



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

May 22, 2025

7:00 p.m.

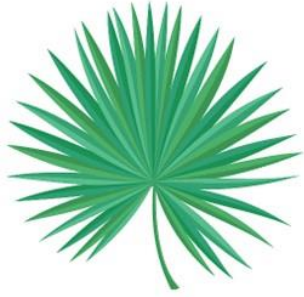
Location:

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 34714

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



Avalon Groves Community Development District

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

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, May 22, 2025 at 7:00 p.m. at Serenoa Club Amenity Center – 17555 Sawgrass Bay Blvd., Clermont, FL 34714.**

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

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 536 or hbeckett@vestadpropertyervices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

Cc: Attorney
Engineer
District Records



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, May 22, 2025
 Time: 7:00 p.m.
 Location: Serenoa Club Amenity Center
 17555 Sawgrass Bay Blvd.,
 Clermont, FL 34714

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

Agenda

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

- I. **Roll Call** Carl Weston (1-VC) John Holden (2) Gabriel Ruperez (3)
 Robert Wolski (4) Gene Mastrangeli (5-C)
- II. **Audience Comments – Agenda Items** *(Limited to 3 minutes per individual for agenda items.)*
- III. **Staff & Vendor Reports**
 - A. Community Managers
 - 1. Palms at Serenoa HOA Update – *Shannon Bernard/John Holden* [Walk-on Exhibit A](#)
 - 2. Serenoa POA Update – *David Landry/Gene Mastrangeli*
 - B. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 1](#)
 - 1. Review of 4/17/2025 – 5/14/2025 Pond Requests
 - C. Landscape Maintenance Report – *Justin Sarka, Down To Earth* [Exhibit 2](#)
 - 1. Review of 4/17/2025 – 5/14/2025 Landscape Requests
 - 2. Discussion on Bamboo/Irrigation at Village 3 Between Floodplain Ponds 63 and 64
 - 3. Consideration of Down To Earth Proposals
 - a. #114231 to Replace Sod in Sawgrass Bay Blvd Median [Exhibit 3](#)
 (Revised) - \$24,731.77
 - b. #118249 to Regrade and Resod the Easement Damaged by [Exhibit 4](#)
 Pool Construction (Sent to Resident With Demand Letter) - \$5,500.00
 - c. #118260 for Conservation Cutback at boundaries adjoining [Exhibit 5](#)
 private property within Palms at Serenoa (Revised) - \$8,850.00



III. Staff & Vendor Reports (Continued)

- D. District Engineer – *Greg Woodcock, Stantec*
 - 1. Reconsideration of Palms at Serenoa Stormwater Jet Clearing Proposals [Exhibit 6](#)
 - a. Atlantic Pipe Service #6735 - \$13,401.10 – *Previously Presented*
 - b. Rowland Inc. – \$13,041.00 – *Previously Presented*
- E. District Counsel – *Bennett Davenport, Kutak Rock*
- F. District Manager – *Kyle Darin/Heath Beckett, Vesta District Services*
- G. Field Manager – *Michael Bush, Vesta District Services* [Exhibit 7](#)
 - 1. Review of 4/17/2025 – 5/14/2025 Field Requests
 - 2. Presentation of Bio-Tech Consulting Serenoa Village 3 Conservation Area Monitoring Reports [Exhibit 8](#)
 - a. Initial Report - February 2024
 - b. First Annual Report – October 2024
 - 3. Consideration of Edgemont & Village 1 Outlets Proposals [Exhibit 9](#)
 - a. Klinger Electrical Services #1257 - \$47,111.00 – *previously presented*
 - b. TPG Lighting #1114 - \$68,665.20 – *previously presented*

IV. Business Items

- A. Consideration and Adoption of **Resolution 2025-10, Approving Proposed FY 2026 Budget and Setting Public Hearing** [Exhibit 10](#)

V. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 24, 2025 [Exhibit 11](#)
- B. Consideration and Acceptance of the Unaudited April 2025 Financial Statements [Exhibit 12](#)
- C. Acceptance of Lake County Supervisor of Elections Qualified Elector Count as of April 15, 2025 – 2,430 [Exhibit 13](#)
- D. Ratification of Approval for Down To Earth to Repair Village 3 Irrigation Wire Repair (Proposal #117176) - \$2,217.74 [Exhibit 14](#)
- E. Acceptance of Arbitrage Report for Assessment Area One Project, Series 2017 Indicating No Cumulative Rebate Requirement Liability as of April 5, 2025 [Exhibit 15](#)





VI. Liaison Reports

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

1. Landscape Scoresheets

[Exhibit 16](#)

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

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

VII. Supervisor Requests

A. Discussion Items (*Holden*)

[Exhibit 17](#)

B. Next Workshop Agenda Items

C. Next Meeting Agenda Items

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

IX. Next Workshop Attendance Check

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

June 12, 2025 at 10 a.m.

Palms at Serenoa Clubhouse

17244 Bay Cedar Way,
Clermont, FL 34714

X. Next Meeting Quorum Check

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

June 26, 2025 at 10 a.m.

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

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

[Exhibit 18](#)

XII. Adjournment



WALK-ON EXHIBIT A



From: Shannon Bernard <SBernard@lelandmanagement.com>
Sent: Monday, May 19, 2025 2:21 PM
To: Shirley M. Conley <sconley@vestapropertyservices.com>
Cc: Julio Diaz <jdiaz@lelandmanagement.com>; Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: Re: Palms at Serenoa HOA Signs - pond 58

Good afternoon Shirley,

Apologies for the late response. Currently pond 58 sign is the only sign they plan to place on CDD property, however with the news of the new community backed up to PAS and Edgemont, it is possible there could be a future issue at Myrtle Oak as well, so I have added an 'x' there too.

The Board is aware that the signs would not be able to be enforced unless there is a sign every 500 ft. Around the perimeter of the property. They plan to use the signs just as a deterrent.

Thanks for your help.



Shannon Bernard, Community Association Manager, CMCA

Palms at Serenoa HOA

17244 Bay Cedar Way, Clermont, FL 34714

Phone: (407) 781-0770

Email: SBernard@lelandmanagement.com

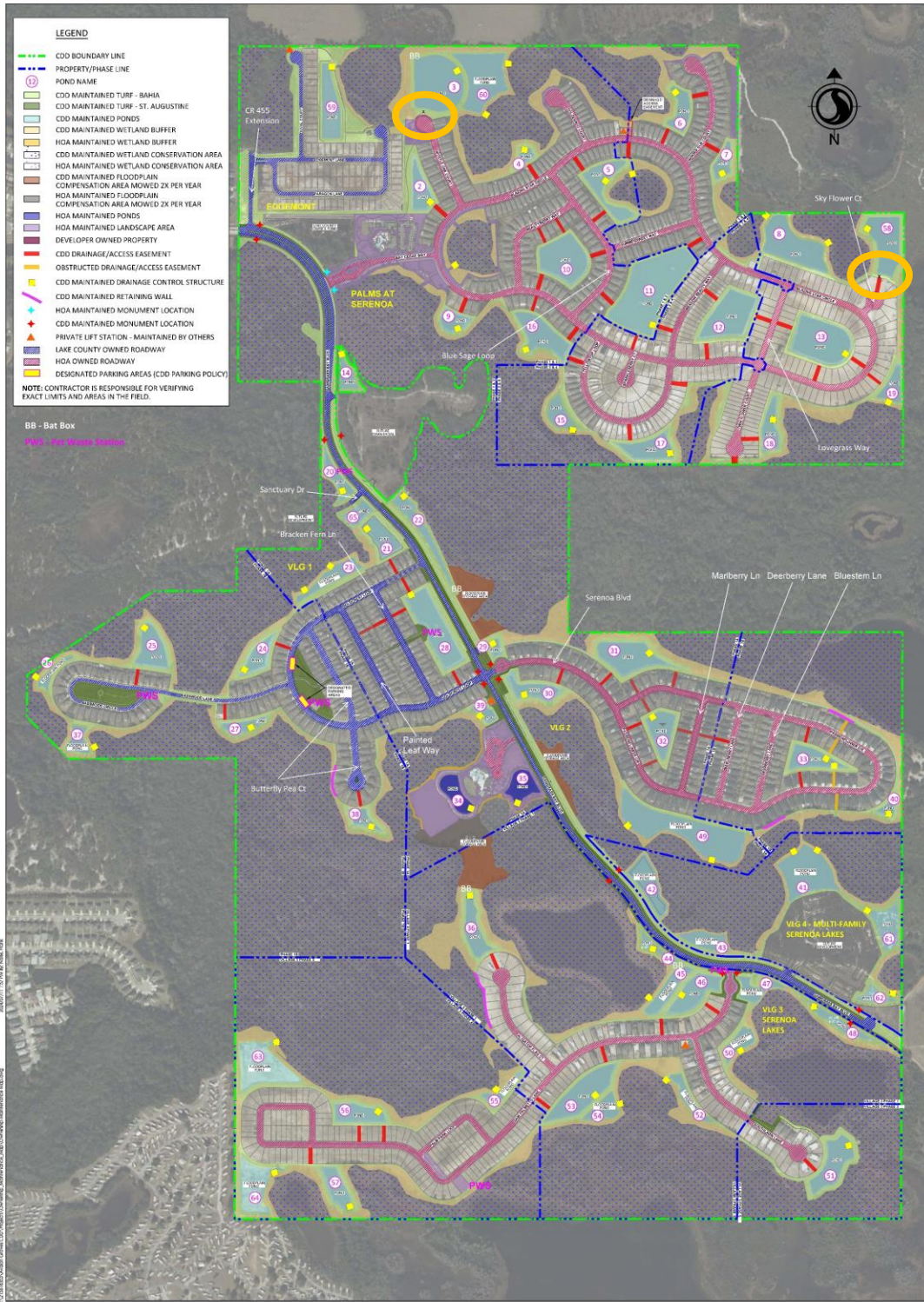
Website: www.LelandManagement.com

Resident Support questions -

residentsupport@lelandmanagement.com

The Management Company You Don't Have to Manage





**AVALON GROVES
OWNERSHIP AND MAINTENANCE MAP
CLERMONT, FLORIDA
JULY, 2024**

Revision	By	App'd	Y/M/D
1	AW	AW	7/14/2024
2	AW	AW	7/14/2024
3	AW	AW	7/14/2024
4	AW	AW	7/14/2024
5	AW	AW	7/14/2024
6	AW	AW	7/14/2024
7	AW	AW	7/14/2024
8	AW	AW	7/14/2024
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99	AW	AW	7/14/2024
100	AW	AW	7/14/2024

Stantec
 Stantec Consulting Services Inc.
 777 E. Wabash Street, Suite 600
 Tampa, Florida 33602 Tel: 813.221.9300
 www.stantec.com Fax: 813.221.9309
 Certificate of Authorization #27013
 P.E. # LC-000070
 The Contractor shall verify and be responsible for all dimensions, 10' NAD scale.
 The drawing, any notes or conditions that are required to be verified, shall be verified.
 The Contractor's design and drawings are the property of Stantec. Any reproduction or use for any purpose other than that authorized by Stantec is prohibited.

EXHIBIT 1





Avalon Groves CDD Aquatics

Inspection Date:

5/13/2025 1:02 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 36

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

Filamentous algae is present on the surface and submerged. Moderate nuisance grass growth on the banks and around the water's edge. These will both be addressed by a technician next visit.

The drone we use to take aerial photos is down with maintenance issues, so all photos on this report will be ground-level.

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

SITE: 37

Condition: ✓ Excellent Great Good Poor Mixed Condition Improving



Comments:

No notable grass or algae growth observed. Routine monitoring and treatments as needed will continue. Pollen has accumulated on the surface and will dissipate quickly.

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

Inspection Report

SITE: 38

Condition: Excellent Great Good ✓Poor ✓Mixed Condition Improving



Comments:

The grasses on this pond need more attention. Large patches of torpedo grass and cattails are present. Access is limited when not on foot, as a resident has placed garden fencing and planters across the proper easement. This has already been addressed with the technician and a heavy treatment is set for the next visit. No algae growth observed.

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

SITE: 39

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild grass growth around the edge. A technician will treat for these during the next maintenance event. No algae growth observed.

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

Inspection Report

SITE: 60

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

The banks of the pond are overgrown which is limiting treatment capability. Mowing closer to the water's edge will allow for proper spraying and aquatic weed control. No algae growth observed.

If the number seems out of order, this was meant to be pond 40, but there is no access to that pond on foot.

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

SITE: 41

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild grass growth and trash accumulation. A technician will address both of these during the next scheduled service. No algae growth observed.

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

Inspection Report

SITE: 42

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Another case of overgrown banks, however the accessible sections of the pond are in excellent shape. Routine monitoring and treatments as needed will continue.

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

SITE: 43

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in similar condition to pond 42 as far as accessibility and will receive the same treatments.

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



Inspection Report

SITE: 44

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Submerged filamentous algae present. This pond is small and shallow enough that a standard algaecide treatment will be extra potent and should clear the growth quickly. No notable grass growth observed.

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

SITE: 45

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

The grasses on this pond have recently been treated and are starting to decay. A technician will continue to inspect and ensure the decay process continues. No algae growth observed.

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

MANAGEMENT SUMMARY



April brought warmer weather and minimal rain, though May seems it will break the dry spell. Until now this meant warm, still water for algae and exposed pond banks for nuisance grasses. Algal blooms can be sudden in these conditions and may take longer than the typical 7-10 days to fully decay. Grasses have more room to spread while the water levels are low, but this also leaves more space for technicians to preventatively treat and stay ahead of this. Residents and community associations should be cognizant of their irrigation use, as it typically contains nutrient-packed reclaimed water that will runoff into ponds and feed algae and grasses. Following county provided watering schedules are a great way to balance lawn and waterway health.

Pond conditions were varied during today's inspection. Algae will be the main target for technicians, especially as the weather continues to warm up. Nuisance grasses were noted in some ponds. Routine spraying will help cut back current and prevent future growth.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA



Avalon Groves CDD
Sawgrass Bay Blvd, Clermont

Gate Code:



Ponds/Stormwater System

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
110	2025-05-14	LANDRY	17555 SAWGRASS BAY BLVD	Homeowner sent in the attached picture of pond #32 with a lot of trash. Is there anyway to get this cleaned up?	duplicate of #109	
109	2025-05-14	Joyner	2937 Marlberry Lane	I notified David. Pond has a lot of trash.	Will be addressed by pond tech on 5/21 site visit	
107	2025-05-10	Wolski	3708 Beautyberry Way	I know water levels are critically low, but residents were wondering if the pipes that are now showing because of these low levels in this pond are detrimental to the system and area. Thank you	5/14 email: Pipes are part of the anchor system for fountain	14-May
96	2025-04-29	Stockert	3452 Twin Flower Ct. Clermont	In the last week, our pond is covered with Algae and looks like it is taking over the Pond. We think the Recycled water coming from the emptying of recycled water that ends up in the Pond. 3452 Twin Flower Ct	duplicate of #93 5/16: Steadfast's 5/8 Treatment report emailed to resident	Ongoing treatments as required
95	2025-04-28	Montminy	3440 Twin Flower Ct	Our pond is in distress. It has extremely thick film perhaps algae not sure. So think perhaps could affect our local turtles, gators etc. CDD needs to come out and see for themselves. Haven't seen any birds the past few days wondering if this is why. We realize there is a drought please investigate.	duplicate of #93 5/16: Steadfast's 5/8 Treatment report emailed to resident	Ongoing treatments as required
94	2025-04-28	McGillen	3432 Twin Flower Ct	There is a significant algae bloom in pond 18 Twin Flower Ct.	duplicate of #93 5/16: Steadfast's 5/8 Treatment report emailed to resident	Ongoing treatments as required
93	2025-04-28	Wolski	3708 Beautyberry Way	Reported to me by a PAS Board member that Pond 18 has a layer of scum across the top of it. Please have the Vendor put on his list to check. Thank you.	See 5/8 treatment report (included in 5/22 agenda packet) 5/16: Steadfast's 5/8 Treatment report emailed	Ongoing treatments as required
91	2025-04-21	Lawler	2489 Southlawn Lane	There has been persistent and growing algae or "muck" filling the northern end of the pond that spans the western side of Southlawn Lane in Village 3 (behind 2489 Southlawn Lane). It has been around for several weeks now. We saw someone come out and presumably try to treat it a couple weeks ago, but there has not been significant improvement.	See 5/8 treatment report (included in 5/22 agenda packet) 5/16: Steadfast's 5/8 Treatment report emailed to resident 4/22 email: Thank you for letting us know. We've confirmed that the aquatics team and they do have this pond highlighted for treatment. Algae treatments occur every 2 weeks and cover a maximum of 25% of the pond per application; when the water levels are low and the temperatures are high, new algae is blooming as fast as the tech is killing the existing, so until we get some rain it may take some time to see obvious	Ongoing treatments as required



Daily Logs List

May 8, 2025

Job: SE1032 Avalon Groves CDD

Title:

Added By: Matt Goldrick

Log Notes:

Treated the following ponds for algae:

25, 52, 18, 7

Treated the following ponds for grasses (mainly spikerush, pennywort, torpedo grass):

11, 18, 47, 52, 24, 28, 38, 25, 26, 27, 28, 29, 22, 14, 20, 65, 21, 37, 42, 43, 45, 46, 51, 53, 54, 50, 48, 3, 4, 5, 6, 7, 8, 58, 19

Inspection only on ponds 60, 30, 39

Weather Conditions:

Partly cloudy with isolated storms

Thu, May 8, 2025, 12:50 PM



89°F

72°F

Wind: 8 mph

Humidity: 93%

Total Precip: 0.05"

Attachments: 36

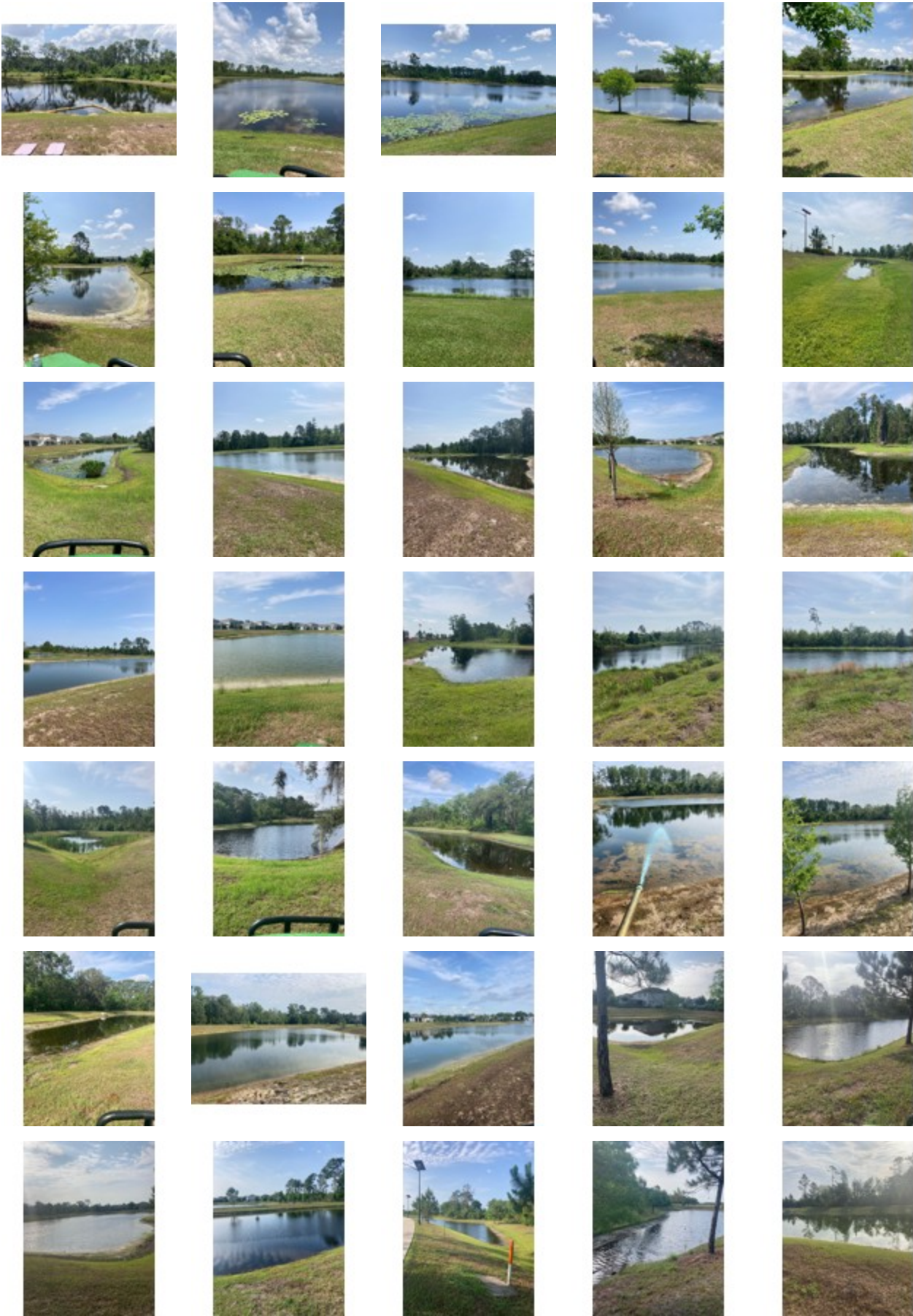




EXHIBIT 2



Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
106	2025-05-06	Mirjah	17400 Painted Leaf Way	Hope this email finds you well. Do you happen to know who I should reach out to regarding sprinklers that were removed? The community placed temporary mail boxes near our property and the sprinklers were removed. The sprinklers were never placed back. They did one side of the pathway, but not our side. I live at 17400 Painted Leaf Way, Clermont FL 34714. This happen while the community was still being build, can't remember the exact year. Concrete was removed and grass placed with no sprinklers. Thank you		
104	2025-05-01	DELOSA	17532 Butterfly Pea Ct	On the path adajacent to my property, between Butterfly Pea CT and Painted Leaf the system near the palm trees is flowing uncontroably, apparantly the irrigation supplying to this area has lost its' end cap. This was noticed at 4:35 PM on 5/1/25.	This has been repaired. To help with the drought stress irrigation has been set to start at 4pm to allow for lack of pressure.	2-May
99	2025-04-30	Kane	17282 Blazing Star Cir. Clermont ,FL34714	Area across from 17282 Blazing Star is part of a Conservation area and there is a a grass section between sidewalk and Conservation area that is mowed regularly, except for a 30 yard section across from my home that is very overgrown. Could you please mow this area to match the rest of the street?	Forwarded info on conservation area bump out to landscape liaisons 4/30 response from Mr. Weston - I am familiar with this area yet there is really not much we can do. I will contact the resident and explain about the conserve area and HOA property boundary per Lake Co. GIS (2014074)	30-Apr
98	2025-04-30	Cosme-Perez	17310 Saw Palmetto Ave	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.	Workshop discussion item	



Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
97	2025-04-29	Kelly	3724 Paragon Lane	During the changes in where the property fence was moved to our property lines, there was damage to our yards in the process. There are huge areas where the grass was ripped out in order to move the posts. We are upset that there was no communication on when this would occur or the fact that our yard would be damaged in the process. I have attached a video of the damage to this report.	DR Horton vendor responsibility	
92	2025-04-23	Bernard	17244 Bay Cedar Way	Trees around pond 2 growing suckers on the trunks		
90	2025-04-19	Sciba	17375 Saw Palmetto Ave	Between pond 57 and pond 64 behind 17375 Saw Palmetto Ave there is a softshell turtle nesting site since 10am 4/19/25. I have informed Gabriel Ruperez of the situation via message on this website. I want to make sure this site (marked on attached maintenance map) does not get disturbed by mowing, herbicide/pesticides, etc. before the board decides how to proceed. I am the homeowner at this location: Matt Sciba 3609322983		



EXHIBIT 3



**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

Recovery Post Irrigation Mainline
Repair

Estimated Job Start Date

May 19, 2025

Proposed By

Justin Sarka

Due Date**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 "Floritam"	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 and 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:

Agreed & Accepted By:

Justin Sarka
Down to Earth

04/23/2025
Date

Vesta Property Services Date

EXHIBIT 4



**Down to Earth**

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

Estimate: #118249**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

Repair CDD Property Damaged
By Pool Install

Estimated Job Start Date

June 2, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Regrading				\$1,300.00
Bahia Sod installed	Square Foot	4000	\$1.05	\$4,200.00
Subtotal				\$5,500.00
Estimated Tax				\$0.00
Job Total				\$5,500.00

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

Scope Of Work;

- Regrade damaged area.
- Installed Bahia sod.



Proposed By:

Justin Sarka
Down to Earth

05/09/2025
Date

Agreed & Accepted By:

Vesta Property Services

Date

EXHIBIT 5



**Down to Earth**

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

Estimate: #118260**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

Revised Palms of Senora
Conservation Cutbacks

Estimated Job Start Date

June 2, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$8,450.00
Disposal Fee				\$400.00
Subtotal				\$8,850.00
Estimated Tax				\$0.00
Job Total				\$8,850.00

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

Scope Of Work;

- Cut back the conservation line to signage along highlighted areas of the attached map covering 1.89 miles of conservation behind residential homes.
- Cut over hanging limbs and branches up to 12 feet.
- Remove and dispose of all debris.



Proposed By:

Justin Sarka
Down to Earth

05/13/2025

Date

Agreed & Accepted By:

Vesta Property Services

Date

EXHIBIT 6



**FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST**

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

PROPOSAL

6735

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

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

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





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

PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:

- 1) Calls Outs of less than 1000 LF of readily available pipeline may be billed at the hourly rate, with a 4 hour minimum. Any time on site beyond the minimum may be billed at the hourly rate
- 2) Emergency Call Outs will be subject to increased rates.
- 3) Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified
- 4) Travel Time charges are assessed on a job by job basis
- 5) Atlantic Pipe Services provides, free cloud downloads for videos and reports. Hard Copy Reports with DVD or USB may be purchased at \$75.00 per set.
- 6) Safety Training / Orientation required for projects will be charged at the hourly rate per unit on site
- 7) Due to rising costs of fuel and overall expenses, additional fees must be assessed. These pass-through costs are assessed through daily charges, per piece of equipment on site.

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

We propose to hereby furnish the following:

Our proposal includes all labor, material, equipment and workmanship to perform storm drainage cleaning at the above referenced project.

Project is quoted linear foot rates and will be billed linear foot rates assuming that cleaning is deemed to be light, and that APS is called out with at least 1,000LF available and accessible:

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

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

Others Responsible for plugging and dewatering. APS can quote plugging services upon request.

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



FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

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

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

CUSTOMER RESPONSIBILITIES

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

CUSTOMER RESPONSIBILITIES

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

Weekend and Night Work may be subject to increase rates

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

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

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

ATLANTIC PIPE SERVICES, LLC

PRINT NAME / TITLE		DATE	2/14/2025
SIGNATURE	Maria Saint-Hilaire		

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

CUSTOMER

PRINT NAME / TITLE		DATE	
SIGNATURE			



ATLANTIC PIPE SERVICES, LLC
STANDARD TERMS & CONDITIONS OF BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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





QUOTE

Rowland Inc.

6855 102nd Ave. N.

Pinellas Park, FL 33782

656-230-5527

fax (727) 546-8464,

QUOTATION DATE April 16, 2025

EXPIRATION DATE 90 days from Quotation

Contact:

Frank Nolte

frank.nolte@santec.com

727-608-7766

Project: Avalon Groves- Outside ROW

SALESPERSON	PAYMENT TERMS	RETAINAGE
Steven Fugatt	net 30	None

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

Our proposal includes all labor, material, equipment and workmanship to perform storm drainage cleaning and inspections at the above referenced project.

Project is quoted linear foot rates and will be billed linear foot rates assuming that cleaning is deemed to be light, and that Rowland is called out with at least 1,000LF available and accessible:

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

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



EXHIBIT 7



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

FIELD OPERATIONS REPORT
FOR
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
MAY **2025**



AVALON GROVE

- Mailbox Stickers.
 - “Outgoing Mail” Stickers have been installed.
- No Fishing Signs.
 - Ordered and installed 6 more no-fishing signs.
- Pet Waste Stations.
 - Are being maintained weekly with no issues.
- Monument Lighting.
 - I have contacted Recovery Energy about the possible installation of poles with solar panels and outlets on them for holiday lighting. I will update the board when more information comes in.
 - Landscaping/Ponds.
 - I have been with Justin twice this month to drive around the property and inspect any problem areas. I will continue with this twice a month.
 - Bamboo in the back of Village 3, edging, illegal dumping of resident house plants, weed pulling, and irrigation have all been addressed with Justin.



AVALON GROVE

- Bat House.
 - The plan by the vendor is to install the final one during May or June. I have reached out to get an update on when it will be installed.
- Edgemont Fence.
 - During the last set of storms, 3 panels have blown out, I attempted to fix the area but was unable to install the final piece in fence.
- Mattress Dumping.
 - This has been addressed and disposed of.
- Monument Restoration.
 - I have reached out to Vice Painting to supply a quote to repair the monuments.
- Light Counts.
 - Edgemont – 44
 - Palms – 167
 - Village 1 – 70
 - Village 2 – 59
 - Village 3 - 96





THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



Field Operations

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
108	2025-05-12	Weston	17686 Blazing Star Cir	Here we go again on a smaller scale...the fence panel are in need of repair. See pics	5/19 Various panels reinstalled by FM. Remaining portion of fence reported to be fixed	
105	2025-05-02	Vaz	3941 Duval CT	illegal dumping of mattress set - black on the cul de sac of Duval CT, Edgemont.	duplicate of #102	19-May
103	2025-05-01	Vaz	3941 Duval CT	Inappropriate unknown Dumping mattresses at the end of Duval CT cul de sac at Edgemont A using cul de sac as dump. Please send appropriate personnel to clean this up. Please find photo attached.	duplicate of #102	19-May
102	2025-05-01	ANDRY	17555 SAWGRASS BAY BLVD	Items being dumped in Village 4, Edgemont , Duval CT cul de sac	Removed	19-May
100	2025-05-01	Vaz		Broken sidewalk at Edgemont - Duval CT, Clermont, FL. marked but has not fixed yet.	Duplicate of #76	
77	2025-03-12	Vaz	3941 Duval CT	Broken damaged sidewalk around the Cul De Sac on Duval Court in Edgemont. This is a safety hazard - especially at night since there isn't sufficient street lighting. This Cul De Sac needs at least tow more street lights also.	Duplicate of #76 & Streetlights 101	
76	2025-03-11	ANDRY	17555 SAWGRASS BAY BLVD	broken sidewalk- safety hazard on the duval cul de sac - needs to be fixed	5/1 A repair request was submitted to Lake County Public Works for the sidewalk repair at the end of Duval Court. A County rep. came out to evaluate the sidewalk and determined the damage was caused during construction. We have forwarded a request to DR Horton to address the damaged sidewalk. (Sidewalks are part of the County-maintained right-of-way)	

Streetlights

Entry #	Date Create	Name	Message	Response	Resolution / Date
101	2025-05-01	Vaz	Need more light poles on Edgemont, Duval CT cul de sac/ unlit area of sidewalk not safe at night to walk this area.		
89	2025-04-17	Mastrangeli	Driving down Sawgrass Bay the evening of 4/15/25 after dark, all but two of the solar monument lights were not working. The only two that were lite up was one at V3 entrance and the other was at V1 south entrance. Please have someone look at the reason the monument lights were not working and develop a plan to correct the issues. Thanks Gene Mastrangeli	Static electricity build up - Grounding kits to be added in June/July 2025 per streetlight update presented at March 27 meeting	



EXHIBIT 8





February 14, 2024

David Eunice
St. Johns River Water Management District
601 South Lake Destiny Road, Suite 200
Maitland, FL 32751

Proj: Serenoa Village 3 – Lake County, FL
SJRWMD Permit #135777-14
(BTC File #214-161)
Re: Baseline Monitoring Report (2023)

Dear Mr. Eunice:

Bio-Tech Consulting, Inc. (BTC) is corresponding in order to provide the St. Johns River Water Management District (SJRWMD) with the Baseline Monitoring Report for the on-site wetland and upland buffer conservation areas for the approximately 334.47-acre Serenoa Village 3. This site is located approximately 1.5 miles east of U.S. Highway 27, at the eastern end of Sawgrass Bay Boulevard; within Section 24, Township 24 South, Range 26 East, Lake County, Florida (Figures 1 & 2). This Baseline report will include the following information:

- Monitoring and maintenance methodology;
- monitoring results of the wetland/upland conservation areas;
- incidental wildlife observation;
- photographs of the mitigation areas,

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Jacksonville Office
11235 St Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Tampa Office
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Vero Beach Office
4445 North A1A
Suite 221
Vero Beach, FL 32963

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Land & Aquatic Management
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

info@bio-techconsulting.com

www.bio-techconsulting.com



INTRODUCTION

The on-site mitigation consists of preservation through the recording of conservation easements, dedicated to the SJRWMD, of approximately 125.54 acres of wetlands and respective buffer areas. The on-site mitigation is to offset 8.7 acres of direct wetland impacts and, 3.16 acres of secondary impacts. Offsite mitigation is not required. It should be noted that this report addresses those portions of the conservation easement that exist on-site and adjacent to the north, on both sides of Sawgrass Bay Boulevard. The following baseline report details the permit requirements for successful monitoring criteria and a qualitative analysis of the aforementioned wetland areas.

MONITORING & MAINTENANCE METHODOLOGY

Monitoring

The wetland preservation areas will be qualitatively monitored for a period of five (5) years. The monitoring events will occur on a semi-annual basis. The letter reports of the monitoring events which will be provided to the SJRWMD on an annual basis will include the following.

1. The date and time of the monitoring events.
2. The person responsible for performing the measurements.
3. The analytical techniques or methods utilized.
4. The result of such analyses including:
 - a) Status of invader species
 - b) Coverage by wetland and FACW vegetation
 - c) Photographs of the area
 - d) A description of any problems encountered during evaluation and proposed solutions.

A total of six (6) permanent monitoring stations will be field established throughout the mitigation areas. These will also serve as photo-stations to provide photographic documentation of the conservation areas. Each Station will be located, identified and displayed on an exhibit (Figure 3). Data collected from these Stations will include vegetative species and estimated percent coverage. Observations of canopy, tree health and understory vegetative cover will be recorded to determine the status of the particular area. Information and exhibits as to the location of the sampling stations will be included in the Baseline Monitoring Report.

In addition to the vegetative portion of the qualitative monitoring to be conducted within the wetland and upland buffer areas, incidental wildlife information within the project site will also be recorded and included in each annual report.



Maintenance

Specific management practices will be employed within the wetland preservation areas that will consist of hand clearing activities and the utilization of herbicidal applications to eliminate invasive and exotic species, as needed. These management practices will be implemented in an effort to control and eradicate any invasive and/or exotic species within the mitigation areas as listed within the Florida Exotic Pest Plant Council's (FLEPPC) 2017 Invasive Plant List. All vegetation associated with the maintenance activities will be removed from the mitigation areas to eliminate the invasive/exotic species seed source. These management practices will be employed in perpetuity within the mitigation areas as specified below.

All portions of the project's mitigation areas will be managed for the benefit of wildlife and vegetative composition. As staff is aware, the most important component of the management plan is the treatment and control of invasive and exotic vegetation, in perpetuity. It is anticipated that the mitigation areas will require only minimal long-term management once the natural systems succeed ecologically and become self-perpetuating. Maintenance will include removal of any/all invasive or exotic plant species (per FLEPPS 2017). No more than a 5% total coverage of such exotic or invasive species shall occur between maintenance events.

It should be noted that maintenance is proposed to occur on a quarterly basis for five (5) years; and then on an as-needed basis in perpetuity. Upon reaching success criteria levels and obtaining conditional sign-off, perpetual maintenance of the subject mitigation tract will continue on an as-needed basis as required, in order to maintain less than 5% coverage of exotic species.

Success Criteria

As part of the activities that are designed to achieve the functional gains indicated in the UMAM Analysis, the success criteria for the wetland preservation will consist of the following:

Wetland Preservation

- Greater than 85 percent areal coverage by desirable species after 5 years,
- Less than 5 percent areal coverage by nuisance and/or exotic species.



RESULTS

Jim Torregrosa of BTC performed the Time Zero monitoring event for the mitigation areas on September 26, 2023. Photographs of the mitigation areas are attached (Appendix A).

Vegetative communities found within this project site include the following:

Stream & Lake Swamp (FLUCFCS 615). There is a large wetland system along the southern boundary that is associated with Lake Hancock and is most consistent with the Stream and Lake Swamp (615) classification per the FLUCFCS. Vegetation within these wetlands include bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), pond pine (*Pinus serotina*), sweetbay (*Magnolia virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), cabbage palm (*Sabal palmetto*), swamp tupelo (*Nyssa sylvatica*), royal fern (*Osmunda regalis*), poison ivy (*Toxicodendron radicans*), marsh pennywort (*Hydrocotyle umbellata*), maidencane (*Panicum hemitomon*), spike rush (*Eleocharis baldwinii*), soft rush (*Juncus effusus*), assorted sedges (*Carex* spp. and *Cyperus* spp.), crabgrass (*Digitaria* spp.), broomsedge (*Andropogon virginicus*), Mexican primrose willow (*Ludwigia octovalvis*), cattails (*Typha* spp.), pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria lancifolia*), and hairy umbrella sedge (*Fuirena squarrosa*).

Wetland Forested Mixed (FLUCFCS 630). There are several wetland areas within the subject site that have mixed forested canopies and would be considered Wetland Forested Mixed (630), per the FLUCFCS. The vegetative community contains various tree species along with numerous understory and herbaceous species. The vegetation within these forested systems include bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), pond pine (*Pinus serotina*), sweetbay (*Magnolia Virginiana*), laurel oak (*Quercus laurifolia*), loblolly bay (*Gordonia lasianthus*), water oak (*Quercus nigra*), cabbage palm (*Sabal palmetto*), swamp tupelo (*Nyssa sylvatica*), royal fern (*Osmunda regalis*), poison ivy (*Toxicodendron radicans*), wild azalea (*Rhododendron viscosum*), coinwort (*Centella asiatica*), marsh pennywort (*Hydrocotyle umbellata*), maidencane (*Panicum hemitomon*), spike rush (*Eleocharis baldwinii*), soft rush (*Juncus effusus*), assorted sedges (*Carex* spp. and *Cyperus* spp.), crabgrass (*Digitaria* spp.), broomsedge (*Andropogon virginicus*), beakrush (*Rhynchospora* sp.), Mexican primrose willow (*Ludwigia octovalvis*), cattails (*Typha* spp.), pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria lancifolia*), hairy umbrella sedge (*Fuirena squarrosa*), and wild elderberry (*Sambucus canadensis*).

Overall, the preserved wetland vegetative communities appear to be doing well and stable. Coverage of desirable native species is nearly 100 percent with the exception of established bodies of open water. No bare ground was observed. Areal coverage of nuisance or exotic species is less than five percent.



The following are brief descriptions and vegetative composition observed within the wetland areas surrounding each Monitoring Station.

Station 1

Station 1 is located on the northeast side of Sawgrass Bay Boulevard, where the wetland meets the upland slope to the road, just north of the project site boundary. There are two pine trees blown down within the monitoring area. The soil is saturated. The vegetative composition observed within Station 1 includes pond pine (*Pinus serotina*), red maple (*Acer rubrum*), sweetbay (*Magnolia virginiana*), wax myrtle (*Myrica cerifera*), yellow-eyed grass (*Xyris* spp.), black berry (*Rubus* spp.), Virginia chain fern (*Woodwardia virginica*), swamp fern (*Blechnum serrulatum*), pinebarren goldenrod (*Solidago fistulosa*), poisonous water-hemlock (*Cicuta bulbifera*), Carolina redroot (*Lachnanthes caroliniana*), soft rush (*Juncus effusus*), tropical girdlepod (*Mitracarpus hirtus*), Florida tassleflower (*Emilia fosbergii*), broomsedge (*Andropogon virginicus*), poison ivy (*Toxicodendron radicans*), marsh pennywort (*Hydrocotyle umbellata*), white water lily (*Nymphaea odorata*), dogfennel (*Eupatorium capillifolium*).

Some nuisance and invasive vegetative species were also observed in the immediate area around Station 1, including muscadine vine (*Vitis rotundifolia*), Caesarweed (*Urena lobata*), Peruvian primrose willow (*Ludwigia peruviana*), and torpedo grass (*Panicum repens*). These are common along roadways and disturbed areas, and appear to be mostly along the wetland fringes with the roadway.

Station 2

This monitoring station is on the southwest side of Sawgrass Bay Boulevard, approximately 400 feet northwest of Station 1. This is the only other monitoring station outside the project site boundary. Station 2 sits on the edge of deeper water. The remains of an old, small, rustic dock serve as a historic water level indicator. The ground goes from saturation to unknown depth towards the interior of the surface water. The vegetative composition within Station 2 includes pond pine (*Pinus serotina*), dahoon holly (*Ilex cassine*), button bush (*Cephalanthus occidentalis*), yellow-eyed grass (*Xyris* spp.), soft rush (*Juncus effusus*), Virginia chain fern (*Woodwardia virginica*), marsh pennywort (*Hydrocotyle umbellata*), coinwort (*Centella asiatica*), Mexican primrose willow (*Ludwigia octovalvis*), broomsedge (*Andropogon virginicus*). No nuisance or invasive species were observed.



Station 3

This on-site monitoring station is located on the northernmost area of Wetland W-1A, just south of Sawgrass Bay Boulevard. At Station 3 the forest opens into a meadow. The soil goes from saturation to several inches of standing water. The vegetative composition observed within Station 3 includes bald cypress (*Taxodium distichum*), wax myrtle (*Myrica cerifera*), button bush (*Cephalanthus occidentalis*), pickerelweed (*Pontederia cordata*), broomsedge (*Andropogon virginicus*), Carolina redroot (*Lachnanthes caroliniana*), duck potato (*Sagittaria lancifolia*), maidencane (*Panicum hemitomon*), yellow-eyed grass (*Xyris* spp.), soft rush (*Juncus effusus*), Mexican primrose willow (*Ludwigia octovalvis*), goldenrod (*Solidago* spp), marsh pennywort (*Hydrocotyle umbellata*), Virginia buttonweed (*Diodia virginiana*), and Virginia creeper (*Parthenocissus quinquefolia*).

Some nuisance and invasive vegetative species were also observed in minor amounts in the immediate area around Station 3, including Caesarweed (*Urena lobata*) and Peruvian primrose willow (*Ludwigia peruviana*). These are common along roadways and disturbed areas, and appear to be mostly concentrated along the wetland fringes.

Station 4

This monitoring station is located centrally within the project site, on the north edge of W-1A and just south of a retention pond. The soil goes from saturation to several inches of standing water. The vegetative composition observed within Station 4 includes bald cypress (*Taxodium distichum*), black tupelo (*Nyssa sylvatica*), cabbage palm (*Sabal palmetto*), pond pine (*Pinus serotina*), button bush (*Cephalanthus occidentalis*), black berry (*Rubus* spp.), Virginia chain fern (*Woodwardia virginica*), goldenrod (*Solidago* spp), broomsedge (*Andropogon virginicus*), Carolina redroot (*Lachnanthes caroliniana*), soft rush (*Juncus effusus*), maidencane (*Panicum hemitomon*), yellow-eyed grass (*Xyris* spp.), Virginia buttonweed (*Diodia virginiana*), marsh pennywort (*Hydrocotyle umbellata*), Florida paspalum (*Paspalum floridanum*), and white waterlily (*Nymphaea odorata*). Also present were minor amounts of muscadine vine (*Vitis rotundifolia*) and a small Chinese tallow (*Triadica sebifera*), which was removed by the author at that time.



Station 5

This station is located next to and to the west of a dock, on the north shore of Hancock Lake. The ground slopes from dry upland, through the littoral zone, into open water. The vegetative composition observed within Station 5 includes bald cypress (*Taxodium distichum*), sweet bay (*Magnolia virginiana*), ragweed (*Ambrosia artemisiifolia*), pickerelweed (*Pontederia cordata*), Florida tasselflower (*Emilia fosbergii*), Mexican primrose willow (*Ludwigia octovalvis*), goldenrod (*Solidago* spp), yellow-eyed grass (*Xyris* spp.), Carolina redroot (*Lachnanthes caroliniana*), soft rush (*Juncus effusus*), Variable flatsedge (*Cyperus difformis*), white waterlily (*Nymphaea odorata*), marsh pennywort (*Hydrocotyle umbellata*), and poison ivy (*Toxicodendron radicans*). It is worth noting that wax myrtle was also present but just outside the monitoring area.

Nuisance and invasive species observed include muscadine vine (*Vitis rotundifolia*) and Caesarweed (*Urena lobata*) in moderate amounts.

Station 6

This monitoring station is located within wetland W-1B on the southwest corner of the project site. This station is also on the littoral zone of a smaller pond with open water. Station 6 is identified and marked with flagging tape on a pine tree. The vegetative composition observed within this monitoring station includes pond pine (*Pinus serotina*), bald cypress (*Taxodium distichum*), laurel oak (*Quercus laurifolia*), Elliott's milkpea (*Galactia elliottii*), black berry (*Rubus* spp.), winged sumac (*Rhus copallinum*), maidencane (*Panicum hemitomon*), bulrush (*Scirpoides holoschoenus*), Mexican primrose willow (*Ludwigia octovalvis*), Carolina redroot (*Lachnanthes caroliniana*), soft rush (*Juncus effusus*), white waterlily (*Nymphaea odorata*), marsh pennywort (*Hydrocotyle umbellata*), dogfennel (*Eupatorium capillifolium*), Florida tasselflower (*Emilia fosbergii*), climbing hempvine (*Mikania scandens*), duck potato (*Sagittaria lancifolia*), button bush (*Cephalanthus occidentalis*), spade leaf (*Centella asiatica*), yellow-eyed grass (*Xyris* spp.), cattails (*Typha* spp), muscadine vine (*Vitis rotundifolia*), maidencane (*Panicum hemitomon*), and camphor daisy (*Rayjacksonia phyllocephala*). Invasive species present include small concentrations of Caesarweed (*Urena lobata*) and Peruvian primrose willow (*Ludwigia peruviana*).



WILDLIFE

The Sunset Preserve Phase 1 Site was evaluated to determine the wildlife species currently utilizing the area. The following is a list of those species present during the monitoring event and includes any direct and indirect (i.e. tracks, burrows, vocalizations, etc.) observations made.

Reptiles and Amphibians

brown anole (*Norops sagrei*)
Cuban treefrog (*Osteopilus septentrionalis*)
eastern racer (*Coluber constrictor*)
green anole (*Anolis carolinensis*)
five-line skink (*Plestiodon fasciatus*)
southern leopard frog (*Lithobates sphenoccephalus*)
southern toad (*Anaxyrus terrestris*)

Birds

American Coot (*Fulica americana*)
American Crow (*Corvus brachyrhynchos*)
Black Vulture (*Coragyps atratus*)
Blue Jay (*Cyanocitta cristata*)
Common Grackle (*Quiscalus quiscula*)
Common Ground-Dove (*Columbina passerina*)
Great Crested Flycatcher (*Myiarchus crinitus*)
Little Blue Heron (*Egretta caerulea*)
Mourning Dove (*Zenaida macroura*)
Northern Cardinal (*Cardinalis cardinalis*)
Northern Mockingbird (*Mimus polyglottos*)
Osprey (*Pandion haliaetus*)
Red-bellied Woodpecker (*Melanerpes carolinus*)
Red-shouldered Hawk (*Buteo lineatus*)
Sandhill Crane (*Antigone canadensis*)
Swallow-tailed Kite (*Elanoides forficatus*)
Tufted Titmouse (*Baeolophus bicolor*)

Mammals

eastern cottontail (*Sylvilagus floridanus*)
eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
northern raccoon (*Procyon lotor*)
Virginia opossum (*Didelphis virginiana*)



SUMMARY

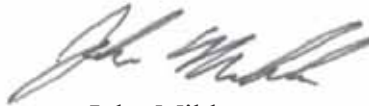
BTC completed the Time Zero monitoring event for the Serenoa Village 3 project site on September 26, 2023. The preserved wetlands appear healthy and stable with the appropriate native vegetative coverage. Few invasive vegetative species were observed at an overall areal coverage below the required five percent. Nevertheless, maintenance crews have been advised and, will be targeting the invasive species during scheduled quarterly maintenance events with next maintenance event scheduled for March, 2024. At this time the preservation areas are in compliance with the success criteria in the approved monitoring and maintenance plan under SJRWMD Permit number 135777-14. It is anticipated that the preserved wetlands will remain in compliance with the SJRWMD permit conditions, and will require little long-term management for the natural systems to continue doing well and ecologically self-perpetuating.

If you have any questions, concerns, or require any additional information, please contact our office at (407) 894-5969. Thank you.

Sincerely,



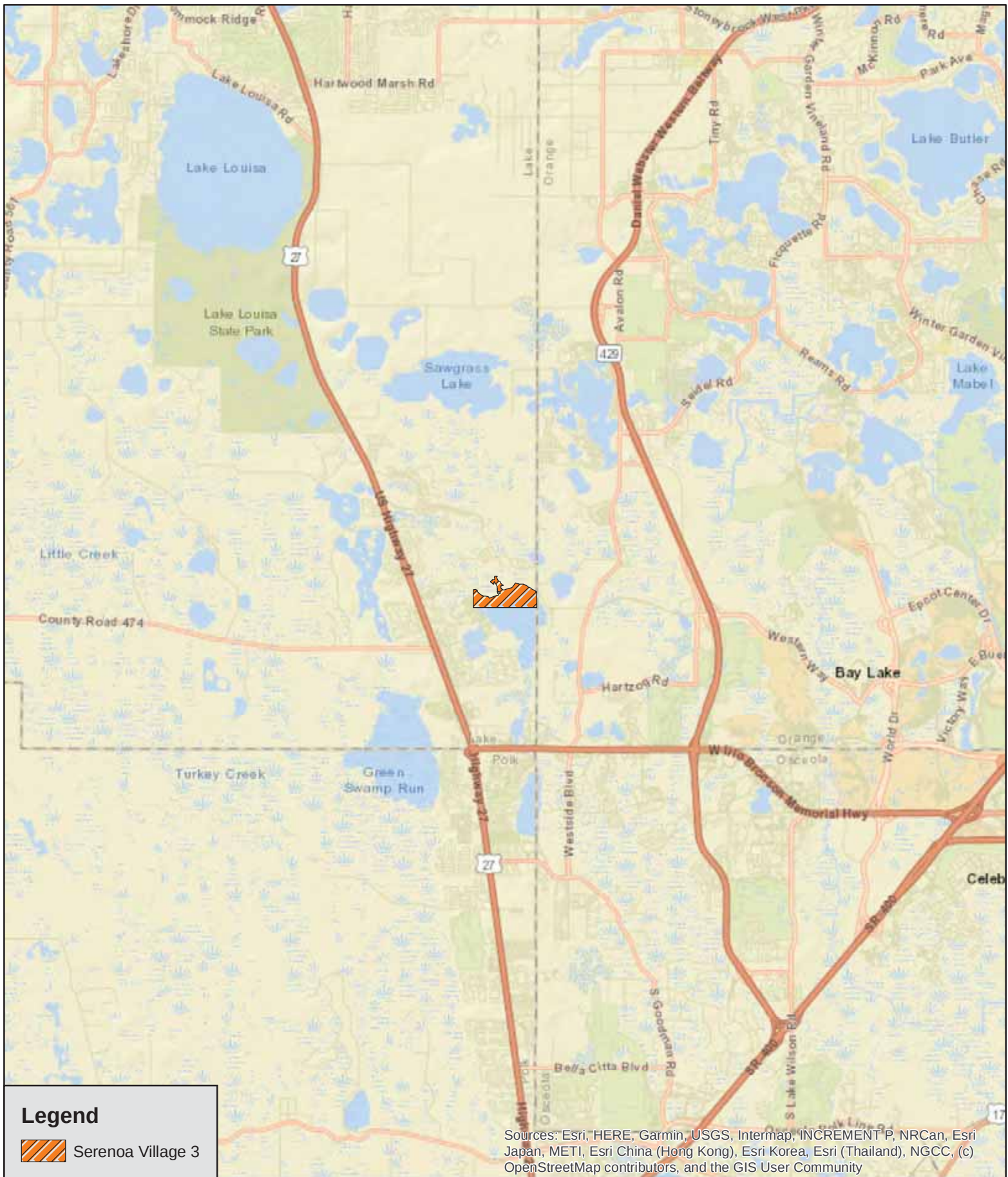
Jim Torregrosa
Field Biologist

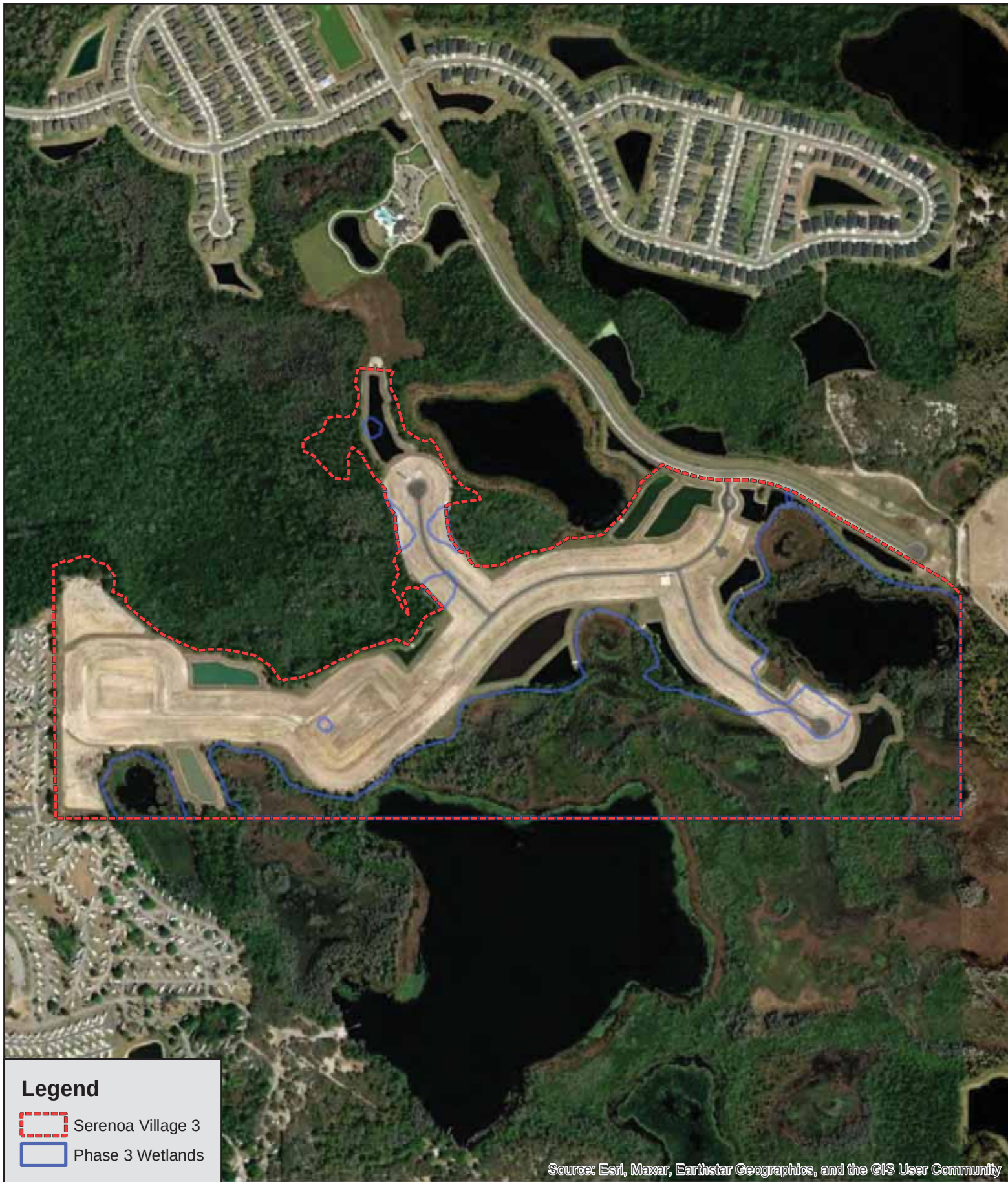


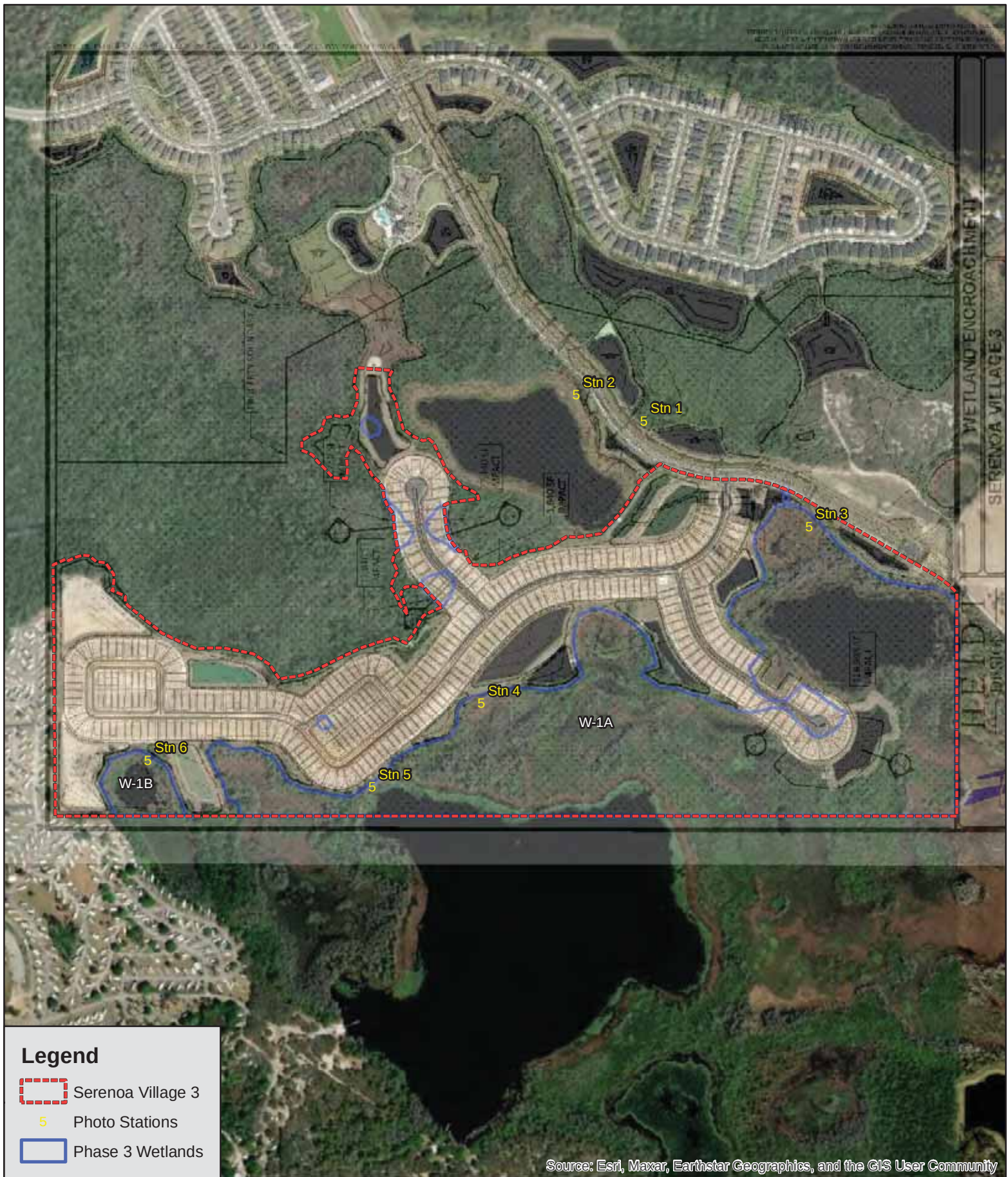
John Miklos
President

Attachments









APPENDIX A

Serenoa Village 3

Time Zero Monitoring Photographs

September 26, 2023



General ID: **Station 1**
Pink ribbon on pine tree

Notes: From vantage point
up-slope

Cardinal Direction:
Northeast

Photo #

5569

Date of Photograph:

9/26/2023



General ID:
Station 1

Notes: From vantage point
up-slope

Cardinal Direction:
North

Photo #

5568

Date of Photograph:

9/26/2023



General ID:

Station 1

Notes: From vantage point
up-slope

Cardinal Direction:

East



Photo #

5569

Date of Photograph:

9/26/2023

General ID:

Station 1

Notes: From vantage point
up-slope

Cardinal Direction:

Southeast



Photo #

5570

Date of Photograph:

9/26/2023



General ID:

Station 2

Notes:

Cardinal Direction:

North

Photo #

5573

Date of Photograph:

9/26/2023



General ID:

Station 2

Notes:

Cardinal Direction:

East

Photo #

5574

Date of Photograph:

9/26/2023



General ID:

Station 2

Notes:

Cardinal Direction:

South

Photo #

5575

Date of Photograph:

9/26/2023



General ID:

Station 2

Notes:

Cardinal Direction:

West

Photo #

5576

Date of Photograph:

9/26/2023



General ID:

Station 3

Notes:

Cardinal Direction:

North

Photo #

5580

Date of Photograph:

9/26/2023



General ID:

Station 3

Notes:

Cardinal Direction:

East

Photo #

5581

Date of Photograph:

9/26/2023



General ID:

Station 3

Notes:

Cardinal Direction:

South



Photo #

5582

Date of Photograph:

9/26/2023

General ID:

Station 3

Notes:

Cardinal Direction:

West



Photo #

5583

Date of Photograph:

9/26/2023



General ID:

Station 4

Notes:

Cardinal Direction:

North

Photo #

5587

Date of Photograph:

9/26/2023



General ID:

Station 4

Notes:

Cardinal Direction:

East

Photo #

5588

Date of Photograph:

9/26/2023



General ID:

Station 4

Notes:

Cardinal Direction:

South

Photo #

5589

Date of Photograph:

9/26/2023



General ID:

Station 4

Notes:

Cardinal Direction:

West

Photo #

5590

Date of Photograph:

9/26/2023



General ID:

Station 5

Notes:

Cardinal Direction:

North

Photo #

5596

Date of Photograph:

9/26/2023



General ID:

Station 5

Notes:

Cardinal Direction:

East

Photo #

5597

Date of Photograph:

9/26/2023



General ID:

Station 5

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Cardinal Direction:

South



Photo #

5598

Date of Photograph:

9/26/2023

General ID:

Station 5

Notes:

Cardinal Direction:

West



Photo #

5599

Date of Photograph:

9/26/2023



General ID:

Station 6

Notes:

Cardinal Direction:

North

Photo #

5602

Date of Photograph:

9/26/2023



General ID:

Station 6

Notes:

Cardinal Direction:

East

Photo #

5603

Date of Photograph:

9/26/2023



General ID:

Station 6

Notes:

Cardinal Direction:

South

Photo #

5604

Date of Photograph:

9/26/2023



General ID:

Station 6

Notes:

Cardinal Direction:

West

Photo #

5605

Date of Photograph:

9/26/2023





Bio-Tech Consulting

Environmental and Permitting

Orlando [Headquarters]
3025 East South Street
Orlando, FL 32803

Jacksonville
11235 St. Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Key West
1107 Key Plaza
Suite 259
Key West, FL 33040

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL 32308

Tampa
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Denver
651 Garrison Street
#110
Lakewood, CO 80215

Raleigh-Durham
1408 Christian Avenue
Suite 11
Durham, NC 27705

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

Austin
3801 N Capital of TX Highway
Suite E-240
Austin, TX 78746

Midland
5114 West County Road 12
Midland, TX 79706

San Antonio
7700 Broadway Street
Suite 104
San Antonio, TX 78209

Orlando [Aquatic & Land
Management Operations]
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

October 31, 2024

David Eunice

St. Johns River Water Management District

601 South Lake Destiny Road, Suite 200

Maitland, FL 32751

Proj: Serenoa Village 3 – Lake County, FL

SJRWMD Permit #135777-14

(BTC File #214-161)

Re: 1st Annual Monitoring Report (2024)

Dear Mr. Eunice:

Bio-Tech Consulting (BTC) is corresponding in order to provide the St. Johns River Water Management District (SJRWMD) with the 1st Annual Monitoring Report for the on-site wetland and upland buffer conservation areas for the approximately 334.47-acre Serenoa Village 3. This site is located approximately 1.5 miles east of U.S. Highway 27, at the eastern end of Sawgrass Bay Boulevard; within Section 24, Township 24 South, Range 26 East, Lake County, Florida (Figures 1 & 2). This report will include the following information:

- Monitoring and maintenance methodology;
- monitoring results of the wetland/upland conservation areas;
- incidental wildlife observation;
- photographs of the mitigation areas,



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The on-site mitigation consists of preservation through the recording of conservation easements, dedicated to the SJRWMD, of approximately 125.54 acres of wetlands and respective buffer areas. The on-site mitigation is to offset 8.7 acres of direct wetland impacts and, 3.16 acres of secondary impacts. Offsite mitigation is not required. It should be noted that this report addresses those portions of the conservation easement that exist on-site and adjacent to the north, on both sides of Sawgrass Bay Boulevard. The following baseline report details the permit requirements for successful monitoring criteria and a qualitative analysis of the aforementioned wetland areas.

MONITORING & MAINTENANCE METHODOLOGY

Monitoring

The wetland preservation areas will be qualitatively monitored for a period of five (5) years. The monitoring events will occur on a semi-annual basis. The letter reports of the monitoring events which will be provided to the SJRWMD on an annual basis will include the following.

1. The date and time of the monitoring events.
2. The person responsible for performing the measurements.
3. The analytical techniques or methods utilized.
4. The result of such analyses including:
 - a) Status of invader species
 - b) Coverage by wetland and FACW vegetation
 - c) Photographs of the area
 - d) A description of any problems encountered during evaluation and proposed solutions.

A total of six (6) permanent monitoring stations will be field established throughout the mitigation areas. These will also serve as photo-stations to provide photographic documentation of the conservation areas. Each Station will be located, identified and displayed on an exhibit (Figure 3). Data collected from these Stations will include vegetative species and estimated percent coverage. Observations of canopy, tree health and understory vegetative cover will be recorded to determine the status of the particular area. Information and exhibits as to the location of the sampling stations will be included in the monitoring reports.

In addition to the vegetative portion of the qualitative monitoring to be conducted within the wetland and upland buffer areas, incidental wildlife information within the project site will also be recorded and included in each annual report.



Maintenance

Specific management practices will be employed within the wetland preservation areas that will consist of hand clearing activities and the utilization of herbicidal applications to eliminate invasive and exotic species, as needed. These management practices will be implemented in an effort to control and eradicate any invasive and/or exotic species within the mitigation areas as listed within the Florida Exotic Pest Plant Council's (FLEPPC) 2017 Invasive Plant List. All vegetation associated with the maintenance activities will be removed from the mitigation areas to eliminate the invasive/exotic species seed source. These management practices will be employed in perpetuity within the mitigation areas as specified below.

All portions of the project's mitigation areas will be managed for the benefit of wildlife and vegetative composition. As staff is aware, the most important component of the management plan is the treatment and control of invasive and exotic vegetation, in perpetuity. It is anticipated that the mitigation areas will require only minimal long-term management once the natural systems succeed ecologically and become self-perpetuating. Maintenance will include removal of any/all invasive or exotic plant species (per FLEPPS 2017). No more than a 5% total coverage of such exotic or invasive species shall occur between maintenance events.

It should be noted that maintenance is proposed to occur on a quarterly basis for five (5) years; and then on an as-needed basis in perpetuity. Upon reaching success criteria levels and obtaining conditional sign-off, perpetual maintenance of the subject mitigation tract will continue on an as-needed basis as required, in order to maintain less than 5% coverage of exotic species.

Success Criteria

As part of the activities that are designed to achieve the functional gains indicated in the UMAM Analysis, the success criteria for the wetland preservation will consist of the following:

Wetland Preservation

- Greater than 85 percent areal coverage by desirable species after 5 years,
- Less than 5 percent areal coverage by nuisance and/or exotic species.



RESULTS

Jim Torregrosa of BTC performed the 1st Annual monitoring events for the mitigation areas on April 15 and September 13, 2024. Photographs of the mitigation areas are attached (Appendix A).

Vegetative communities found within this project site include the following:

Stream & Lake Swamp (FLUCFCS 615). There is a large wetland system along the southern boundary that is associated with Lake Hancock and is most consistent with the Stream and Lake Swamp (615) classification per the FLUCFCS. Vegetation within these wetlands include bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), pond pine (*Pinus serotina*), sweetbay (*Magnolia virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), cabbage palm (*Sabal palmetto*), swamp tupelo (*Nyssa sylvatica*), royal fern (*Osmunda regalis*), poison ivy (*Toxicodendron radicans*), marsh pennywort (*Hydrocotyle umbellata*), maidencane (*Panicum hemitomon*), spike rush (*Eleocharis baldwinii*), soft rush (*Juncus effusus*), assorted sedges (*Carex* spp. and *Cyperus* spp.), crabgrass (*Digitaria* spp.), broomsedge (*Andropogon virginicus*), Mexican primrose willow (*Ludwigia octovalvis*), cattails (*Typha* spp.), pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria lancifolia*), and hairy umbrella sedge (*Fuirena squarrosa*).

Wetland Forested Mixed (FLUCFCS 630). There are several wetland areas within the subject site that have mixed forested canopies and would be considered Wetland Forested Mixed (630), per the FLUCFCS. The vegetative community contains various tree species along with numerous understory and herbaceous species. The vegetation within these forested systems include bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), pond pine (*Pinus serotina*), sweetbay (*Magnolia Virginiana*), laurel oak (*Quercus laurifolia*), loblolly bay (*Gordonia lasianthus*), water oak (*Quercus nigra*), cabbage palm (*Sabal palmetto*), swamp tupelo (*Nyssa sylvatica*), royal fern (*Osmunda regalis*), poison ivy (*Toxicodendron radicans*), wild azalea (*Rhododendron viscosum*), coinwort (*Centella asiatica*), marsh pennywort (*Hydrocotyle umbellata*), maidencane (*Panicum hemitomon*), spike rush (*Eleocharis baldwinii*), soft rush (*Juncus effusus*), assorted sedges (*Carex* spp. and *Cyperus* spp.), crabgrass (*Digitaria* spp.), broomsedge (*Andropogon virginicus*), beakrush (*Rhynchospora* sp.), Mexican primrose willow (*Ludwigia octovalvis*), cattails (*Typha* spp.), pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria lancifolia*), hairy umbrella sedge (*Fuirena squarrosa*), and wild elderberry (*Sambucus canadensis*).

Overall, the preserved wetland vegetative communities appear to be doing well and stable. Coverage of desirable native species is nearly 100 percent with the exception of established bodies of open water. No bare ground was observed. Areal coverage of nuisance or exotic species is less than five percent.



The following are brief descriptions and vegetative composition observed within the wetland areas surrounding each Monitoring Station.

Station 1

Station 1 is located on the northeast side of Sawgrass Bay Boulevard, where the wetland meets the upland slope to the road, just north of the project site boundary. There are two pine trees blown down within the monitoring area. The soil is moist. The vegetative composition observed within Station 1 includes pond pine (*Pinus serotina*), red maple (*Acer rubrum*), sweetbay (*Magnolia virginiana*), wax myrtle (*Myrica cerifera*), yellow-eyed grass (*Xyris* spp.), black berry (*Rubus* spp.), Virginia chain fern (*Woodwardia virginica*), swamp fern (*Blechnum serrulatum*), pinebarren goldenrod (*Solidago fistulosa*), poisonous water-hemlock (*Cicuta bulbifera*), Carolina redroot (*Lachnanthes caroliniana*), soft rush (*Juncus effusus*), tropical girdlepod (*Mitracarpus hirtus*), Florida tassleflower (*Emilia fosbergii*), broomsedge (*Andropogon virginicus*), poison ivy (*Toxicodendron radicans*), marsh pennywort (*Hydrocotyle umbellata*), white water lily (*Nymphaea odorata*), dogfennel (*Eupatorium capillifolium*).

Some nuisance and invasive vegetative species were also observed in the immediate area around Station 1, including muscadine vine (*Vitis rotundifolia*), Caesarweed (*Urena lobata*), Peruvian primrose willow (*Ludwigia peruviana*), and climbing fern (*Lygodium* spp.). These are common along roadways and disturbed areas, and appear to be mostly along the wetland fringes with the roadway.

Station 2

This monitoring station is on the southwest side of Sawgrass Bay Boulevard, approximately 400 feet northwest of Station 1. This is the only other monitoring station outside the project site boundary. Station 2 sits on the edge of deeper water. The remains of an old, small, rustic dock serve as a historic water level indicator. The ground goes from saturation to over 36 inches deep towards the interior of the surface water. The vegetative composition within Station 2 includes pond pine (*Pinus serotina*), dahoon holly (*Ilex cassine*), button bush (*Cephalanthus occidentalis*), yellow-eyed grass (*Xyris* spp.), soft rush (*Juncus effusus*), Virginia chain fern (*Woodwardia virginica*), marsh pennywort (*Hydrocotyle umbellata*), coinwort (*Centella asiatica*), Mexican primrose willow (*Ludwigia octovalvis*), broomsedge (*Andropogon virginicus*).

Nuisance and invasive species observed include muscadine vine (*Vitis rotundifolia*) and Peruvian primrose willow (*Ludwigia peruviana*).



Station 3

This on-site monitoring station is located on the northernmost area of Wetland W-1A, just south of Sawgrass Bay Boulevard. At Station 3 the forest opens into a meadow. The soil goes from saturation to approximately six inches of standing water. The vegetative composition observed within Station 3 includes bald cypress (*Taxodium distichum*), wax myrtle (*Myrica cerifera*), button bush (*Cephalanthus occidentalis*), pickerelweed (*Pontederia cordata*), broomsedge (*Andropogon virginicus*), Carolina redroot (*Lachnanthes caroliniana*), duck potato (*Sagittaria lancifolia*), maidencane (*Panicum hemitomon*), yellow-eyed grass (*Xyris* spp.), soft rush (*Juncus effusus*), Mexican primrose willow (*Ludwigia octovalvis*), goldenrod (*Solidago* spp), marsh pennywort (*Hydrocotyle umbellata*), Virginia buttonweed (*Diodia virginiana*), and Virginia creeper (*Parthenocissus quinquefolia*).

Some nuisance and invasive vegetative species were also observed in minor amounts in the immediate area around Station 3, including muscadine vine (*Vitis rotundifolia*) and Caesarweed (*Urena lobata*). These are common along roadways and disturbed areas, and appear to be mostly concentrated along the wetland fringes.

Station 4

This monitoring station is located centrally within the project site, on the north edge of W-1A and just south of a retention pond. The soil goes from saturation to approximately 24 inches of standing water. The vegetative composition observed within Station 4 includes bald cypress (*Taxodium distichum*), black tupelo (*Nyssa sylvatica*), cabbage palm (*Sabal palmetto*), pond pine (*Pinus serotina*), button bush (*Cephalanthus occidentalis*), black berry (*Rubus* spp.), Virginia chain fern (*Woodwardia virginica*), goldenrod (*Solidago* spp), broomsedge (*Andropogon virginicus*), Carolina redroot (*Lachnanthes caroliniana*), soft rush (*Juncus effusus*), maidencane (*Panicum hemitomon*), yellow-eyed grass (*Xyris* spp.), Virginia buttonweed (*Diodia virginiana*), marsh pennywort (*Hydrocotyle umbellata*), Florida paspalum (*Paspalum floridanum*), and white waterlily (*Nymphaea odorata*).

Also present were minor amounts of dogfennel (*Eupatorium capillifolium*) and cogon grass (*Imperata cylindrica*).



Station 5

This station is located next to and to the west of a dock, on the north shore of Hancock Lake. The ground slopes from dry upland, through the littoral zone, into open water. The vegetative composition observed within Station 5 includes bald cypress (*Taxodium distichum*), sweet bay (*Magnolia virginiana*), ragweed (*Ambrosia artemisiifolia*), pickerelweed (*Pontederia cordata*), Florida tasselflower (*Emilia fosbergii*), Mexican primrose willow (*Ludwigia octovalvis*), goldenrod (*Solidago* spp), yellow-eyed grass (*Xyris* spp.), Carolina redroot (*Lachnanthes caroliniana*), soft rush (*Juncus effusus*), Variable flatsedge (*Cyperus difformis*), white waterlily (*Nymphaea odorata*), marsh pennywort (*Hydrocotyle umbellata*), and poison ivy (*Toxicodendron radicans*). It is worth noting that wax myrtle was also present but just outside the monitoring area.

Nuisance and invasive species observed include muscadine vine (*Vitis rotundifolia*) and Caesarweed (*Urena lobata*) in moderate amounts.

Station 6

This monitoring station is located within wetland W-1B on the southwest corner of the project site. This station is also on the littoral zone of a smaller pond with open water. Station 6 is identified and marked with flagging tape on a pine tree. The vegetative composition observed within this monitoring station includes pond pine (*Pinus serotina*), bald cypress (*Taxodium distichum*), laurel oak (*Quercus laurifolia*), Elliott's milkpea (*Galactia elliottii*), black berry (*Rubus* spp.), winged sumac (*Rhus copallinum*), maidencane (*Panicum hemitomon*), bulrush (*Scirpoides holoschoenus*), Mexican primrose willow (*Ludwigia octovalvis*), Carolina redroot (*Lachnanthes caroliniana*), soft rush (*Juncus effusus*), white waterlily (*Nymphaea odorata*), marsh pennywort (*Hydrocotyle umbellata*), dogfennel (*Eupatorium capillifolium*), Florida tasselflower (*Emilia fosbergii*), climbing hempvine (*Mikania scandens*), duck potato (*Sagittaria lancifolia*), button bush (*Cephalanthus occidentalis*), spade leaf (*Centella asiatica*), yellow-eyed grass (*Xyris* spp.), cattails (*Typha* spp), muscadine vine (*Vitis rotundifolia*), maidencane (*Panicum hemitomon*), and camphor daisy (*Rayjacksonia phyllocephala*).

Invasive species present include small concentrations of Caesarweed (*Urena lobata*) and Peruvian primrose willow (*Ludwigia peruviana*).



WILDLIFE

The Sunset Preserve Phase 1 Site was evaluated to determine the wildlife species currently utilizing the area. The following is a list of those species present during the monitoring event and includes any direct and indirect (i.e. tracks, burrows, vocalizations, etc.) observations made.

Reptiles and Amphibians

brown anole (*Norops sagrei*)
Cuban treefrog (*Osteopilus septentrionalis*)
eastern racer (*Coluber constrictor*)
green anole (*Anolis carolinensis*)
five-line skink (*Plestiodon fasciatus*)
southern leopard frog (*Lithobates sphenocephalus*)
southern toad (*Anaxyrus terrestris*)

Birds

American Coot (*Fulica americana*)
American Crow (*Corvus brachyrhynchos*)
Black Vulture (*Coragyps atratus*)
Blue Jay (*Cyanocitta cristata*)
Common Grackle (*Quiscalus quiscula*)
Common Ground-Dove (*Columbina passerina*)
Great Crested Flycatcher (*Myiarchus crinitus*)
Little Blue Heron (*Egretta caerulea*)
Mourning Dove (*Zenaida macroura*)
Northern Cardinal (*Cardinalis cardinalis*)
Northern Mockingbird (*Mimus polyglottos*)
Osprey (*Pandion haliaetus*)
Red-bellied Woodpecker (*Melanerpes carolinus*)
Red-shouldered Hawk (*Buteo lineatus*)
Sandhill Crane (*Antigone canadensis*)
Swallow-tailed Kite (*Elanoides forficatus*)
Tufted Titmouse (*Baeolophus bicolor*)

Mammals

eastern cottontail (*Sylvilagus floridanus*)
eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
northern raccoon (*Procyon lotor*)
Virginia opossum (*Didelphis virginiana*)



SUMMARY

BTC completed the 1st Annual monitoring events for the Serenoa Village 3 project site on September 13, 2024. The preserved wetlands appear healthy and stable with the appropriate native vegetative coverage. Few invasive vegetative species were observed at an overall areal coverage below the required five percent. Nevertheless, maintenance crews have been advised and, will be targeting the invasive species during scheduled quarterly maintenance events with next maintenance event scheduled for September, 2024. At this time the preservation areas are in compliance with the success criteria in the approved monitoring and maintenance plan under SJRWMD Permit number 135777-14. It is anticipated that the preserved wetlands will remain in compliance with the SJRWMD permit conditions, and will require little long-term management for the natural systems to continue doing well and be ecologically self-perpetuating.

If you have any questions, concerns, or require any additional information, please contact our office at (407) 894-5969. Thank you.

Sincerely,



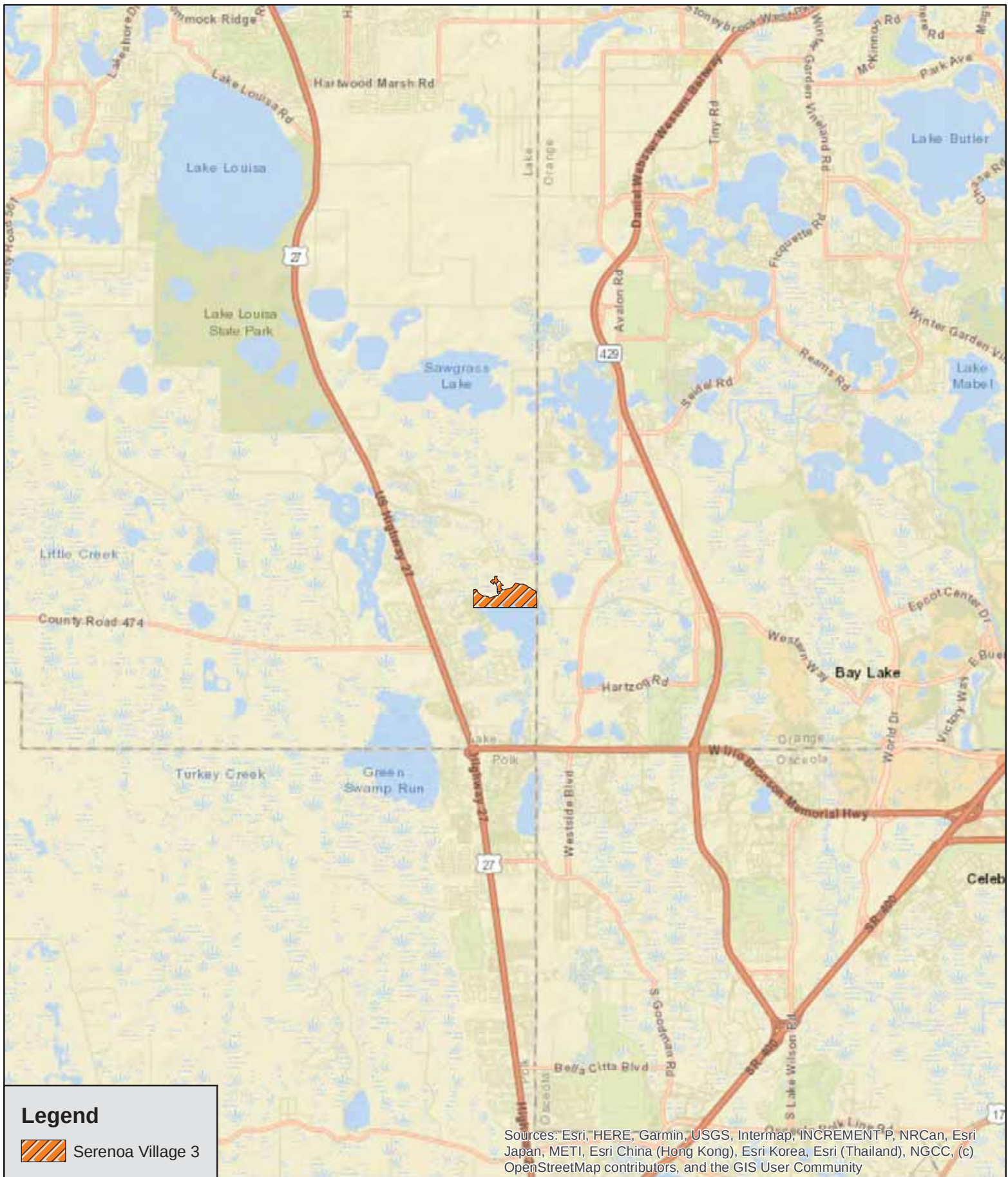
Jim Torregrosa
Field Biologist

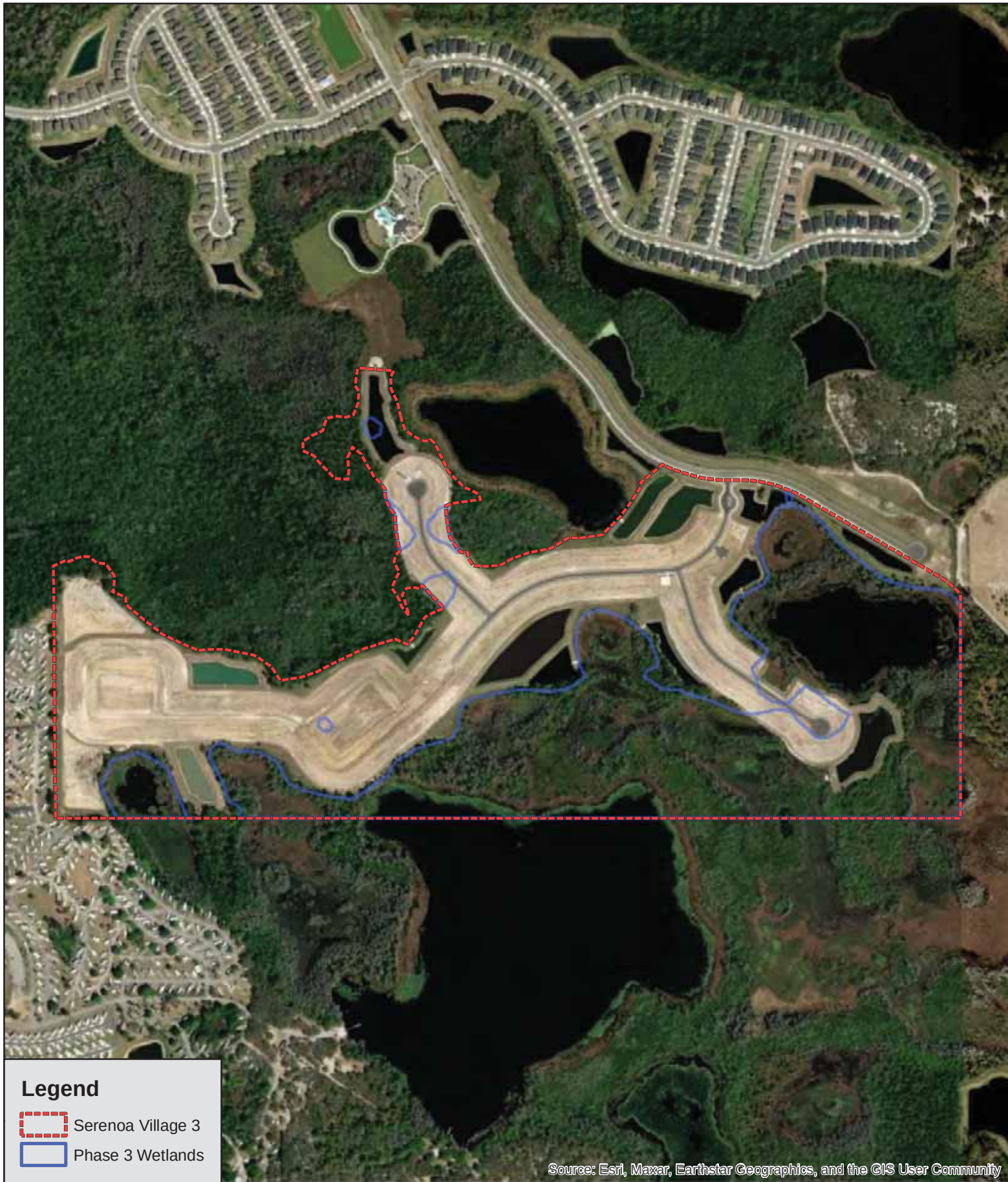


John Miklos
President

Attachments



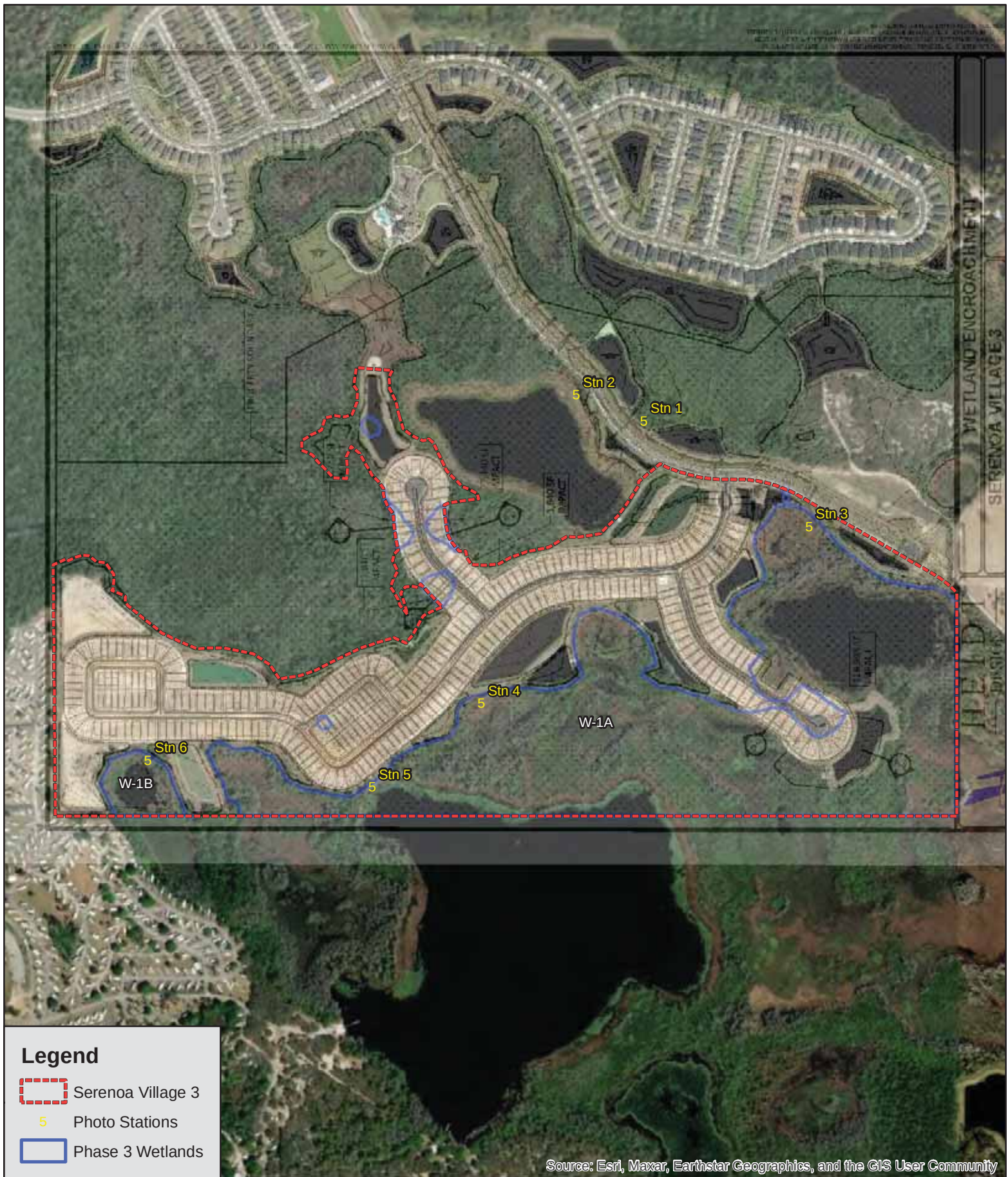




Legend

-  Serenoa Village 3
-  Phase 3 Wetlands

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



APPENDIX A

Serenoa Village 3

1st Annual Monitoring Photographs

April 15 & September 13, 2024



General ID: **Station 1**
Pink ribbon on pine tree

Notes:

Cardinal Direction:
North

Photo #

0003

Date of Photograph:

4/15/2024



General ID:
Station 1

Notes:

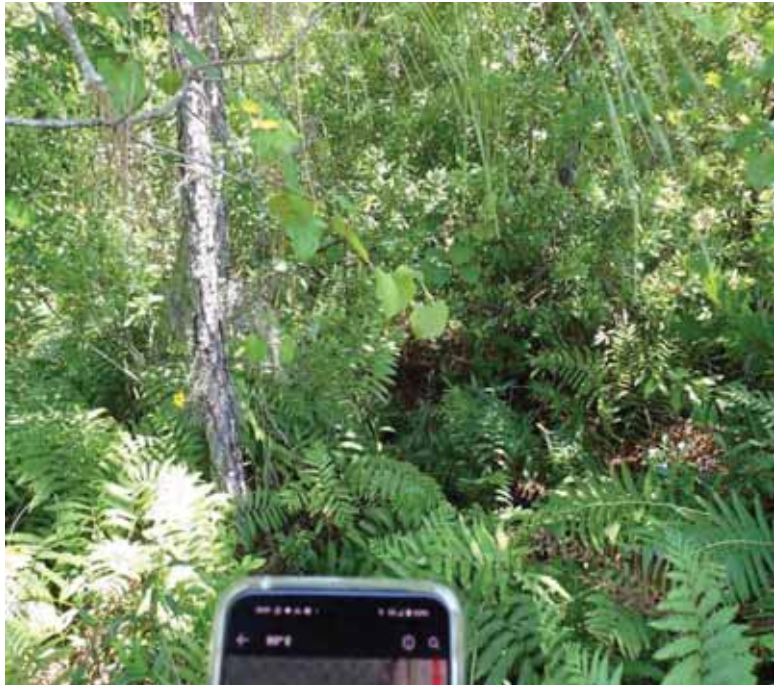
Cardinal Direction:
East

Photo #

0004

Date of Photograph:

4/15/2024



General ID:

Station 1

Notes:

Cardinal Direction:

South

Photo #

0005

Date of Photograph:

4/15/2024



General ID:

Station 1

Notes:

Cardinal Direction:

West

Photo #

0006

Date of Photograph:

4/15/2024



General ID:

Station 2

Notes:

Cardinal Direction:

North

Photo #

0010

Date of Photograph:

4/15/2024



General ID:

Station 2

Notes:

Cardinal Direction:

East

Photo #

0011

Date of Photograph:

4/15/2024



General ID:

Station 2

Notes:

Cardinal Direction:

South

Photo #

0012

Date of Photograph:

4/15/2024



General ID:

Station 2

Notes:

Cardinal Direction:

West

Photo #

0013

Date of Photograph:

4/15/2024



General ID:

Station 3

Notes:

Cardinal Direction:

North

Photo #

0017

Date of Photograph:

4/15/2024



General ID:

Station 3

Notes:

Cardinal Direction:

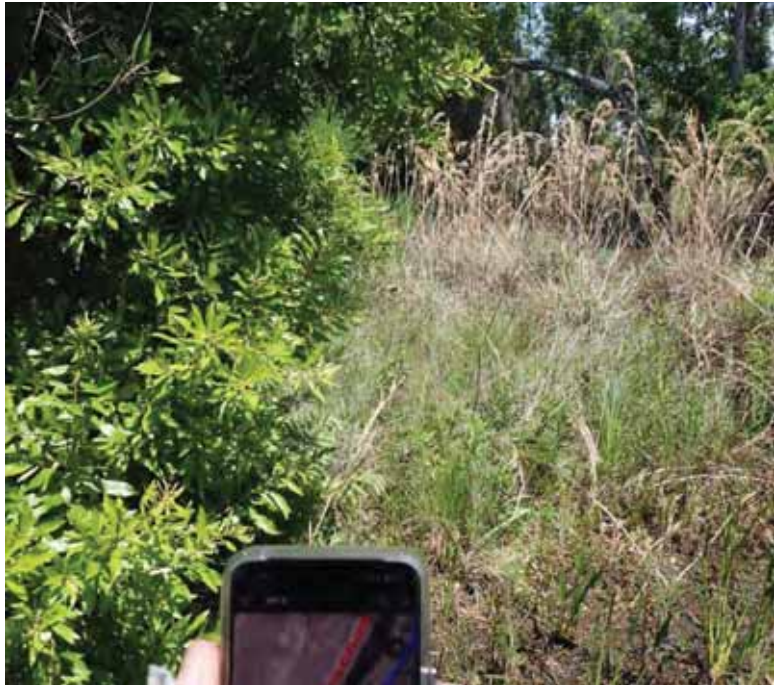
East

Photo #

0018

Date of Photograph:

4/15/2024



General ID:

Station 3

Notes:

Cardinal Direction:

South

Photo #

0019

Date of Photograph:

4/15/2024



General ID:

Station 3

Notes:

Cardinal Direction:

West

Photo #

0020

Date of Photograph:

4/15/2024



General ID:

Station 4

Notes:

Cardinal Direction:

North

Photo #

0025

Date of Photograph:

4/15/2024



General ID:

Station 4

Notes:

Cardinal Direction:

East

Photo #

0026

Date of Photograph:

4/15/2024



General ID:

Station 4

Notes:

Cardinal Direction:

South

Photo #

0027

Date of Photograph:

4/15/2024



General ID:

Station 4

Notes:

Cardinal Direction:

West

Photo #

0028

Date of Photograph:

4/15/2024



General ID:

Station 5

Notes:

Cardinal Direction:

North

Photo #

0031

Date of Photograph:

4/15/2024



General ID:

Station 5

Notes:

Cardinal Direction:

East

Photo #

0032

Date of Photograph:

4/15/2024



General ID:

Station 5

Notes:

Cardinal Direction:

South

Photo #

0033

Date of Photograph:

4/15/2024



General ID:

Station 5

Notes:

Cardinal Direction:

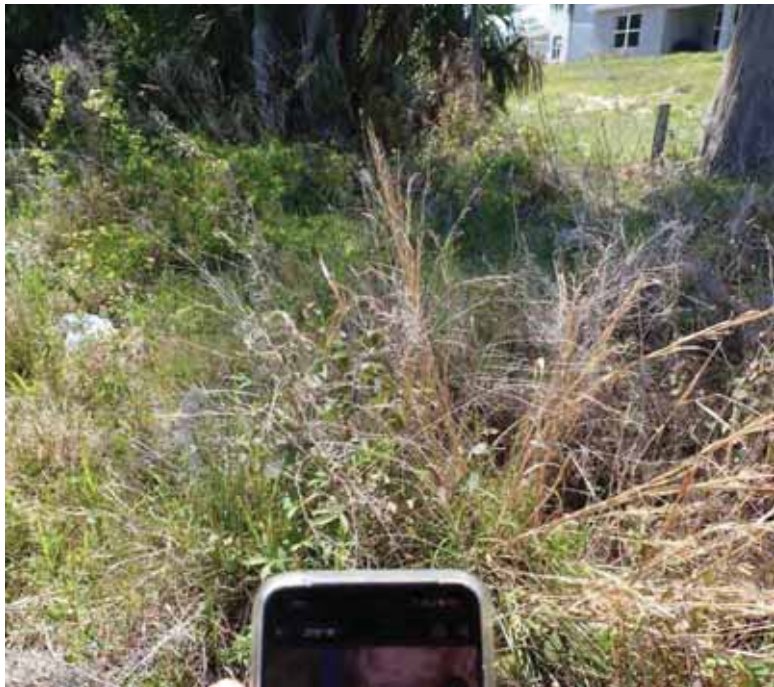
West

Photo #

0034

Date of Photograph:

4/15/2024



General ID:

Station 6

Notes:

Cardinal Direction:

North

Photo #

0039

Date of Photograph:

4/15/2024



General ID:

Station 6

Notes:

Cardinal Direction:

East

Photo #

0040

Date of Photograph:

4/15/2024



General ID:

Station 6

Notes:

Cardinal Direction:

South

Photo #

0041

Date of Photograph:

4/15/2024



General ID:

Station 6

Notes:

Cardinal Direction:

West

Photo #

0042

Date of Photograph:

4/15/2024



General ID: **Station 1**
Pink ribbon on pine tree

Notes:

Cardinal Direction:
North

Photo #

0036

Date of Photograph:

9/13/2024



General ID:
Station 1

Notes:

Cardinal Direction:
East

Photo #

0037

Date of Photograph:

9/13/2024



General ID:

Station 1

Notes:

Cardinal Direction:

South

Photo #

0038

Date of Photograph:

9/13/2024



General ID:

Station 1

Notes:

Cardinal Direction:

West

Photo #

0039

Date of Photograph:

9/13/2024



General ID:

Station 2

Notes:

Cardinal Direction:

North

Photo #

0043

Date of Photograph:

9/13/2024



General ID:

Station 2

Notes:

Cardinal Direction:

East

Photo #

0044

Date of Photograph:

9/13/2024



General ID:

Station 2

Notes:

Cardinal Direction:

South



Photo #

0045

Date of Photograph:

9/13/2024

General ID:

Station 2

Notes:

Cardinal Direction:

West



Photo #

0046

Date of Photograph:

9/13/2024



General ID:

Station 3

Notes:

Cardinal Direction:

North

Photo #

0050

Date of Photograph:

9/13/2024



General ID:

Station 3

Notes:

Cardinal Direction:

East

Photo #

0051

Date of Photograph:

9/13/2024



General ID:

Station 3

Notes:

Cardinal Direction:

South

Photo #

0052

Date of Photograph:

9/13/2024



General ID:

Station 3

Notes:

Cardinal Direction:

West

Photo #

0053

Date of Photograph:

9/13/2024



General ID:

Station 4

Notes:

Cardinal Direction:

North

Photo #

0059

Date of Photograph:

9/13/2024



General ID:

Station 4

Notes:

Cardinal Direction:

East

Photo #

0060

Date of Photograph:

9/13/2024



General ID:

Station 4

Notes:

Cardinal Direction:

South

Photo #

0061

Date of Photograph:

9/13/2024



General ID:

Station 4

Notes:

Cardinal Direction:

West

Photo #

0062

Date of Photograph:

9/13/2024



General ID:

Station 5

Notes:

Cardinal Direction:

North



Photo #

0065

Date of Photograph:

9/13/2024

General ID:

Station 5

Notes:

Cardinal Direction:

East



Photo #

0066

Date of Photograph:

9/13/2024



General ID:

Station 5

Notes:

Cardinal Direction:

South

Photo #

0067

Date of Photograph:

9/13/2024



General ID:

Station 5

Notes:

Cardinal Direction:

West

Photo #

0068

Date of Photograph:

9/13/2024



General ID:

Station 6

Notes:

Cardinal Direction:

North

Photo #

0072

Date of Photograph:

9/13/2024



General ID:

Station 6

Notes:

Cardinal Direction:

East

Photo #

0073

Date of Photograph:

9/13/2024



General ID:

Station 6

Notes:

Cardinal Direction:

South

Photo #

0074

Date of Photograph:

9/13/2024



General ID:

Station 6

Notes:

Cardinal Direction:

West

Photo #

0075

Date of Photograph:

9/13/2024



EXHIBIT 9



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	1	16,723.00	16,723.00
	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			
	South Goldcrest Loop	1	16,723.00	16,723.00
	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			
	Edgemont	1	12,265.00	12,265.00
	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			



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 10



RESOLUTION 2025-10
[FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Avalon Groves Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: July 24, 2025
TIME: 6:00 P.M.
LOCATION: Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.
Clermont, FL 34714

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

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PASSED AND ADOPTED THIS 22ND DAY OF MAY, 2025.

ATTEST:

**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget



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	45,000	(15,000)
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	144,578	(13,670)
INSURANCE:				
INSURANCE	31,295	35,000	35,181	181
TOTAL INSURANCE	31,295	35,000	35,181	181
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	295,000	-
UTILITY WATER	21,826	45,000	35,000	(10,000)
TOTAL UTILITIES:	281,733	360,000	342,000	(18,000)
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	-	-	30,940	30,940
TOTAL RESERVE	-	5,000	35,940	30,940
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	\$45,000	(Ongoing until termination)
TECHNOLOGY & WEBSITE ADMINISTRATION	Campus 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	\$35,181	(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	\$295,000	(20-yr agreement w/amendments end c. 4/2/2039)
UTILITY WATER	Sunshine Water Services	\$35,000	(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 monument 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		\$30,940	
Total		\$1,322,552.00	



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

OPERATIONS & MAINTENANCE BUDGET	
NET O&M BUDGET	\$1,322,552.00
COUNTY COLLECTION COSTS	\$28,139.40
EARLY PAYMENT DISCOUNTS	\$56,278.81
GROSS O&M ASSESSMENTS	\$1,406,970.21

UNIT SIZE & PHASE	UNITS ASSESSED							ALLOCATION OF ADMIN O&M ASSESSMENT				
	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%	\$287,117.31	\$953.88
SINGLE FAMILY (PH. 3 & 4)	276	276			276			1.00	276.0	18.71%	\$263,270.36	\$953.88
SERENOA VILLAGE (AA2)												
SINGLE FAMILY 40'-45'	83		82					1.00	83.0	5.63%	\$79,171.88	\$953.88
SINGLE FAMILY 50'	295		288					1.00	295.0	20.00%	\$281,394.04	\$953.88
SINGLE FAMILY 60'	102		95					1.00	102.0	6.92%	\$97,295.57	\$953.88
SERENOA LAKES (AA3)												
MULTI-FAMILY	300							0.10	30.0	2.03%	\$28,616.34	\$95.39
SINGLE FAMILY 40'	133					133		1.00	133.0	9.02%	\$126,865.79	\$953.88
SINGLE FAMILY 50'	115					115		1.00	115.0	7.80%	\$109,695.98	\$953.88
SINGLE FAMILY 60'	48					47		1.00	48.0	3.25%	\$45,786.15	\$953.88
EDGEMONT (AA4)												
SINGLE FAMILY	92						92	1.00	92.0	6.24%	\$87,756.79	\$953.88
	1745	575	465	299	276	295	92		1475.0	100.00%	\$1,406,970.21	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾										
	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⁾	FY 2025 PER UNIT	\$ VARIANCE PER UNIT	% VARIANCE PER UNIT
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 collection

⁽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
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:

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

Max annual ds: 193,100



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
5/1/2024	130,000	2.375%	102,769	232,769		5,800,000
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:

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

Max annual ds: 336,400



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	

Footnote:

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

Max annual ds: 128,675



EXHIBIT 11



1 **MINUTES OF MEETING**

2 **AVALON GROVES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
5 Development District was held on Thursday, April 24, 2025 at 10:00 a.m., at the Serenoa Club
6 Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are
7 summarized as follows:

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

9 Mr. Beckett called the meeting to order at 10:01 a.m. and conducted roll call.

10 Present and constituting a quorum were:

11 John Holden (S2)	Board Supervisor, Assistant Secretary
12 Gabriel Ruperez (S3)	Board Supervisor, Assistant Secretary
13 Robert Wolski (S4)	Board Supervisor, Assistant Secretary
14 Eugene Mastrangeli (S5)	Board Supervisor, Chair

15 Also present were:

16 Heath Beckett	District Manager, Vesta District Services
17 Michael Bush	Field Manager, Vesta District Services
18 Bennett Davenport	District Counsel, Kutak Rock LLP (<i>Virtually</i>)
19 Greg Woodcock	District Engineer, Stantec (<i>Virtually</i>)
20 Justin Sarka	Account Manager, Down to Earth Landscape & 21 Irrigation
22 Kevin Riemensperger	Aquatics Director, Steadfast Environmental, LLC

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

25 Comments were heard on the pet waste station at Edgemont, the removal of construction
26 debris dumped in the conservation area at the end of Paragon Court, the palms replacement
27 proposal, trees at the Palms at Serenoa entrance, the addition of the HOA update to the
28 agenda, the landscape report, and the easement report. District staff were thanked for their
29 efforts in putting the agenda packet together.

30 **THIRD ORDER OF BUSINESS: Staff & Vendor Reports**

31 A. Community Managers

32 1. Palms at Serenoa HOA Update – *Shannon Bernard/John Holden*

33 Mr. Holden explained that Ms. Bernard has another regular meeting
34 scheduled for the same time and cannot attend to provide the report in
35 person. The Palms at Serenoa HOA Update was added to the packet as
36 Walk-on Exhibit A.

37 2. Serenoa POA Update – *David Landry/Gene Mastrangeli*

38 Mr. Mastrangeli presented the Serenoa POA Update on behalf of Mr.
39 Landry who was unable to attend in person.

The POA requests assistance with contact information for getting Lake County to come out and address damaged street signs.

Mr. Wolski requested the trespassing issues noted on the Palms at Serenoa HOA Update be explored further. Mr. Bennett explained the CDD has no ability to regulate usage as far as the POAs and HOAs improvements and common areas. Regarding the stormwater ponds the CDD can control the usage by the public and access to these tracts of land. The CDD could draft a license agreement to allow the HOA to install signs on the CDD's stormwater tracts.

A motion by Mr. Holden to approve District Counsel to work with an HOA point person to draft the necessary legal instrument to effectuate the installation of signs in the event that it is approved by the HOA failed for lack of second. Supervisors discussed a requirement for more information. Mr. Holden was tasked with providing additional information on the HOA's request for future discussion.

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

Mr. Riemensperger **provided the Aquatic Maintenance Report.**

1. Gambusia Installation Report – *Previously Presented*

Mr. Riemensperger advised that over 20 ponds across the property were stocked with approximately 30,000 Eastern Mosquito fish in February. The fish were installed per the recommended stocking rate of 1,000 fish per acre. Supervisors requested the pond numbers the fish were installed in. Mr. Riemensperger responded to Supervisor questions regarding the number of ponds and pond 49. A request was made for copies of the MSDS sheets for pond chemicals.

2. Review of Pond Requests

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

Mr. Ruperez advised that some of the items he had noted in his community reviews were being addressed.

The issues with replanting trees at pond 12 and the irrigation system were discussed. Unless there are funds in the budget no irrigation repairs or tree planting will be considered. A question was raised on the CDD's obligation to replace trees. Mr. Davenport will review the Land Code and County requirements. Mr. Woodcock will request a copy of the landscape development plan from Lake County.

1. Review of Landscape Requests

2. Exhibit 3: Consideration of Down To Earth Proposals

In response to a Supervisor question, Mr. Sarka recommended landscape installation be scheduled after irrigation is confirmed to be functioning.

a. #116727 – Village 1 Entrance Bed Enhancement - \$10,142.79

- 80 b. #116721 – Village 2 Entrance Bed Enhancement - \$1,336.59
81 The scope for this proposal would be to add some color at the
82 corner of one of the entrances.
- 83 c. #116723 – Village 3 Entrance Bed Enhancement - \$7,615.49
84 Most of the vegetation was originally lost due to frost, but
85 replacement was postponed due to lack of irrigation. The
86 enhancements would restore the entrances to their original
87 condition. Supervisors discussed approving the proposals
88 contingent on installation being scheduled once irrigation is
89 confirmed to be functioning. Mr. Wolski requested the budget line
90 item be added to the proposal and renderings. Pictures were
91 included on the proposals and Mr. Beckett discussed the
92 assignment on the budget to Landscape Replenishment and Field
93 Contingency.
- 94 d. #116748 - Edgemont Palms Removal - \$2,575.00
95 Mr. Beckett advised that DR Horton is refusing to address these
96 items as part of the punch list, claiming the CDD is responsible for
97 lack of maintenance. Consideration of this item was postponed
98 until the punch list was addressed.
- 99 e. #116726 – Edgemont Palms Replacement - \$3,609.14
100 Mr. Beckett advised that DR Horton is refusing to address these
101 items as part of the punch list, claiming the CDD is responsible for
102 lack of maintenance. Consideration of this item was postponed
103 until the punch list was addressed (potentially June). Mr. Sarka
104 advised that the palms should have been under warranty when they
105 showed signs of failing.
- 106 Mr. Woodcock confirmed DR Horton had not completed the punch
107 list items since they had decided they could address the items at a
108 lower cost than the proposals provided
- 109 Mr. Davenport will reach out to DR Horton to encourage progress.
- 110 On a MOTION by Mr. Ruperez, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the Board
111 approved Down To Earth proposals # 116727 and #116723 for Village 1 and Village 3 entrance
112 bed enhancements for a total amount of \$17,758.28, contingent on functioning irrigation, for
113 Avalon Groves Community Development District.
- 114 On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Ruperez, OPPOSED by Mr. Holden, the
115 Board approved Down To Earth proposal #116721 for Village 2 entrance bed enhancements in the
116 amount of \$1,336.59, contingent on functioning irrigation, for Avalon Groves Community
117 Development District.
- 118 f. #116725 - Sawgrass Bay Blvd Palms Replacements - \$6,359.71

Mr. Sarka advised these palm trees were previously flush cut and sodded over. The proposal involves removing the root balls

Further discussion on this item was postponed for the budget workshop. Supervisors discussed the expansion of Sawgrass Bay Blvd to a four-lane road in the next few years which will affect the District's landscaping.

Mr. Davenport discussed a future request for reimbursement for landscape replacement related to the damaged irrigation system. He recommended a report of all damaged landscape be presented at the same time. Mr. Sarka was asked to create this report.

3. Exhibit 4: Discussion on Field Request #81

Supervisors discussed communicating conservation/no dumping information to residents. SJRWMD signs were discussed. Mr. Woodcock explained that the signs were originally installed by the developer and required by St. Johns River Water Management District as part of the permit process. The signs are the responsibility of the CDD to maintain. Supervisors asked for information on the requirement for conservation area signs.

D. District Engineer – *Greg Woodcock, Stantec*

1. Exhibit 5: Discussion on District Easements

Mr. Woodcock advised of the updates to the previous report. Although the easements are owned by private individuals, they cannot obstruct or prohibit CDD staff and vendors utilizing them to access and maintain infrastructure. It was clarified that easements are not public right of ways and are not open for general public use.

2. Exhibit 6: Reconsideration of Palms at Serenoa Stormwater Jet Clearing Proposals

a. Atlantic Pipe Service #6735 - \$13,401.10 – *Previously Approved*

b. Rowland Inc. – \$13,041.00

3. Exhibit 7: Consideration of Rowland Inc. Proposal for CCTV Video of Existing Lines - \$3,150.00

Mr. Woodcock advised that the response from the vendors was that there would be no savings for completing the CDD's project in conjunction with the HOA's project. The HOA wanted to CCTV their lines, which is why this proposal was presented. Mr. Woodcock explained that silt build up was found in the visible portions of the pipes that they had reviewed. If the Board wished to pursue legal recourse with DR Horton, then having the video footage as an exhibit would be beneficial.

Mr. Wolski added that the HOA is considering a suite against DR Horton for the silt build up in their stormwater pipes due to sand relocation during the Edgemont Village construction. He also advised that the HOA had



renegotiated the cost of their project which was significantly reduced and encouraged Mr. Woodcock to review this with the vendor on behalf of the CDD. Mr. Woodcock suspects the reduction was the Rowland proposal, but he will confirm and discuss with the vendor if not.

Mr. Beckett provided an update on the Edgemont fence installation.

A motion by Mr. Wolski to approve the Rowland Inc. proposal for CCTV video of existing lines failed for lack of second.

The Board had previously approved a not-to-exceed amount of \$13,401.10, for purposes of ensuring a clean record, Mr. Davenport recommended a motion to approve the Rowland proposal be considered.

In response to a Supervisor question, Mr. Woodcock recommended the District not proceed with the project until the HOA had the video recording of their pipes and to schedule the project at the same time or after the HOA pipes are cleared. Mr. Wolski will provide the Board with an update on the POA's decision on vendor and scheduling.

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

Mr. Davenport had nothing to report. In response to a Supervisor question, Mr. Davenport explained how Sunshine laws are construed and applied. His recommendation was for Supervisors to be conservative as far as their contacts with each other are concerned.

A discussion on responsiveness by the streetlight vendor was discussed. Mr. Davenport discussed the typical streetlight lease agreement.

The taking of Minutes at the workshop meetings were discussed.

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

Mr. Beckett advised the budget workshop was scheduled for May 8 at 10 a.m. Mr. Ruperez stated he would not be able to attend.

1. Update on Sanctuary Intersection Irrigation Repair

Mr. Beckett relayed the update he had received from KB Homes' vendor on the Sanctuary intersection irrigation repair.

2. Exhibit 8: Discussion on Wetland Conservation Communication

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

Supervisors will send edits to staff for this communication. Once updated the communication will be forwarded to the HOA/POA for distribution to residents.

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

1. Exhibit 10: Review of Field Requests Through 4/16/2025

2. Exhibit 11: Hog Trapping Update

3. Consideration of Platinum Exterior Services Proposals

198 a. Exhibit 12: #1542 Clean Sidewalks and Curbs at Village 2 and
199 Village 4 - \$3,965.80

200 Mr. Ruperez discussed the scope of the proposal and noted the
201 correct locations were for Villages 2 and 3.

202 On a MOTION by Mr. Ruperez, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board
203 Platinum Exterior Services proposal #1542 to clean sidewalks and curbs at Village 2 and Village
204 3 in the amount of \$3,965.80, for Avalon Groves Community Development District.

205 b. Exhibit 13: #1543 Clean Monuments (No Repairs or Painting) -
206 \$1,500.00

207 Mr. Ruperez presented the proposal. He recommended postponing
208 a decision on this item and requesting proposals from two
209 additional vendors. Board consensus was to postpone until after
210 the restoration work is completed.

211 4. Exhibit 14: Consideration of Edgemont & Village 1 Outlets Proposals

212 a. *Proposal Pending*

213 b. Klinger Electrical Services #1257 - \$47,111.00 – *previously*
214 *presented*

215 c. TPG Lighting #1114 - \$68,665.20 – *previously presented*

216 Mr. Beckett noted that Mr. Bush was looking into solar options. This item
217 was postponed until the next meeting.

218 5. Exhibit 15: Consideration of Monument Lighting Repair Proposals –
219 *previously presented*

220 a. Mr. Electric - \$2,650.00

221 The scope would covered lighting for five monuments – four at the
222 two Goldcrest Loop entrances and one monument at the Edgemont
223 entrance.

224 b. TPG Lighting #113 - \$32,049.60

225 Supervisors discussed the monument lighting repairs. This item
226 was postponed for discussion at the budget workshop.

227 6. Consideration of Conservation Boundary Cutback Proposals

228 Mr. Sarka explained “cutback” means trimming vegetation back to the
229 conservation setback line. This is not part of the landscape maintenance
230 scope.

231 a. Exhibit 16: Palms at Serenoa

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

233 ii. *Proposal Pending*

234 b. Exhibit 17: Village 1



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

Mr. Sarka will present a revised proposal for cutbacks only behind housed lots.

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

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

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

The installation of mulch as an alternative to sod was discussed. Further discussion on this item was postponed until after the village entrance enhancements are completed (add to the next meeting agenda). Staff were asked to investigate access to plans for Sawgrass Bay Blvd.

FOURTH ORDER OF BUSINESS: Consent Agenda

- A. Exhibit 19: Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held March 20, 2025
- B. Exhibit 20: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 27, 2025
- C. Exhibit 21: Consideration and Acceptance of the Audited FY 2024 Financial Statement
- D. Exhibit 22: Consideration and Acceptance of the Unaudited March 2025 Financial Statements

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

FIFTH ORDER OF BUSINESS: Liaison Reports

- A. Landscape and Environmental – *Gabriel Ruperez/Carl Weston*
- Mr. Weston discussed the drainage/access easement next to the lift station on Blazing Star Circle. The damage appears to be a result of a resident's pool installation. It was noted that a portion of the easement is HOA maintained.
- Mr. Ruperez requested Mr. Sarka address some of the items noted on his reports.
- Mr. Weston asked whether "No Fishing" sign can be added to ponds 3 and 59.
1. Exhibit 23: Landscape Scoresheet
- B. Amenities and Infrastructure – *Gene Mastrangeli/John Holden*
- Mr. Mastrangeli stated there were no additional items to discuss.
- C. Public Safety – *Carl Weston/Robert Wolski*

Mr. Wolski stated he has requested a copy of traffic studies for Sawgrass Bay Blvd from Lake County. He noted that the Palms has completed a study that indicates they may have overpaid on the streetlights. He suggested coming up with a plan to check the lights within the District and compare it to the contracts. Mr. Mastrangeli has counted Village 1 and 2 which are relatively close.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Mr. Wolski commented on the written financial summary in the agenda. Mr. Beckett discussed an option for tracking approved proposals prior to invoices showing on the Financial Report.

SIXTH ORDER OF BUSINESS: Supervisor Requests

Mr. Holden requested Roberts Rules of Order be used for the meetings, the revision time be added next to the date on the agenda pages, and further review of the liaison roles and whether they are necessary. Discussion followed on the liaison roles and streamlining the meetings with Supervisors reviewing the agenda packet in advance of the meeting.

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

A. Next Workshop Agenda Items

1. Budget Workshop

B. Next Meeting Agenda Items

Discuss no trespassing signs for Village 4

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

A code to access the Palms for the workshops was requested. It will be added to the agenda.

Comments were heard on various topics including the Village 3 irrigation installation that the District will be paying for, encroachment of conservation area on the Basswood Lane sidewalk, Bond assessments, accountability for decisions affecting expenditures, the overhanging conservation vegetation, the Edgemont fence, reporting concerns to the CDD, and the impact of assessment increases on residents.

NINTH ORDER OF BUSINESS: Next Workshop Attendance Check

The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on May 8, 2025 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.

Mr. Ruperez will not be attending this workshop.

TENTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Avalon Groves Community Development District meeting is scheduled for 7 p.m. on May 22, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

ELEVENTH ORDER OF BUSINESS: Exhibit 24: Action Items Summary

District Manager

- See if we can find out any plans for the streets
- Heath to have lines of communication with KB Homes for grass and plant damage that occurred due to the irrigation lines not working for the last 2 plus years. Gene would like for us to build a case and submit to KB Homes
- St John's River water management company signs

TWELFTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Wolski, SECONDED by Mr. Ruperez, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:25 p.m., for Avalon Groves Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on May 22, 2025.

☐ Kyle Darin, Secretary
☐ Heath Beckett, Assistant Secretary

☐ Eugene Mastrangeli, Chair
☐ Carl Weston, Vice Chair

EXHIBIT 12



Avalon Groves Community Development District

Financial Statements
(Unaudited)

Preliminary

April 30, 2025



Avalon Groves CDD
Balance Sheet
April 30, 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
1 ASSETS								
2 Operating Account	\$ 970,664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	970,664
3 Trust Accounts:								
4 Revenue Fund	-	64,711	215,971	156,277	56,883	93,134	48,672	635,647
5 Interest Fund	-	61,263	187,779	66,074	56,370	101,225	44,638	517,348
6 Reserve Fund	-	199,024	589,050	105,678	19,381	168,815	32,285	1,114,234
7 Prepayment Fund	-	18	123	1,565	-	246	-	1,951
8 Sinking Fund	-	45,001	125,001	22	80,001	135,001	40,003	425,029
9 Principal	-	-	-	39	-	-	-	39
10 Cost Of Issuance	-	-	-	14,905	1,275	14,668	(1)	30,847
11 Bond Redemption	-	-	-	52	-	0	-	52
12 Acquisition & Construction	-	-	-	14,739	5	83,427	10,145	108,316
13 Accounts Receivable	-	-	-	-	-	-	-	-
14 On-Roll Assessments Receivable	20,233	2,611	7,675	3,223	3,010	5,157	1,973	43,883
15 Due From Other Funds	-	2,885	8,480	3,561	3,271	5,698	2,180	26,076
16 Undeposited Funds	-	-	-	-	-	-	-	-
17 Prepaid Expenses	7,000	-	-	-	-	-	-	7,000
18 Deposits	541	-	-	-	-	-	-	541
19 TOTAL ASSETS	998,438	375,513	1,134,077	366,136	220,196	607,372	179,894	3,881,627
20 LIABILITIES								
21 Accounts Payable	3,565	-	-	-	-	-	-	3,565
22 On-Roll Deferred Revenue	20,233	2,611	7,675	3,223	3,010	5,157	1,973	43,883
23 Accrued Expenses	-	-	-	-	-	-	-	-
24 Due To Other Funds	26,076	-	-	-	-	-	-	26,076
25 TOTAL LIABILITIES	49,873	2,611	7,675	3,223	3,010	5,157	1,973	73,523
26 FUND BALANCE								
27 Nonspendable								
28 Prepaid & Deposits	541	-	-	-	-	-	-	541
29 Capital Reserves	-	-	-	-	-	-	-	-
30 Operating Capital	220,425	-	-	-	-	-	-	220,425
31 Unassigned	727,599	372,902	1,126,403	362,913	217,185	602,214	177,921	3,587,137
32 TOTAL FUND BALANCE	948,565	372,902	1,126,403	362,913	217,185	602,214	177,921	3,808,104
33 TOTAL LIABILITIES & FUND BALANCE	998,438	375,513	1,134,077	366,136	220,196	607,372	179,894	3,881,627



Avalon Groves CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to April 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of April	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	\$ 1,299,528	\$ (20,233)	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	\$ 1,299,528	\$ (23,023)	98%
7 EXPENDITURES					
8 GENERAL ADMINISTRATIVE					
9 Supervisor Compensation	\$ 12,000	\$ 2,000	\$ 6,400	\$ (5,600)	53%
10 District Management Services	34,608	2,884	20,188	(14,420)	58%
11 Bank Fees	150	-	-	(150)	0%
12 Auditing	3,800	-	3,250	(550)	86%
13 Regulatory and Permit Fees	175	-	175	-	100%
14 Legal Advertisements	4,000	-	1,225	(2,775)	31%
15 Engineering Services	40,000	1,125	10,262	(29,738)	26%
16 Legal Services	60,000	1,908	17,238	(42,762)	29%
17 Technology & Website Admin.	2,015	-	1,695	(320)	84%
18 Miscellaneous (Appraisal, Mailing, Etc.)	1,500	-	126	(1,374)	8%
19 TOTAL GENERAL ADMINISTRATIVE	158,248	7,917	60,559	(97,689)	38%
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	(14,000)	20%
27 TOTAL DEBT SERVICE ADMINISTRATION	24,908	-	9,908	(15,000)	40%
28 UTILITIES:					
29 Utilities-Electricity	20,000	604	4,375	(15,625)	22%
30 Streetlights	295,000	20,680	144,760	(150,240)	49%
31 Utility Water	45,000	792	9,223	(35,777)	20%
32 TOTAL UTILITIES:	360,000	22,076	158,358	(201,642)	44%
33 PHYSICAL ENVIRONMENT:					
34 Lake & Pond Maintenance	54,600	3,460	50,945	(3,655)	#FIELD!
35 Landscape Maintenance	314,715	884	165,406	(149,309)	53%
36 Landscape - Replenishment	76,000	745	24,945	(51,055)	33%
37 Wetland Mitigation & Monitoring	49,800	3,500	16,800	(33,000)	34%
38 Field Management	6,489	541	3,785	(2,704)	58%
39 Field Contingency	88,900	175	2,371	(86,529)	3%
40 Hardscape Repairs & Maint.	15,000	-	22,407	7,407	149%
41 Stormwater Reporting	25,000	-	-	(25,000)	0%
42 Porter Services	10,000	579	3,079	(6,921)	31%
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 April	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Midge Fly Treatment	53,592	6,699	13,398	(40,194)	25%
46	Playground Repairs & Maint.	9,000	-	-	(9,000)	0%
47	Wildlife Removal	18,600	1,550	10,850	(7,750)	58%
48	Reserve Study	5,000	-	-	(5,000)	0%
49	TOTAL PHYSICAL ENVIRONMENT	744,396	18,133	313,986	(430,410)	42%
50	TOTAL EXPENDITURES	1,322,552	48,127	574,647	(747,905)	43%
51	REVENUES OVER (UNDER) EXPENDITURES	-	(37,120)	724,882	724,882	
52	OTHER FINANCING SOURCES & USES					
53	Transfers In	-	-	-	-	
54	Transfers Out	-	-	-	-	
55	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
56	NET CHANGE IN FUND BALANCE	-	(37,120)	724,882	724,882	
57	Fund Balance - Beginning			223,683	223,683	
58	FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 948,565	\$ 948,565	



Avalon Groves CDD
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to April 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 170,338	\$ 167,726	\$ (2,611)
3 Lot Closings	-	-	-
4 Interest	-	5,790	5,790
5 Prepayments	-	-	-
6 TOTAL REVENUES	170,338	173,516	3,179
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	107,110	104,860
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	107,110	104,860
22 Fund Balance - Beginning		265,792	
23 FUND BALANCE - ENDING - PROJECTED	\$ 2,250	\$ 372,902	\$ 370,652

**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 April 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 500,600	\$ 492,925	\$ (7,675)
3 Lot Closings	-	-	-
4 Interest	-	18,146	18,146
5 Prepayments	-	-	-
6 TOTAL REVENUES	500,600	511,072	10,472
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	292,409	290,775
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	271,587	269,953
22 Fund Balance - Beginning		854,816	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,634	\$ 1,126,403	\$ 1,124,768

**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 April 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 210,250	\$ 207,027	\$ (3,223)
3 Lot Closings	-	-	-
4 Interest	-	5,309	5,309
5 Prepayments	-	-	-
6 TOTAL REVENUES	210,250	212,336	2,086
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	70,006	66,903
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	4,956	1,853
23 Fund Balance - Beginning		343,218	
24 FUND BALANCE - ENDING - PROJECTED	\$ 3,103	\$ 348,174	\$ 345,071

** 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 April 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 193,100	\$ 190,140	\$ (2,960)
3 Lot Closings	-	-	-
4 Interest	-	1,133	1,133
5 Prepayments	-	-	-
6 TOTAL REVENUES	193,100	191,272	(1,828)
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	134,904	133,641
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	134,904	133,641
22 Fund Balance - Beginning		82,277	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,263	\$ 217,181	\$ 215,918

**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 April 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 336,400	\$ 331,243	\$ (5,157)
3 Lot Closings	-	-	-
4 Interest	-	5,135	5,135
5 Prepayments	-	-	-
6 TOTAL REVENUES	336,400	336,378	(22)
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	235,153	234,600
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	307,553	307,000
22 Fund Balance - Beginning		211,235	
23 FUND BALANCE - ENDING - PROJECTED	\$ 553	\$ 518,787	\$ 518,234

**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 April 30, 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	-	-	305	5	1,952	237	2,498
5 TOTAL REVENUES	-	-	305	5	1,952	237	2,498
6 EXPENDITURES							
7 Dissemination Agent	-	-	-	-	-	-	-
8 Trust Fund Accounting	-	-	-	-	-	-	-
9 Arbitrage	-	-	-	-	-	-	-
10 Trustee Fees	-	-	-	-	-	-	-
11 Requisitions	-	-	-	-	-	-	-
12 TOTAL EXPENDITURES	-	-	-	-	-	-	-
13 REVENUES OVER (UNDER) EXPENDITURES	-	-	305	5	1,952	237	2,498
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	-	-	3,108	5	1,952	1,095	6,159
19 Fund Balance - Beginning	0	21	9,385	-	73,053	8,310	90,768
20 FUND BALANCE - ENDING - PROJECTED	\$ 0	\$ 21	\$ 12,492	\$ 5	\$ 75,005	\$ 9,404	\$ 96,927



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 April 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 128,675	\$ 126,702	\$ (1,973)
3 Lot Closings	-	-	-
4 Interest	-	1,415	1,415
5 Prepayments	-	-	-
6 TOTAL REVENUES	128,675	128,117	(558)
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	83,480	83,280
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	81,882	81,682
22 Fund Balance - Beginning		85,895	
23 FUND BALANCE - ENDING - PROJECTED	\$ 200	\$ 167,777	\$ 167,577

**financed by prior year revenues*



Avalon Groves CDD
Cash Reconciliation - General Fund
April 30, 2025

	Bank United (Operating Account)
Balance per Bank Statement	\$ 977,692.64
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	7,008.49
<i>Adjusted Bank Balance</i>	<u>\$ 970,664.15</u>
Beginning Bank Balance per Books	1,001,400.61
Deposits	24,585.89
Disbursements	55,322.35
<i>Balance per Book</i>	<u>\$ 970,664.15</u>



Avalon Groves Community Development District

Check Register

FY2025

Date	Number	Name	Memo	Deposit	Payments	Balance
9/30/2024		Beginning of Year				265,180.64
10/02/2024	100224ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 7/22/24 - 8/22/24		2,625.04	262,555.60
10/02/2024	100224ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/22/24 -8/22/24		56.30	262,499.30
10/02/2024	100224ACH3	Sunshine Water Services	Goldcrest Loop Playground 7/22/24 -8/22/24		13.63	262,485.67
10/03/2024	100324ACH1	SECO Energy	16920 Sawgrass Bay Blvd 8/15/24 - 9/16/24		110.00	262,375.67
10/03/2024	100324ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15/24 - 9/16/24		42.00	262,333.67
10/03/2024	100324ACH3	SECO Energy	17325 Sawgrass Bay Blvd 8/15/24 - 9/16/24		359.00	261,974.67
10/03/2024	100324ACH4	SECO Energy	17052 Basswood Lane 8/15/24 - 9/16/24		43.00	261,931.67
10/03/2024	100324ACH5	SECO Energy	17650 Sawgrass Bay Blvd 8/15/24 - 9/16/24		92.00	261,839.67
10/09/2024	100924ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/26/24 - 8/29/24		261.12	261,578.55
10/21/2024	100286	Steadfast Environmental, LLC	Invoice: SE-25151 (Reference: Aquatic Insecticide / Larvicide applications for ponds 1-65.)		13,398.00	248,180.55
10/21/2024	100287	Fountain Design Group, Inc.	Invoice: 34471A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	248,005.55
10/21/2024	100288	BIO-TECH CONSULTING, INC.	Invoice: 181733 (Reference: Mitigation Monitoring.)		5,900.00	242,105.55
10/21/2024	100289	Down to Earth	Invoice: 115144 (Reference: Landscape Maintenance.)		27,110.25	214,995.30
10/22/2024	1711	Egis Insurance and Risk Advisors	Insurance FY 10/1/24 - 10/1/25 Policy # 100124288		31,836.00	183,159.30
10/28/2024	1712	Carl M. Weston	BOS Meeting 10/24/24		200.00	182,959.30
10/28/2024	1713	Eugene J. Mastrangeli	BOS Meeting 10/24/24		200.00	182,759.30
10/28/2024	1714	Michael W. Aube	BOS Meeting 10/24/24		200.00	182,559.30
10/28/2024	1715	Robert J. Wolski	BOS Meeting 10/24/24		200.00	182,359.30
10/28/2024	100290	Orlando Sentinel	Invoice: 101196267000 (Reference: Legal Advertising.)		156.00	182,203.30
10/28/2024	100291	Down to Earth	Invoice: 117701 (Reference: Monthly Irrigation Billing.)		861.55	181,341.75
10/28/2024	100292	Vesta District Services	Invoice: 422529 (Reference: Management Fees Oct 24.)		3,424.75	177,917.00
10/28/2024	100293	Stantec Consulting Services, Inc	Invoice: 2297356 (Reference: General Consulting.)		595.35	177,321.65
10/30/2024	100294	Kutak Rock LLP	Invoice: 3468770 (Reference: General Counsel.)		2,153.00	175,168.65
10/30/2024			Deposit	81.99		175,250.64
10/30/2024			Deposit	7,179.17		182,429.81
10/31/2024		End of Month		7,261.16	90,011.99	182,429.81
11/01/2024	110124ACH1	SECO Energy	17650 Sawgrass Bay Blvd 9/16/24 - 10/15/24		98.00	182,331.81
11/01/2024	110124ACH2	SECO Energy	17052 Basswood Lane 9/16/24 - 10/15/24		39.00	182,292.81
11/01/2024	110124ACH3	SECO Energy	17325 Sawgrass Bay Blvd 9/16/24 - 10/15/24		327.00	181,965.81
11/01/2024	110124ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/16/24 - 10/15/24		38.00	181,927.81
11/01/2024	110124ACH5	SECO Energy	16920 Sawgrass Bay Blvd 9/16/24 - 10/15/24		74.00	181,853.81
11/06/2024	110624ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/22/24 - 9/24/24		59.60	181,794.21
11/06/2024	110624ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 8/22/24 - 9/24/24		2,774.27	179,019.94
11/06/2024	110624ACH3	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/29/24 - 9/27/24		234.08	178,785.86
11/06/2024	110624ACH4	Sunshine Water Services	Goldcrest Loop Playground 8/22/24 - 9/24/24		13.60	178,772.26
11/08/2024	100295	Vesta District Services	Invoice: 423010 (Reference: Management Fees Nov 24.)		3,424.75	175,347.51
11/08/2024	100296	Down to Earth	Invoice: 118482 (Reference: Landscape Maintenance Oct 24.) Invoice: 121470 (Reference: Monthl...		32,060.41	143,287.10
11/08/2024	100297	SchoolNow	Invoice: INV-SN-248 (Reference: Website Hosting.)		1,515.00	141,772.10
11/08/2024	100298	HV Solar Lighting	Invoice: 251 (Reference: Street Light Project Oct 24.) Invoice: 250 (Reference: Light Install...		41,360.00	100,412.10
11/08/2024	100299	Steadfast Environmental, LLC	Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24.)		3,370.14	97,041.96
11/08/2024	100300	Clean Star Services	Invoice: 13553 (Reference: Trash Service Oct 24.)		310.00	96,731.96
11/14/2024			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
04/01/2025	1739	Carl M. Weston	BOS Meeting 3/27/25		200.00	1,001,200.61
04/01/2025	1740	Eugene J. Mastrangeli	BOS Meeting 3/27/25		200.00	1,001,000.61
04/01/2025	1741	Gabriel Ruperez	BOS Meeting 3/27/25		200.00	1,000,800.61
04/01/2025	1742	John Holden	BOS Meeting 3/27/25		200.00	1,000,600.61
04/01/2025	1743	Regions Bank.	Annual Trustee Fees Series 2017		3,500.00	997,100.61
04/01/2025	1744	Robert J. Wolski	BOS Meeting 3/27/25		200.00	996,900.61
04/01/2025	1745	Regions Bank.	Annual Trustee Fees Series 2017 A-1		3,500.00	993,400.61
04/01/2025	1746	Regions Bank.	Annual Trustee Fees Series 2021		3,500.00	989,900.61
04/01/2025	100361	Down to Earth	Invoice: 137831 (Reference: Monthly Irrigation Inspection Billing.)		539.46	989,361.15
04/01/2025	100362	HV Solar Lighting	Invoice: 392 (Reference: Streetlight Installation.) Invoice: 393 (Reference: Street Light Pro...		20,680.00	968,681.15
04/01/2025	100363	Vesta District Services	Invoice: 425411 (Reference: Management Fees April 25.)		3,424.75	965,256.40
04/03/2025	040325ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 1/28/25 - 2/28/25		108.56	965,147.84
04/03/2025	040325ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 1/22/25 - 2/25/25		524.57	964,623.27
04/03/2025	040325ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 1/22/25 - 2/25/25		22.71	964,600.56
04/03/2025	040325ACH4	Sunshine Water Services	Goldcrest Loop Playground 1/22/25 - 2/25/25		13.67	964,586.89
04/03/2025	040325ACH5	SECO Energy	16920 Sawgrass Bay Blvd 2/13/25 - 3/17/25		102.00	964,484.89
04/03/2025	040325ACH6	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 2/13/25 - 3/17/25		41.00	964,443.89
04/03/2025	040325ACH7	SECO Energy	17325 Sawgrass Bay Blvd 2/13/25 - 3/17/25		362.00	964,081.89
04/03/2025	040325ACH8	SECO Energy	17052 Basswood Lane 2/13/25 - 3/17/25		43.00	964,038.89
04/03/2025	040325ACH9	SECO Energy	17650 Sawgrass Bay Blvd 2/13/25 - 3/17/25		106.00	963,932.89
04/04/2025	100364	Fountain Design Group, Inc.	Invoice: 35865A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	963,757.89
04/04/2025	100365	Kutak Rock LLP	Invoice: 3541552 (Reference: General Counsel Feb 25.)		3,911.34	959,846.55
04/07/2025	100366	Stantec Consulting Services, Inc	Invoice: 2377736 (Reference: General Consulting Mar 25.)		1,125.00	958,721.55
04/14/2025	100367	Vesta District Services	Invoice: 425898 (Reference: Billable Expenses - Mar 2025.)		1,373.55	957,348.00
04/14/2025	100368	Orlando Sentinel	Invoice: 114161113000 (Reference: Legal Advertising.)		112.25	957,235.75
04/16/2025	100369	Steadfast Environmental, LLC	Invoice: SA-11356 (Reference: Midge Fly Treatment.)		6,699.00	950,536.75
04/22/2025	100370	Kutak Rock LLP	Invoice: 3553351 (Reference: General Counsel Mar 25.)		1,908.49	948,628.26
04/25/2025	100371	Swine Solutions, LLC	Invoice: 589 (Reference: Monthly trapping services.)		1,550.00	947,078.26
04/29/2025	1747	Carl M. Weston	BOS Meeting 4/24/25		200.00	946,878.26
04/29/2025	1748	Eugene J. Mastrangeli	BOS Meeting 4/24/25		200.00	946,678.26
04/29/2025	1749	Gabriel Ruperez	BOS Meeting 4/24/25		200.00	946,478.26
04/29/2025	1750	John Holden	BOS Meeting 4/24/25		200.00	946,278.26
04/29/2025	1677	Robert J. Wolski	BOS Meeting 4/24/25		200.00	946,078.26
04/30/2025			Deposit	24,585.89		970,664.15
04/30/2025				24,585.89	55,322.35	970,664.15

Avalon Groves Financial Summary April 30, 2025

Cash & Asset Re-cap							
	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Cash Balance	\$ 970,664						
Trust Balances (Restricted to DS)		370,017	1,117,923	344,612	213,910	513,089	165,597
Trust Balances (Restricted to A&C)		-	-	14,739	5	83,427	10,145
Less: Accounts Payable	3,565	-	-	-	-	-	-
Less: Due to Other Funds	26,076	-	-	-	-	-	-
Net Cash Balance	<u>\$ 941,024</u>	<u>\$ 370,017</u>	<u>\$ 1,117,923</u>	<u>\$ 359,352</u>	<u>\$ 213,914</u>	<u>\$ 596,516</u>	<u>\$ 175,742</u>
Plus: Prepaids & Deposits	7,541	-	-	-	-	-	-
Plus: Assessments Receivable	20,233	2,611	7,675	3,223	3,010	5,157	1,973
Plus: Due from Other Funds	-	2,885	8,480	3,561	3,271	5,698	2,180
Less: Deferred Revenue	20,233	2,611	7,675	3,223	3,010	5,157	1,973
Net Current Assets	<u>948,565</u>	<u>372,902</u>	<u>1,126,403</u>	<u>362,913</u>	<u>217,185</u>	<u>602,214</u>	<u>177,921</u>
Cash Available to Spend	941,024						
Analysis of Revenues & Expenditures							
	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	1,299,528	173,516	511,072	212,640	191,277	338,330	128,354
Expenses:							
Administrative	60,559						
Insurance	31,836						
Debt Service Administration	9,908						
Utilities	158,358						
Physical Environment	313,986						
Principal Payments		5,000	30,000	75,000	-	-	-
DS Interest		61,406	188,663	67,330	56,369	101,225	44,638
Total Expenses:	574,647	66,406	218,663	142,330	56,369	101,225	44,638
Transfers In/Out	-	-	(20,822)	(62,247)	-	72,400	(740)
Profit (Loss)	<u>\$ 724,882</u>	<u>\$ 107,110</u>	<u>\$ 271,587</u>	<u>\$ 8,063</u>	<u>\$ 134,908</u>	<u>\$ 309,505</u>	<u>\$ 82,977</u>



Avalon Groves CDD
Summary for April 2025

At the end of April there was spendable cash in the amount of \$941,024. This cash balance is net of items, such as, accounts payable and any monies due to others. The balance of assessments outstanding is \$20,233 which means that 98.47% of assessments have been collected by the tax collector and forwarded to the District.

By the end of April, 58% of the annual budget is "expected" to be expended. Expenses through the month of April amount to \$574,647 which is 43.45% of the budget for the fiscal year. This means the District is under budget through April.

The largest expenditures are for physical environment at \$313,986. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal. The second largest category of expenditures is utilities amounting to \$158,358 which encompass electric; streetlights; and water.

Although the total expenses only take up 43.45% of the budget there are several items that are either overbudget or have expended more than the 50% of the budget already this year.

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

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

Lastly, Lake & Pond Maintenance has a budget of \$54,600 and the District spent \$50,945, 93% of the budget.



EXHIBIT 13





www.lakevotes.gov

1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

May 14, 2025

Shirley Conley, Administrator
250 International Parkway, Ste 208
Lake Mary FL 32746

Re: District Counts

The number of registered voters within the Avalon Groves Community Development District as of April 15, 2025 is **2,430**.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship



EXHIBIT 14



**Down to Earth**

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

Estimate: #117176**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

Wire repairs closed to Village #3

Estimated Job Start Date

May 5, 2025

Proposed By

Bismark Quiles

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
Irrigation Labor				\$1,700.00
Hunter ID-1 Wire Blue 14 Gauge	Foot	350	\$0.84	\$292.74
Trencher	Hours	3	\$75.00	\$225.00
Subtotal				\$2,217.74
Estimated Tax				\$0.00
Job Total				\$2,217.74

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



This opportunity is to repair damage wiring between the controller and the nearby valve. During the inspection, our technician identified that the wiring in this area is faulty and not properly communicating with the valve. The technician conducted all necessary test to confirm that the issue is with the wire.

Proposed By:

Agreed & Accepted By:

Bismark Quiles
Down to Earth

04/28/2025
Date

Vesta Property Services Date

EXHIBIT 15



May 15, 2025

Mr. Logan Muether
Avalon Groves Community Development District
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

**\$2,415,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017 (Assessment Area One Project) (“Bonds”)**

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended April 5, 2025 (“Computation Period”). This report indicates that there is no cumulative rebate requirement liability as of April 5, 2025.

The next annual arbitrage rebate calculation date is April 5, 2026. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Janet Ricardo, Regions Bank



***Avalon Groves
Community Development
District***

*\$2,415,000 Avalon Groves Community Development
District Special Assessment Bonds, Series 2017
(Assessment Area One Project)*

For the period ended April 5, 2025



May 15, 2025

Avalon Groves Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: \$2,415,000 Avalon Groves Community Development District Special Assessment Bonds,
Series 2017 (Assessment Area One Project) (“Bonds”)

Avalon Groves Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended April 5, 2025 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(237,602.62) at April 5, 2025. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 6.1314%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.



NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is April 6, 2017.
2. The end of the first Bond Year for the Bonds is April 5, 2018.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.



NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The District is issuing the Bonds to provide funds to (i) finance the costs of certain public infrastructure for the development of a designated assessment area within the District (herein "Assessment Area One") that support the District, consisting of certain roadway improvements, stormwater management and control facilities (including, but not limited to, related earthwork), land acquisition (limited to \$2,500,000 from the proceeds of the Bonds), parks and recreational facilities, water and wastewater systems, landscaping in public rights-of-way (including, but not limited to, entrance features and signage), and all related soft and incidental costs, referred to herein collectively as the "Assessment Area One Project" (ii) fund a deposit to the Series 2017 Reserve Account, (iii) fund capitalized interest on the Bonds through May 1, 2018 and (iv) pay costs of issuance of the Bonds.



DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.



SOURCE INFORMATION

Bonds

Closing Date

Bond Yield

Source

Form 8038G

Form 8038G

Investments

Principal and Interest Receipt Amounts
and Dates

Investment Dates and Purchase Prices

Source

Trust Statements

Trust Statements



DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.



\$2,415,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017 ISSUE DATE
4 / 6 / 2021 BEGINNING OF COMPUTATION PERIOD
4 / 5 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1314%	ALLOWABLE EARNINGS
4 / 6 / 2021	BEGINNING BALANCE		0.00	0.44	0.56	0.12
4 / 5 / 2025	ACQUIS & CONST FUND		0.00	0.00	0.00	0.00
		0.44	0.00	0.44	0.56	0.12
4 / 6 / 2021	BEGINNING BALANCE		0.00	175,706.74	223,680.86	47,974.12
5 / 3 / 2021	DEBT SERVICE RESERVE FUND		1.44	0.00	0.00	0.00
6 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
7 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.44	0.00	0.00	0.00
8 / 2 / 2021	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
9 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
10 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.44	0.00	0.00	0.00
11 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
12 / 1 / 2021	DEBT SERVICE RESERVE FUND		1.44	0.00	0.00	0.00
12 / 2 / 2021	DEBT SERVICE RESERVE FUND		1.76	0.00	0.00	0.00
1 / 3 / 2022	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
2 / 1 / 2022	DEBT SERVICE RESERVE FUND		1.49	0.00	0.00	0.00
3 / 1 / 2022	DEBT SERVICE RESERVE FUND		1.35	0.00	0.00	0.00
4 / 1 / 2022	DEBT SERVICE RESERVE FUND		9.02	0.00	0.00	0.00
5 / 2 / 2022	DEBT SERVICE RESERVE FUND		20.63	0.00	0.00	0.00
6 / 1 / 2022	DEBT SERVICE RESERVE FUND		76.65	0.00	0.00	0.00
7 / 1 / 2022	DEBT SERVICE RESERVE FUND		133.82	0.00	0.00	0.00
8 / 1 / 2022	DEBT SERVICE RESERVE FUND		202.95	0.00	0.00	0.00
9 / 1 / 2022	DEBT SERVICE RESERVE FUND		297.58	0.00	0.00	0.00
10 / 3 / 2022	DEBT SERVICE RESERVE FUND		334.66	0.00	0.00	0.00
11 / 1 / 2022	DEBT SERVICE RESERVE FUND		424.68	0.00	0.00	0.00
12 / 1 / 2022	DEBT SERVICE RESERVE FUND		506.28	0.00	0.00	0.00
1 / 3 / 2023	DEBT SERVICE RESERVE FUND		582.13	0.00	0.00	0.00
2 / 1 / 2023	DEBT SERVICE RESERVE FUND		628.12	0.00	0.00	0.00
3 / 1 / 2023	DEBT SERVICE RESERVE FUND		608.41	0.00	0.00	0.00
4 / 3 / 2023	DEBT SERVICE RESERVE FUND		692.01	0.00	0.00	0.00
5 / 1 / 2023	DEBT SERVICE RESERVE FUND		699.16	0.00	0.00	0.00
6 / 1 / 2023	DEBT SERVICE RESERVE FUND		760.11	0.00	0.00	0.00
7 / 3 / 2023	DEBT SERVICE RESERVE FUND		744.62	0.00	0.00	0.00
8 / 1 / 2023	DEBT SERVICE RESERVE FUND		778.57	0.00	0.00	0.00
9 / 1 / 2023	DEBT SERVICE RESERVE FUND		810.56	0.00	0.00	0.00
10 / 2 / 2023	DEBT SERVICE RESERVE FUND		790.81	0.00	0.00	0.00
11 / 1 / 2023	DEBT SERVICE RESERVE FUND		820.96	0.00	0.00	0.00
12 / 1 / 2023	DEBT SERVICE RESERVE FUND		799.31	0.00	0.00	0.00
1 / 2 / 2024	DEBT SERVICE RESERVE FUND		829.69	0.00	0.00	0.00

\$2,415,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017 ISSUE DATE
4 / 6 / 2021 BEGINNING OF COMPUTATION PERIOD
4 / 5 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1314%	ALLOWABLE EARNINGS
2 / 1 / 2024	DEBT SERVICE RESERVE FUND		830.88	0.00	0.00	0.00
3 / 1 / 2024	DEBT SERVICE RESERVE FUND		778.11	0.00	0.00	0.00
4 / 1 / 2024	DEBT SERVICE RESERVE FUND		835.27	0.00	0.00	0.00
5 / 1 / 2024	DEBT SERVICE RESERVE FUND		809.78	0.00	0.00	0.00
6 / 3 / 2024	DEBT SERVICE RESERVE FUND		840.47	0.00	0.00	0.00
7 / 1 / 2024	DEBT SERVICE RESERVE FUND		817.62	0.00	0.00	0.00
8 / 1 / 2024	DEBT SERVICE RESERVE FUND		850.20	0.00	0.00	0.00
9 / 3 / 2024	DEBT SERVICE RESERVE FUND		853.63	0.00	0.00	0.00
10 / 1 / 2024	DEBT SERVICE RESERVE FUND		804.36	0.00	0.00	0.00
11 / 1 / 2024	DEBT SERVICE RESERVE FUND		786.23	0.00	0.00	0.00
12 / 2 / 2024	DEBT SERVICE RESERVE FUND		733.26	0.00	0.00	0.00
1 / 2 / 2025	DEBT SERVICE RESERVE FUND		739.36	0.00	0.00	0.00
2 / 3 / 2025	DEBT SERVICE RESERVE FUND		714.38	0.00	0.00	0.00
3 / 3 / 2025	DEBT SERVICE RESERVE FUND		644.81	0.00	0.00	0.00
4 / 1 / 2025	DEBT SERVICE RESERVE FUND		710.73	0.00	0.00	0.00
4 / 5 / 2025	INTEREST ACCRUAL		117.29	0.00	0.00	0.00
		199,141.66	23,434.92	175,706.74	223,680.86	47,974.12
		199,142.10	23,434.92	175,707.18	223,681.42	47,974.24
	ACTUAL EARNINGS		23,434.92			
	ALLOWABLE EARNINGS		47,974.24			
	REBATE REQUIREMENT		(24,539.32)			
	FUTURE VALUE OF 4/5/2021 CUMULATIVE REBATE REQUIREMENT		(204,339.31)			
	FUTURE VALUE OF 4/5/2022 COMPUTATION DATE CREDIT		(2,193.49)			
	FUTURE VALUE OF 4/5/2023 COMPUTATION DATE CREDIT		(2,211.63)			
	FUTURE VALUE OF 4/5/2024 COMPUTATION DATE CREDIT		(2,198.87)			
	COMPUTATION DATE CREDIT		(2,120.00)			
	CUMULATIVE REBATE REQUIREMENT		(237,602.62)			

EXHIBIT 16



VISUAL INSPECTION AUDIT SHEET

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

Location: Edgemont | PAS | V1 | V2 | V3 | Alton Serenoa (V4)

Date: Week of April 21st

Auditor: Weston | Ruperez







EXHIBIT 17



Shirley M. Conley

From: Seat2 <Seat2@avalongrovescdd.com>
Sent: Monday, May 12, 2025 1:15 PM
To: Shirley M. Conley
Cc: Heath Beckett; Davenport, Bennett; Shannon Bernard; Julio Diaz
Subject: Please update the agenda packet for the workshop meeting this Thursday at 10:00 AM at the Palms clubhouse for the "budget discussion" pursuant to the below stated public concerns

Shirley,

Good afternoon,

I would like you to add the following to the workshop agenda for 5/15/2025 and the regular board meeting agenda for 5/22/2025, under **proposed capital improvements** or as separate items:

- Infrastructure/landscape issue for the retention ponds on the west end of village three (3) pursuant to the concern of Matt Sciba of 17375 Saw Palmetto Ave.
- The pond algae issues for the palms pursuant to the concern of Neil & Deb McGillen, 4342 Twin Flower Ct. and others.
- The utility station landscaping concerns of Jeff and Maria Moore of 17534 Blazing Star Circle.
- The infrastructure and landscaping issues for pond 12 of William Donnelly and others.
- Follow-up from the engineer on the fence repair/move between PAS and Edgemont.
- A discussion on labeling each draft with an automatic fixed date and time in the footer of each page and boldly on the first page of each published draft to help constituents identify the final draft.
- A discussion concerning the dating of the letter to supervisors on page two of every agenda draft.
- Finalizing the use of liaison labels/positions going forward as, administrative of public, and to set policy so the public understands what we are doing, what the liaison labels mean and who is responsible and accountable as a liaison and for what.
- The use of email blasts to remind our neighbors of the meetings as few residents show up to the meetings and workshops.

Thank you for assistance.

Sincerely,

John Holden

John Holden
Seat 2, Supervisor
Avalon Groves CDD
250 International Parkway, Suite 208,

EXHIBIT 18



Avalon Groves – Outstanding Action Items FY 2025

Completed action items have been archived

DM – District Manager (Kyle Darin/Heath Beckett, Vesta District Services)

DC – District Counsel (Bennett Davenport, Kutak Rock)

DE – District Engineer (Greg Woodcock, Stantec)

FM - Field Manager (Michael Bush, Vesta)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DE	Plans for the streets?	4/24/2025		
DE	Redistribute maintenance map to Supervisors (to confirm if exhibit is required to accompany the wetland/wetland setback line notice to the residents)	2/27/2025		
DC	Letter to lighting company from either District Manager or District Council	3/27/2025		
DC	Provide District Manager with verbiage on fireworks for letter to residents	3/27/2025		
DC	Senate Bill 140	3/27/2025		
DC/DE	Compose letter detailing information on wetland buffers to be mailed to entire community.	6/27/2024		
DM/DE/DC	Reach out to Pacific Ace contractor/ Lake County regarding remediation of irrigation	5/23/2024		6/11 The County stated that they do not permit irrigation lines within their right of way, and we would have to contact the developer of Sanctuary Drive or TECO who was doing work within the area of the damaged irrigation lines to have the irrigation lines reinstalled. 6/24 KB Homes named as Developer 1/26 - DTE connected w/Evergreen (KB Homes vendor) re: mainline irrigation repairs 2/27 - request start/end date 3/19 - Evergreen Team due on site to finalize and schedule
DM	Heath to have lines of communication with KB Homes for grass and plant damage that occurred due to the irrigation lines not working for the last 2 plus years. Gene would like for us to build a case and submit to KB Homes	4/24/2025		
DM	Confirm whether insurance will cover the shade structures	3/27/2025		
DM	Review coding of invoices assigned to Streetlights and Landscape Maintenance	2/27/2025		
DM	Check whether streetlight reports are available	2/27/2025		
FM	Explore no trespassing signs for village 4	4/24/2025		
FM	St John's River water management company signs	4/24/2025		
FM	Carl would like a no fishing sign on pond 3	4/24/2025		
FM	Evaluate monument condition and obtain repair quotes	10/28/2024		2/27/2025 Proposal request for pressure washing curbs & monuments & monument repairs
FM	Order no overnight parking signs for playground	8/22/2024		10/10 Apex contacted for quote 10/28 Follow up on no parking signs at playground & order 10 No fishing signs for village 3 and fountain pond 12/30 Follow up on style selection approval
FM	Include monuments / lighting and district signage on field report	8/22/2024		
FM	Re-document recent sidewalk repairs for both safety and aesthetics.	6/27/2024		
DTE	Proposal for irrigation at ponds for budget discussion	3/27/2025		

Avalon Groves – Outstanding Action Items FY 2025

Completed action items have been archived

DM – District Manager (Kyle Darin/Heath Beckett, Vesta District Services)

DC – District Counsel (Bennett Davenport, Kutak Rock)

DE – District Engineer (Greg Woodcock, Stantec)

FM - Field Manager (Michael Bush, Vesta)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DTE	Report and proposal for the repairs and landscape replacement affected by the absence of the irrigation mainline	2/27/2025	Ongoing	Still waiting on KB contractor to set a schedule. 3/26/25 Phase 1 recovery proposal provided.
Board	Send staff edits on Wetland Conservation Communication	4/24/2025		
TICKLER - FUTURE DISCUSSIONS & CAPITAL IMPROVEMENT PROJECTS (BUDGET CONSIDERATIONS)				
BUDGET	Pond Erosion	5/15/2025		Review with DE annual report
BUDGET	Edgemont & Village 1 Outlets and Monument Lighting	5/15/2025		A) Klinger Electrical Services - \$47,111.00 B) TPG Lighting - \$68,665.20
BUDGET	Monument Solar Lighting	5/15/2025		A) Mr. Electric Monument Lighting Repair - \$2,5650.00 B) TPG Lighting - \$32,049.60
BUDGET	Landscape Replenishment	5/15/2025		Irrigation Around Ponds Tree Replacement Around Ponds Sawgrass Bay Blvd Beds Down To Earth Proposal #116725 - Sawgrass Bay Blvd Palms Replacements - \$6,359.71
BUDGET	KB Homes - Replenishment Due to Irrigation Damage	5/15/2025		Sawgrass Bay Blvd Beds Down To Earth Proposal #114231 for Sod Replacement at Sawgrass Bay Blvd. Median (Sanctuary Irrigation Landscape Replacement Phase 1) - \$24,731.77