays are needed

SIZES

Custom made for your location.

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric





Camelback Cantilever

- Great for walkways and school carpool lanes
- Raised design casts a direct shadow on your intended area
- Fabric panel can be added between columns to further keep you cool and block wind

SIZES

- 12' x 10'
- 20' x 10'
- 20' x 14'
- Custom Sizes Available

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Fabric Panel Upgrade (Shown Below)
Traditional Shade Fabric





Dugout Cantilever

- Great for dugouts, walkways, and school carpool lanes
- Raised design casts a direct shadow on your intended area
- Easy-to-install
- Fabric panel can be added between columns to further keep you cool and block wind
- For design purposes, the max recommended width is 14' and the max distance between columns is 18'

SIZES

Custom made for your location.

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Fabric Panel Upgrade
Traditional Shade Fabric





Wavecrest

- Engineered design allows it to work well in almost any space
- Great at the local park or golf course
- The perfect shade when total coverage is critical and style is essential

SIZES

Custom made for your location.

OPTIONS, FEATURES, AND FABRIC

Surface Mount
8', 10', or 12' Height, Custom Heights Available
Traditional Shade Fabric





Triangle Sail

- Great solution for all spaces, large or small
- Design has many practical uses — from shading picnic tables to entire pools
- Custom to every space

SIZES

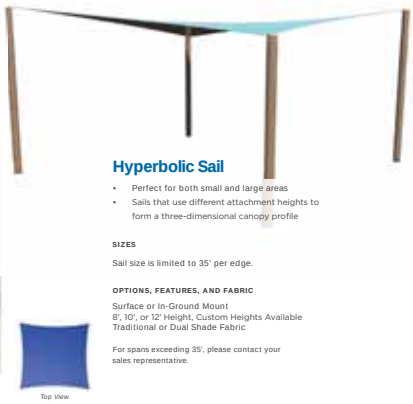
Sail size is limited to 50' per edge.

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Traditional or Dual Shade Fabric

For spans exceeding 50', please contact your sales representative.

Top View



Hyperbolic Sail

- Perfect for both small and large areas
- Sails that use different attachment heights to form a three-dimensional canopy profile

SIZES

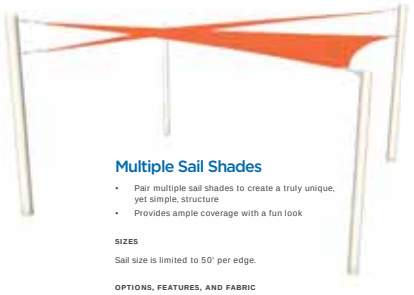
Sail size is limited to 35' per edge.

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Traditional or Dual Shade Fabric

For spans exceeding 35', please contact your sales representative.

Top View



Multiple Sail Shades

- Pair multiple sail shades to create a truly unique, yet simple, structure
- Provides ample coverage with a fun look

SIZES

Sail size is limited to 50' per edge.

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Traditional Shade or Dual Shade Fabric

For spans exceeding 50', please contact your sales representative.



Top View



Pinwheel Sail

- Patented layered design that provides full shade coverage
- Opportunity to select multiple colors

SHAPES AND SIZES



Square
14', 20', 30'



Hexagon
20', 30'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Glide Elbow™ Required*
Traditional Shade Fabric
Alternating Fabric Colors

*Over 20' Square will require sail fans.











Quad Sail

- Appealing design
- Combines the aesthetic of sail and hip shades

SIZES

- 10'
- 20'
- 30'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Traditional Shade Fabric



Top View



Sand Dollar Sail

- Overlapping fabric
- Offers great coverage

SHAPES AND SIZES



Square
20', 25', 30'



Hexagon
20', 25', 30', 36'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
Traditional Shade Fabric



Kite Hip Sail

- Popular choice for pools, splash pads, and dining areas
- Kite-shaped design allows for great flexibility and many configurations
- Features three columns at equal height, with the fourth column being taller
- Must be designed in a square size

SIZES

10'–25'

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
8', 10', or 12' Height, Custom Heights Available
With or Without Glide Elbow™
Traditional Shade Fabric



Halo Disc

- Unique, architectural design
- Features a slim fabric disc suspended from two curved columns
- Great for unique landscape designs

SIZES

- 15' Diameter
- 21' Diameter

OPTIONS, FEATURES, AND FABRIC

Surface Mount
11' (15' Dia.) or 12' Height (21' Dia.)
Traditional Shade Fabric



Top View











Flower

- Provides shade equal to that of an umbrella design
- Perfect for playground environments
- May choose alternating petal colors

SIZE

- 12' Diameter

OPTIONS, FEATURES, AND FABRIC

Surface or In-Ground Mount
14' at Highest Point, 10' at Lowest Point
Custom Waterproof Shade Fabric



Standard Modular

- Great option for school, park, and church playgrounds
- Can be installed on most existing playgrounds

SHAPES, SIZES, DECKS, AND POSTS

Square	Rectangle	Hexagon	Octagon
Available in 2' Increments from 10'–18'	9' x 12' and 10.5' x 14'	Available in 2' Increments from 12'–18'	14' 4"
Available for 36" x 36" and 48" x 48" Decks	Available for 36" x 46.5" and 36" x 48" Decks	Available for all Deck Configurations	Available for 48" x 48" Decks
Fits 3.5" and 5" Posts	Fits 3.5" and 5" Posts	Fits 3.5" and 5" Posts	Fits 5" Posts

FEATURES AND FABRIC

Available Only with Glide Elbow™
Traditional Shade Fabric

Canopy size is dependent upon deck and post size.



Modular Crescent

- Stylish arched design
- Available for any deck configuration

SIZES, DECKS, AND POSTS

- 7' 4" x 5' 3" and 8' 4" x 6' 3"
- Available for 36" x 36", 48" x 48", 36" x 48", and 36" x 46.5" Decks
- Fits 3.5" and 5" Posts

FABRIC

Traditional Shade Fabric



Modular Quad Sail

- Layered sail design
- Available for some deck configurations

SIZE, DECKS, AND POSTS

- 14'
- Available for 36" x 36" and 48" x 48" Decks
- Fits 3.5" and 5" Posts

OPTIONS AND FABRIC

Available Only with Glide Elbow™
Traditional Shade Fabric



Top View











Swing Frame with Shade

- Conforms to ASTM International standards
- Features 6 ⅝" posts
- Protects children from harmful UV rays while swinging
- Available in one, two, three, or four bays

Swing seats and chains sold separately.

SIZES

- 1 Bay: 23 ½' x 16'
- 2 Bay: 36' x 16'
- 3 Bay: 46 ½' x 16'
- 4 Bay: 58' x 16'

FEATURES AND FABRIC

Available Only with Glide Elbow™
Traditional Shade Fabric



Warranty

Superior Recreational Products (SRP) warrants that its product will be free from defects in materials and workmanship as well as maintain structural integrity for the periods listed below from the date of invoice and once SRP has been paid in full. This warranty is in effect only if the product has been assembled and installed strictly in accordance with the setup instructions provided by SRP, good construction practices, general maintenance and care is provided as per instructions in the customer packet, and has been subjected only to normal use and exposure. Product should be maintained per the instructions given at time of delivery.

- LW **Lifetime* Warranty on stainless steel hardware**
- 20 **20-Year Limited Warranty on framework**
- 10 **10-Year Limited Warranty on fabric**
- 5 **5-Year Limited Warranty on powder coat**
- 1 **1-Year Limited Warranty on cables**
- 1 **1-Year Limited Warranty on materials not above**

Pricing Policy
All prices are F.O.B. factor and do not include freight, installation, shipping, handling, surfacing, or applicable taxes. Prices are subject to change without notice.

Cancellation and Return Policy
To view our return policy, please visit superiorrecreationalproducts.com/returns.

Shipping Policy
To view our shipping policy, please visit superiorrecreationalproducts.com/shipping-policy.

***View our complete warranty at srpshade.com/warranty.**

Color Options

Frame

Gloss

Ice Butter, Yellow, Butterscotch, Orange, Red, Burgundy, Royal Purple, Periwinkle, Azure, Sky Blue
Blue, Sea Mist, Ocean, Ice Mint, Chartreuse, Spring Green, Green, Dark Green, Sage, Brown
Beige, Vanilla, White, Black

Matte, Textured, or Metallic

Champagne, Metallic
Bronze, Starlight

Fabric

Traditional Fabric
This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant (FR).

Natural, Beige, Latte (FR), Desert Sand, Brown (FR), Sun Blaze (FR), Oxide Red (FR) (NEW), Orange (NEW), Yellow, Royal Purple, Aquamarine (NEW), Sky Blue, Dove Blue (FR)
True Blue (FR), Aquatic Blue, Navy Blue, Turquoise, Lime (FR), Mint Green (FR), Forest Green (FR), Brunswick Green, Rivergum, Midnight (FR), Silver (FR), Steel Gray, Pearl Onyx (FR)

Dual Color Fabric
This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.

Citrus, Sunburst, Macaw, Chameleon, Topaz, Amazonia
Savanna, Cobblestone, Gold Rush, Capri, Santorini, Maldives

Waterproof Fabric
This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.

Tan, White

Superior
RECREATIONAL PRODUCTS
A PLAYCORE Company

1050 Columbia Drive
Carrollton, GA 30117

866.804.8725
sales@siibrands.com
srpshade.com

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Shirley M. Conley

From:	Boyd Bryson <Boyd@shadesystemsinc.com>
Sent:	Tuesday, March 25, 2025 4:12 PM
To:	Shirley M. Conley
Cc:	Michael P. Bush
Subject:	Re: Shade structure quotes request
Attachments:	Outlook-orktkcwh; Outlook-zi4y12k1; Q-14492 - Avalon Groves CDD Shade.pdf; R304014.pdf

Some people who received this message don't often get email from boyd@shadesystemsinc.com. Learn why this is important

Shirley,

Please see attached quotes for the shades at Goldcrest Loop.

Although this is larger than others, it will offer shade to a large part of the playground for a longer amount of the day. I went to the site and measured the playground equipment. The overall height of the playground is 14'. We have quoted a height that will not cause any interference between the shade and the playground equipment.

Shade Systems is the highest quality manufacturer of shade structures in the country.

Our patented Turn N Slide is patented and superior to any other attachment methods.

Please note the following important benefits included with the purchase of a Shade System:

· All metal components including upright posts & roof frames are powder-coated in the standard Shade Systems color of your choice per our brochure Page 49.

· Our easy-to-use Turn-N-Slide canopy removal and re-attachment fastening system with 10 year warranty makes it very easy for most staff maintenance personnel to remove and then re-attach the canopy in case of hurricane. (Competing shade products which offer their version of a removal system typically have not engineered it to provide a 10 year warranty, and do not have actual successful hurricane experience as our products do.) You can see a short video of how it works at our Turn-N-Slide page here: https://shadesystemsinc.com/turnslide/

· 10-year warranty on CoolNet shade fabric, including the stitching thread, and on all stainless steel cables (very important for corrosion resistance !)

· 20-year warranty on metal frame components against rust-through corrosion.

Competing shade options on the market do not offer all the above benefits and especially do not offer a similarly time-tested removal and re-attachment mechanism as our Turn-N-Slide, nor are their warranties as comprehensive as ours. Shade Systems products have made it through hurricanes Katrina, Wilma, and Irma, and our track record shows our products perform as advertised. When comparing, please check all these features, and also note none of our warranty coverages are “pro-rated.”

Customers who compare our products conclude Shade Systems is the better value for our high level of quality and features. That is why discriminating Florida municipalities such as the City of Hollywood, Fort Lauderdale, Pompano Beach, Pinellas Park, Winter Garden, Clearwater, Delray Beach, Miami-Dade County Parks, Boca Raton, Miami Beach, and many others have done their research and have chosen to purchase Shade Systems products for their public parks time and time again.

Shade systems INC.

the coolest solutions under the sun



www.shadesystemsinc.com

This rendering is preliminary and for conceptual visual presentation only and should not be relied on for construction. Actual appearance of products presented may differ at time of final engineered design. Please refer to engineering plans and specifications for actual field measurements

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Please feel free to contact me anytime if you have any questions.

Boyd Bryson
Sales Representative
Boyd@ShadeSystemsInc.com
Shade Systems, Inc.
4150 SW 19th Street | Ocala, FL 34474
Mobile: 1-321-900-3079
Factory: 1-800-609-6066
www.shadesystemsinc.com

From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Monday, March 17, 2025 10:06 AM
To: Boyd Bryson <Boyd@shadesystemsinc.com>
Subject: RE: Shade structure quotes request

Thank you, Boyd.
Shirley

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CELEBRATING 30 YEARS OF SERVICE TO OUR COMMUNITIES 1995-2025

Your Community.
Our Commitment.

Shirley Conley
Administrator
P. 321.263.0132 X749
Vesta District Services
250 International Parkway, Suite 208,
Lake Mary, FL 32746
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From: Boyd Bryson <Boyd@shadesystemsinc.com>
Sent: Friday, March 14, 2025 10:03 AM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Fw: Shade structure quotes request

> Some people who received this message don't often get email from boyd@shadesystemsinc.com. Learn why this is important

Hello Shirley,

I just spoke to Michael. I will be out there next week to measure the sites.

Boyd

Boyd Bryson
Sales Representative
Boyd@ShadeSystemsInc.com
Shade Systems, Inc.
4150 SW 19th Street | Ocala, FL 34474
Mobile: 1-321-900-3079
Factory: 1-800-609-6066
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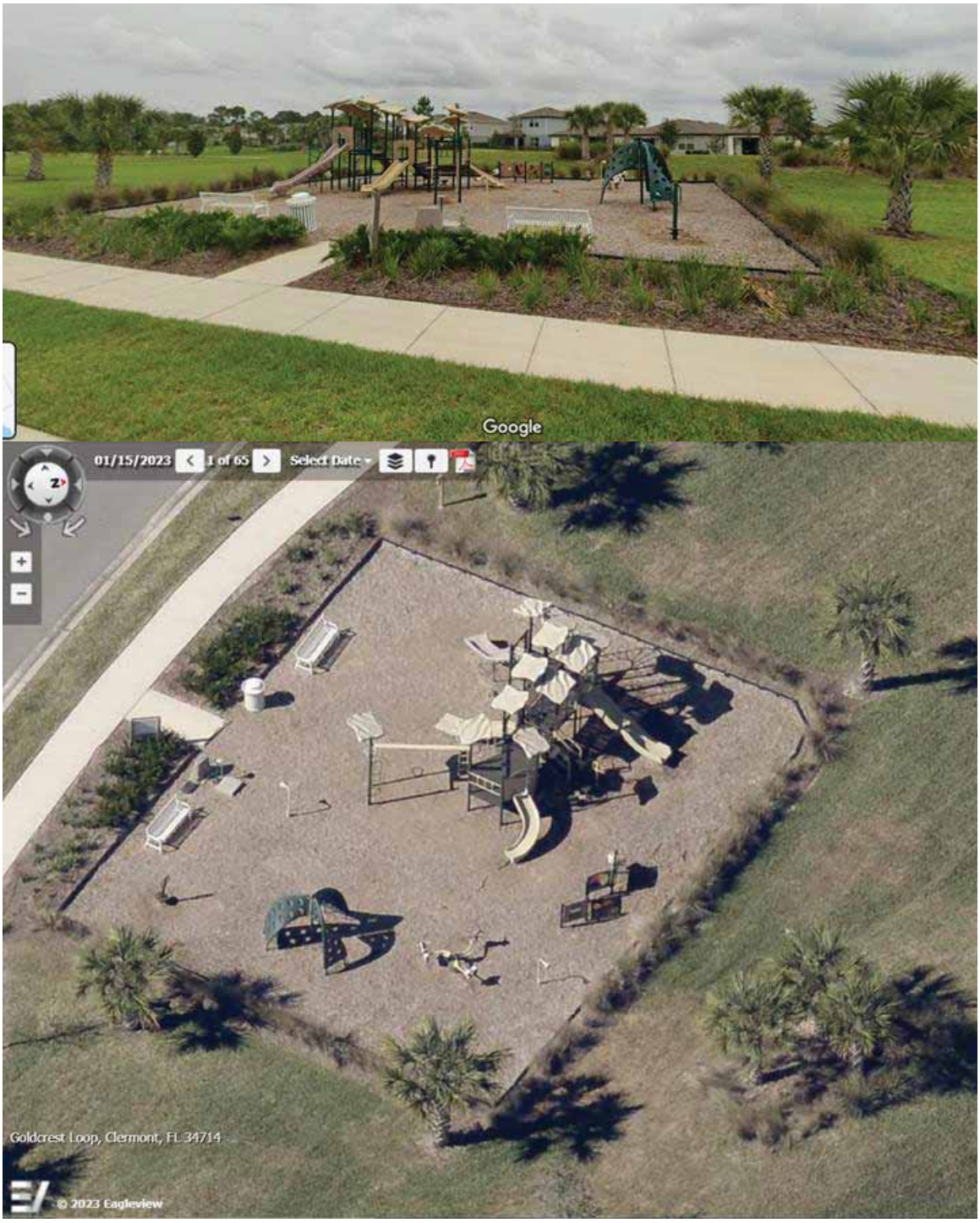
Shade system

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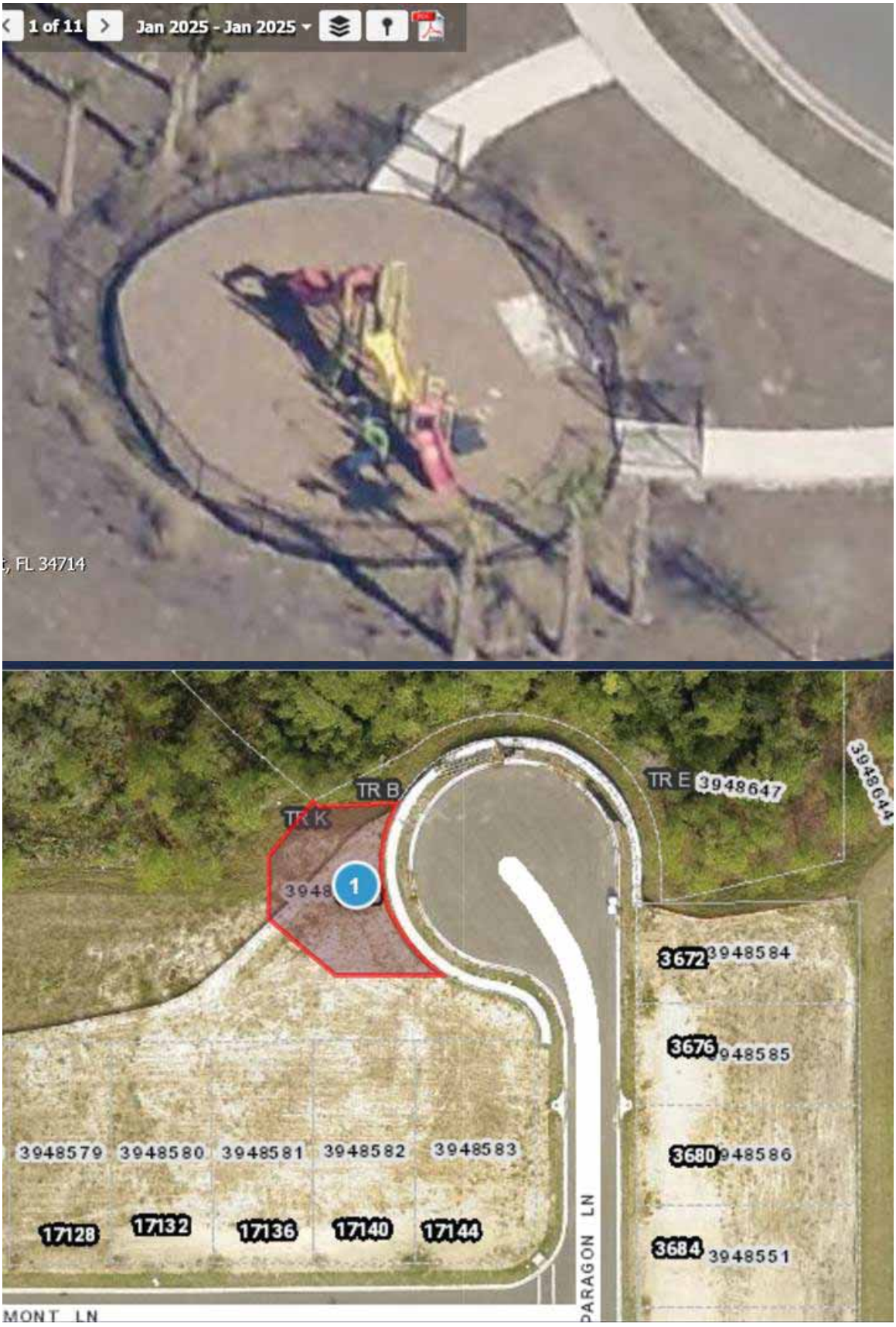
From: Shirley M. Conley <sconley@vestapropertyservices.com>
Sent: Monday, March 3, 2025 2:30 PM
Cc: Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Shade structure quotes request

Hello,
We're preparing for the FY 2026 budget for Avalon Groves CDD (located at the end of Sawgrass Bay Blvd, Clermont, FL), and would like quotes to install some type of shade structure(s) over the playground equipment on Goldcrest Loop, Clermont, FL (Lake Co. parcel ID# 3915106).


Google
01/15/2023
1 of 65
Select Date
Goldcrest Loop, Clermont, FL 34714
© 2023 Eagleview



We have a second playground location at the end of Paragon Lane (Lake Co. parcel ID# 3948653), that may require a shade structure in the future, if you would review that location and provide a separate estimate, we would appreciate it.



These locations are not gated, so a rep can access at any time, but if you would like to meet with the Field Manager, please reach out to Michael Bush (727-403-8981), cc'd on this email.

Thank you,

Shirley

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Shirley Conley
Administrator
P. 321.263.0132 X749
Vesta District Services
250 International Parkway, Suite 208,
Lake Mary, FL 32746
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4150 S.W. 19 Street
Ocala, FL 34474
p: (800) 609-6066 | f: (352) 237-2256
www.shadesystemsinc.com

Sales Order

Bill To: **Vesta District Services**
250 International Pkwy Suite 208
Lake Mary, Florida 32746
Michael Bush
mbush@vestapropertyservices.com

Prepared By: **Boyd Bryson**
(321) 900-3079
boyd@shadesystemsinc.com

Quote No.: Q-14492
Quote Date: 3/21/2025
Expires On: 6/19/2025

Project Name: **Avalon Groves CDD Shade**

Thank you for your interest in Shade Systems. We are happy to quote the following product(s):

QTY	DESCRIPTION	EACH	TOTAL
1	30' x 40' Rectangle Mega Span - 14' Eave - In-Ground Bury Columns CoolNet™ Color:_____ Powder-Coat Color:_____	$21,550.00	$21,550.00
1	Florida Professional Engineer Sealed Drawings	$900.00	$900.00
1	Florida Professional Engineer Sealed Calculations	$400.00	$400.00
1	7%, Lake County, Florida State Sales Tax	$1,599.50	~~$1,599.50~~
1	Shipping / Handling Charge to Clermont, Florida 34714	$1,229.00	$1,229.00
1	Professional installation, including truck unloading, permitting and materials.	$38,237.50	$38,237.50
		TOTAL:	$63,916.00

IMPORTANT TERMS & CONDITIONS:

- All products quoted are per standard Shade Systems specifications per our catalog with column type(s) indicated above.
- Above includes the cost of powder-coating metal parts with standard Shade Systems colors as shown in our catalog. Special optional colors are available upon request at additional cost.
- No site work, concrete cutting, or landscaping, are included. We are not responsible for any damages to underground utilities or irrigation lines, nor for replenishment of any damaged sod or landscaping/trees. Customer is responsible for identifying any underground utilities and capping or re-routing same. Customer to provide clear access to site for heavy machinery, including tree removal or trimming, and including removal of any fence sections as required.
- While we always take care to protect property, because we must access the installation site with heavy equipment, we cannot be responsible for any damages to existing sidewalks, pavers, asphalt or other hardscapes or sod as we pass over them.
- Customer to provide a current survey of the site. Quote to include our standard professional engineer-sealed drawings and calculations only. Any additional building department requests such as "community appearance board" meeting(s), soil borings, testing, spot survey, etc., which require the services of a professional engineer are not included in this quotation. This quote assumes normal ground conditions; unusual underground conditions such as high water table, loose/unstable soil conditions, underground boulders, or other unexpected underground obstacles which necessitate extraction or soil testing and/or re-design of footings are not included and will be quoted as an additional cost if encountered.
- Current shipping schedule is estimated at 6 to 8 weeks after issuance of permit.
- To place this order, please indicate desired colors in the space above and return signed copy of this Sales Order with your deposit payment in the amount of 50% of the Sales Order total. Balance will be due via ACH or wire transfer prior to attachment of canopies. Please note this order is non-cancelable, and deposit is non-refundable.

ABOVE APPROVED AND ACCEPTED:

By signing below, Buyer accepts the terms and conditions of this Sales Order and directs Shade Systems to provide the products listed for the amounts shown. Buyer agrees to pay to the seller interest on accounts past due at a rate of 1.50% per month or the maximum allowed interest rate by applicable law, whichever is lower, all collection costs including attorney's fees, and other costs involved in the collection or any accounts past due. Buyer agrees this order is not cancelable.

BY:_____ TITLE:_____ DATE:_____

4150 S.W. 19 Street
Ocala, FL 34474
p: (800) 609-6066 | f: (352) 237-2256
www.shadesystemsinc.com

Sales Order

Bill To: **Vesta District Services**
250 International Pkwy Suite 208
Lake Mary, Florida 32746
Michael Bush
mbush@vestapropertyservices.com

Prepared By: **Boyd Bryson**
(321) 900-3079
boyd@shadesystemsinc.com

Quote No.: Q-14493
Quote Date: 3/21/2025
Expires On: 6/19/2025

Project Name: **Avalon Groves CDD Paragon Lane**

Thank you for your interest in Shade Systems. We are happy to quote the following product(s):

QTY	DESCRIPTION	EACH	TOTAL
1	20' x 30' Rectangle - 12' Eave CoolNet™ Color:_____ Powder-Coat Color:_____	$9,622.00	$9,622.00
1	Florida Professional Engineer Sealed Drawings	$900.00	$900.00
1	Florida Professional Engineer Sealed Calculations	$400.00	$400.00
1	7%, Lake County, Florida State Sales Tax	$764.54	~~$764.54~~
1	Shipping / Handling Charge to Clermont, Florida 34714	$1,397.00	$1,397.00
1	Professional installation, including truck unloading, permitting and materials.	$27,923.44	$27,923.44
		TOTAL:	$41,006.98

IMPORTANT TERMS & CONDITIONS:

- All products quoted are per standard Shade Systems specifications per our catalog with column type(s) indicated above.
- Above includes the cost of powder-coating metal parts with standard Shade Systems colors as shown in our catalog. Special optional colors are available upon request at additional cost.
- No site work, concrete cutting, or landscaping, are included. We are not responsible for any damages to underground utilities or irrigation lines, nor for replenishment of any damaged sod or landscaping/trees. Customer is responsible for identifying any underground utilities and capping or re-routing same. Customer to provide clear access to site for heavy machinery, including tree removal or trimming, and including removal of any fence sections as required.
- While we always take care to protect property, because we must access the installation site with heavy equipment, we cannot be responsible for any damages to existing sidewalks, pavers, asphalt or other hardscapes or sod as we pass over them.
- Customer to provide a current survey of the site. Quote to include our standard professional engineer-sealed drawings and calculations only. Any additional building department requests such as "community appearance board" meeting(s), soil borings, testing, spot survey, etc., which require the services of a professional engineer are not included in this quotation. This quote assumes normal ground conditions; unusual underground conditions such as high water table, loose/unstable soil conditions, underground boulders, or other unexpected underground obstacles which necessitate extraction or soil testing and/or re-design of footings are not included and will be quoted as an additional cost if encountered.
- Current shipping schedule is estimated at 6 to 8 weeks after issuance of permit.
- To place this order, please indicate desired colors in the space above and return signed copy of this Sales Order with your deposit payment in the amount of 50% of the Sales Order total. Balance will be due via ACH or wire transfer prior to attachment of canopies. Please note this order is non-cancelable, and deposit is non-refundable.

ABOVE APPROVED AND ACCEPTED:

By signing below, Buyer accepts the terms and conditions of this Sales Order and directs Shade Systems to provide the products listed for the amounts shown. Buyer agrees to pay to the seller interest on accounts past due at a rate of 1.50% per month or the maximum allowed interest rate by applicable law, whichever is lower, all collection costs including attorney's fees, and other costs involved in the collection or any accounts past due. Buyer agrees this order is not cancelable.

BY:_____ TITLE:_____ DATE:_____