



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

June 26, 2025

10:00 a.m.

Location:

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 34714

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



Avalon Groves Community Development District

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

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, June 26, 2025 at 10:00 a.m. at Serenoa Club Amenity Center – 17555 Sawgrass Bay Blvd., Clermont, FL 34714.**

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

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 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, June 26, 2025

Time: 10:00 a.m.

Location: Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

[Click Here to Join the Meeting Online](#)

Dial-in Number: 1-904-348-0776

Phone Conference ID: 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*
 - a. Consideration of License Agreement for HOA Installation and Maintenance of “No Trespassing” Signage [Exhibit 1](#)
 - 2. Serenoa POA Update – *David Landry/Gene Mastrangeli*
 - B. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 2](#)
 - 1. Review of 5/15/2025 – 6/18/2025 Pond Requests
 - C. Landscape Maintenance Report – *Justin Sarka, Down To Earth* [Exhibit 3](#)
 - 1. Review of 5/15/2025 – 6/18/2025 Landscape Requests
 - 2. Consideration of Down To Earth Proposals
 - a. Palms at Edgemont Entrance
 - i. #116748 Remove 4 Palms - \$2,575.00 [Exhibit 4](#)
 - ii. #116726 Install 4 Palms - \$3,609.14 [Exhibit 5](#)
 - iii. #121394 Flush Cut 1 Palm - \$349.90 [Exhibit 6](#)
 - iv. #121936 Install 1 Palm - \$684.99 [Exhibit 7](#)
 - b. #119202 Mainline Irrigation Repairs to Village 1 Entrance - \$17,270.60 [Exhibit 8](#)
 - c. #121228 Replenish Playground Mulch - \$2,250.00 [Exhibit 9](#)
 - d. 2025 Hurricane Recovery Agreement [Exhibit 10](#)
 - e. #121838 Mulch Replenishment - \$44,020.00 [Walk-on Exhibit C](#)





III. Staff & Vendor Reports (Continued)

- D. District Engineer – *Greg Woodcock, Stantec*
1. Update on Village 3 Fence and Landscape Maintenance Responsibility
 2. Update on Edgemont Punch List Fulfillment [Exhibit 11](#)
 3. Discussion on Installing Identification Signage at Villages 1 and 2 Entrances
 4. Consideration of Easement Encroachment Agreement - 17418 Saw Palmetto (Dunn) [Walk-on Exhibit A](#)
- E. District Counsel – *Bennett Davenport, Kutak Rock*
1. Discussion on Lake County Roundabout Conveyance [Walk-on Exhibit D](#)
- F. District Manager – *Kyle Darin/Heath Beckett, Vesta District Services* [Exhibit 12](#)
- G. Field Manager – *Michael Bush, Vesta District Services*
1. [Review of 5/15/2025 – 6/18/2025 Field Requests](#) [Exhibit 13](#)
 2. Consideration of Edgemont & Village 1 Outlets Proposals
 - a. [Klinger Electrical Services #1257 - \\$47,111.00 – previously presented](#)
 - b. [TPG Lighting #1114 - \\$68,665.20 – previously presented](#)
 - c. [Recovered Energies Technology - \\$24,967.50](#)

IV. Consent Agenda

- A. Consideration and Acceptance of the Minutes of the Board of Supervisors Budget Workshop Held May 15, 2025 [Exhibit14](#)
- B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 22, 2025 [Exhibit15](#)
- C. Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held June 12, 2025 [Exhibit 16](#)
- D. Consideration and Acceptance of the Unaudited May 2025 Financial Statements [Exhibit 17](#)
- E. Acceptance of Arbitrage Report for Assessment Area Two Project, Series 2017A-1 and 2017A-2 Indicating No Cumulative Rebate Requirement Liability as of March 31, 2025 [Exhibit 18](#)





V. Liaison Reports

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

1. Landscape Scoresheets

Exhibit 19

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

1. Presentation of Goldcrest Loop Playground Drinking Fountain Report

Walk-on Exhibit B

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

VI. Supervisor Requests

A. Next Workshop Agenda Items

B. Next Meeting Agenda Items

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

VIII. Next Workshop Attendance Check

	<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)			

July 10, 2025 at 10 a.m.

Palms at Serenoa Clubhouse

17244 Bay Cedar Way,
Clermont, FL 34714

IX. 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)			

July 24, 2025 at 6 p.m.

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

Includes Budget Public Hearing

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

Exhibit 20

XI. Adjournment



EXHIBIT 1



LICENSE AGREEMENT BETWEEN AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT AND PALMS AT SERENOA HOMEOWNERS ASSOCIATION INC., REGARDING SIGN INSTALLATION AND MAINTENANCE

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

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lake County, Florida, whose mailing address is 250 International Parkway, Suite 208, Lake Mary, FL 32746 (“District”); and

PALMS AT SERENOA HOMEOWNERS ASSOCIATION INC., a Florida not-for-profit corporation, whose mailing address is 6972 Lake Gloria Blvd, Orlando, FL 32809 (“Association”).

RECITALS

WHEREAS, the District and the Association own certain real property within the boundaries of the District; and

WHEREAS, the Association desires to install and maintain “no trespassing” signs on certain stormwater tracts owned by the District that are adjacent to their community (“Signs”); and

WHEREAS, the District agrees to grant the Association a non-exclusive license for access and use of certain stormwater tracts within the District for the purpose of installing and maintaining Signs on those stormwater tracts more specifically identified in **Exhibit A** attached hereto (“Property”); and

WHEREAS, the District and the Association desire to set forth the terms of their agreement regarding the access and use of the Property, and warrant and agree that they have all right, power, and authority to enter into and be bound by this License Agreement.

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

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

2. GRANT OF LICENSE. The District hereby grants to the Association a non-exclusive license over, upon, through, and across the Property for the purpose of installing and maintaining Signs on the Property (“License”).

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

- A. The Association's access to and use of the Property for the purposes contemplated by this Agreement is limited to the scope of the License granted herein and solely in the Property.
- B. The Association shall be solely responsible for the means, manner and methods by which their duties, obligations and responsibilities under this Agreement are performed. The parties agree that the Association shall be entitled to use the Property for the purposes set forth herein at no cost or expense.

4. ACCESS. The District hereby grants the Association its respective successors, assigns, employees, contractors and agents the limited right to access the Property for the purposes described in this Agreement. The Association shall use all due care to accomplish its maintenance responsibilities without damage to the property of the District, including the Property, and its residents and landowners, or any District improvements. The Association shall assume responsibility for any and all damage to any real or personal property of the District as a result of the Association's use of the Property under this Agreement, including any damage caused by the maintenance of the Improvements, and any such repairs shall be at the Association's sole expense. The provisions of this Section 4 shall survive termination of this Agreement. To the extent that the District's approval, consent or authorization is reasonably necessary for Association to exercise any of Association's rights hereunder (e.g., permits, applications, notice of commencements, and/or related documents), the District agrees to provide such approval, consent or authorization within thirty (30) calendar days of Association's request for said authorization or approval. To the extent that the District causes any damage to any Improvements, the District shall repair or replace said Improvement(s) within ten (10) days of such damage.

5. EFFECTIVE DATE, TERM AND TERMINATION. This Agreement shall be effective upon execution and shall continue in effect unless terminated by either party in accordance with the terms of this Agreement. The District may terminate this Agreement immediately for cause, or upon ten (10) calendar days' written notice without cause. The Association may terminate this agreement for any reason whatsoever upon the giving of ten (10) calendar days' written notice to the District. At such time as the Association receive notification of the intent of the District to terminate this Agreement, the Association shall remove all Signs from the Property.

6. COMPLIANCE WITH LAWS, RULES AND POLICIES. The Association shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance.

7. INSURANCE.

- A. The Association shall, at their own expense, maintain insurance during term of this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000



Automobile Liability (if applicable)
Bodily Injury and Property Damage \$1,000,000

- B. The Association shall be solely responsible for the means, manner and methods by which their duties, obligations and responsibilities under this Agreement are performed. The parties agree that the Association shall be entitled to use the Property for the purposes set forth herein at no cost or expense.
- C. If the Association fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Association shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

8. INDEMNIFICATION. The Association agrees to indemnify, defend, and hold harmless the District and its respective officers, agents, employees and contractors from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Association's use of the Property in connection with this Agreement, including litigation or any appellate proceedings with respect thereto.

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

10. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs.

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

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

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

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

A. If to the District:

Avalon Groves Community Development District
4532 West Kennedy Blvd. #328
Lake Mary, FL 32746
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Association:

Palms at Serenoa Homeowners
Association Inc.
6972 Lake Gloria Blvd
Orlando, FL 32809
Attn: _____

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

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

electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132 OR HBECKETT@VESTAPROPERTYSERVICES.COM OR BY MAIL AT 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.

15. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Lake County, Florida.

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

17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]



IN WITNESS WHEREOF, the parties hereto have signed this Agreement to be effective on the day and year first written above.

Attest:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Print Name: _____
Chairman, Board of Supervisors

Attest:

PALMS AT SERENOA HOMEOWNERS ASSOCIATION INC.

Witness

By: _____
Name: _____
Title: _____



Exhibit A

Tract D-11 as shown on that certain plat of *Palms at Serenoa Phase 4* recorded at Plat Book 77, Pages 32-36 in the Official Records of Sarasota County.



EXHIBIT 2





Avalon Groves CDD Aquatics

Inspection Date:

6/17/2025 12:44 PM

Prepared by:

Matt Goldrick

Account Manager

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



Inspection Report

SITE: 46

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Aside from planktonic algae starting in the water, this pond is in great shape. No nuisance grasses on the banks or submerged. A technician will address the algae growth during the next visit, which at the time of this report is tomorrow.

<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: 47

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Patches of nuisance grasses are present on the banks and partially submerged. 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: 48

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Filamentous algae is present around the perimeter. It appears to have been previously treated, a technician will inspect and re-treat if needed. Any nuisance grasses present will also be hit.

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

SITE: 49

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Aside from water lilies, this pond is free of nuisance growth. Technicians will continue to monitor and treat as needed.

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

Inspection Report

SITE: 50

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Lilies are also the only growth present here. Technicians will occasionally treat for these to keep growth from getting too dense.

<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: 51

Condition: Excellent Great Good ☒Poor ☒Mixed Condition Improving



Comments:

Full planktonic algae coverage. This pond will be included in tomorrow's treatment to prevent further growth or development of cyanobacteria. No nuisance 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	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 52

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

This pond has a particular type of filamentous algae that likes to hang around after it decays. Technicians have been regularly treating to control the growth. Heavy rain to break up the algae and replenish the pond is the key to clearing it up. Nuisance grasses will be address next visit.

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

SITE: 53

Condition: Excellent Great ✓ Good Poor Mixed Condition Improving



Comments:

Filamentous algae is growing on the bottom of the pond. Regular treatments to prevent further growth and cut back existing will continue. No nuisance 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	Other:
			Chara

Inspection Report

SITE: 54

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Patches of filamentous algae are forming on the surface. These will only require a quick algaecide treatment next visit to begin the decay process. Any nuisance grasses present will also be treated.

<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: 55

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

It appears nuisance grasses started growing on exposed pond banks while the water level was low, then benefitted from a rain event that partially filled the pond. A technician will address these during the next service before they continue to spread. 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

MANAGEMENT SUMMARY



Spring continues to heat up. May and June have brought with them a perfect storm for algae growth. Temperature and humidity are both high. Extended daylight means more growing time, leading to increased nuisance growth. The lack of rainfall to flush nutrients out of the pond compounds the issue; since the shallow, stagnant water conditions are perfect for algal growth. Upkeep in the ponds will increase during this time, as residents will notice an increase in the growth of all vegetative and algal matter.

It is important to note that we have entered into one of the worst times of the year for pond aesthetics. Daily highs will be exceeding the mid 90s relatively soon, and the lack of rain has allowed algae to strengthen in some ponds. Seasonal algal blooms are upon us, and growth can flare up on a single day given the right conditions.

Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found to be actively growing around the shoreline and shallow areas it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

At the time of this report, ponds were in mixed condition. Some of the ponds are experiencing lower water levels and were characterized by consistent algal growth, likely due to the severe lack of rain. Planktonic algae was noted in a few ponds and will be addressed promptly. Nuisance grasses were under control for the most part besides for a couple of ponds. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season is already upon us.

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
120	2025-06-10	Davis	17816 Passionflower Circle	With the lake built right across the fence in Orange County they keep draining and filling that lake; however, every time they drain that lake, our pond goes down with it. Its in bad shape. Someone needs to talk with developers across the fence in Orange County and get them to fill our pond every time they refill their lake. Also, we were promised that CDD would maintain the Orange County fence line. They have not.	6/19 email: There is no requirement to manually refill a stormwater pond as this interferes with its purpose of collecting rainwater runoff to prevent flooding in the community. Our aquatic technician checked out pond 40 during yesterday's service and didn't notice anything out of the ordinary besides the low water. While it may be more noticeable due to the neighboring dewatering, low water levels are seasonal and the pond will slowly refill when the rainy season starts. The wire perimeter fence lies within conservation setback/buffer. These areas are left in their natural state rather than actively maintained in accordance with the conservation easement permit requirements.	19-Jun
115	2025-06-01	McQueen	3440 Yellowtop Loop	There is a debris net that is in the pond we just noticed it bc of low water	6/5 emailed: No net was found in this pond, but the submerged vegetation was treated by the aquatics vendor today.	5-Jun
112	2025-05-19	Weston	17686 Blazing Star Cir	Netting in the pond. It has settled at the bottom of the pond. See pics.	6/5 vendor response: A technician inspected pond 17 today. There is no sign of a net in the pond. His assessment is the submerged vegetation growing at the bottom looks like netting from a distance. Based on his pictures and those from residents, I also think it is this vegetation. This growth was treated today as well.	5-Jun

EXHIBIT 3





Avalon Groves CDD June 2025



- 5/26 Memorial Day all services are pushed back a day in observance of the holiday. Mow, string trimmed, hard and soft edged all areas. Completed detail section 1 this includes weed control (post-emergent Herbicide and hand pulling). Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Started the conservation cutback project within the Palms of Serenoa. Found a resident of 3766 Paragon Ln has attached a





water hose to CDD irrigation please advise how the board wished to address.



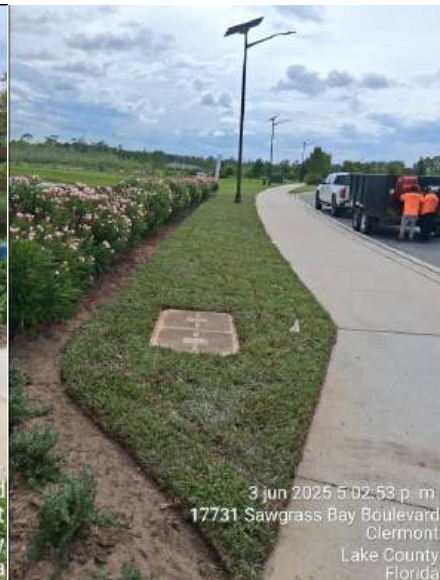
- 6/2 Mow, string trimmed, hard edged all areas. Completed detail section 2 this includes weed control (post-emergent Herbicide and hand pulling). Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Completed enhancement of Village 2 and 3. Completed Conservation cutback project.





DOWN TO EARTH

LANDSCAPE & IRRIGATION





- 6/9 Mow, string trimmed, hard edged all areas. Completed detail section 2 this includes weed control (post-emergent Herbicide and hand pulling). Daily litter patrol along Sawgrass Blvd to include advertising signage removal.
- 6/16 Mow, string trimmed, hard edged all areas. Completed detail section 2 this includes weed control (post-emergent Herbicide and hand pulling). Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Tuesday 6/17 Sunshine water had a major break that was found by the team. This was reported to District Management immediately. DTE irrigation tech was able to assist in shutting down the 12inch main reclaim line. This repair was completed by Sunshine wate.





DOWN TO EARTH

LANDSCAPE & IRRIGATION

A. Edgerton & Son, Inc. Company

Job Name: Axelon Grove
Report Type: Monthly Inspection
Controller Name: #1
Date: 6/19/25 Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	12:00 am	%	M <u>1</u> W T <u>1</u> S <u>1</u>
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

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

Controller Make & Model:	<u>Hunter A112</u>		
Controller Status:	<u>WORKING</u> NOT WORKING		
POC info:	Potable Water	Reclaim Water	Well Water <u>Lake Water</u>
Pump Status & Type:	<u>PRESSURIZED</u>	PUMP START	CENTRIFUGAL SUBMERSIBLE

Information:

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

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name: Logan Adams

Signature



DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Subgroup of Service Company

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #1
Date: 6/19/25 Page #: 2 of 2

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

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

Controller Make & Model:

Controller Status:

POC info:

Pump Status & Type:

WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

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

Contract/Maintenance [No Charge]:

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

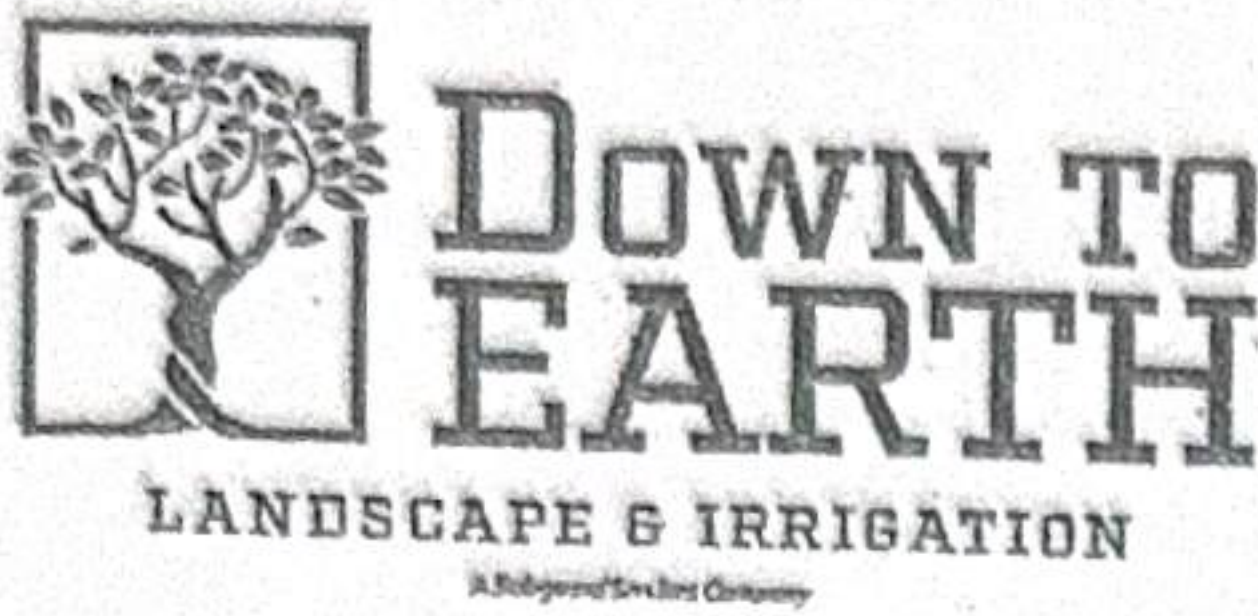
Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name:

Signature



Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 6/17/25 Page #: 1 of 5

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

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

Controller Make & Model: Hunter ACL2
Controller Status: WORKING
POC info: Potable Water Reclaim Water Well Water Lake Water
Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

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

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name: Logan Adams Signature: [Signature]



DOWN TO EARTH

LANDSCAPE & IRRIGATION

A Full Service Irrigation Company

Job Name:

Avalon Grove

Report Type:

Monthly Inspection

Controller Name:

#2

Date:

6/17/25

Page #:

2

of

5

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

Checked Weather Sensor:

YES

NO

Weather Sensor:

Working

Not Working

Controller Make & Model:

Controller Status:

POC info:

Pump Status & Type:

WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

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

Contract/Maintenance [No Charge]:

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

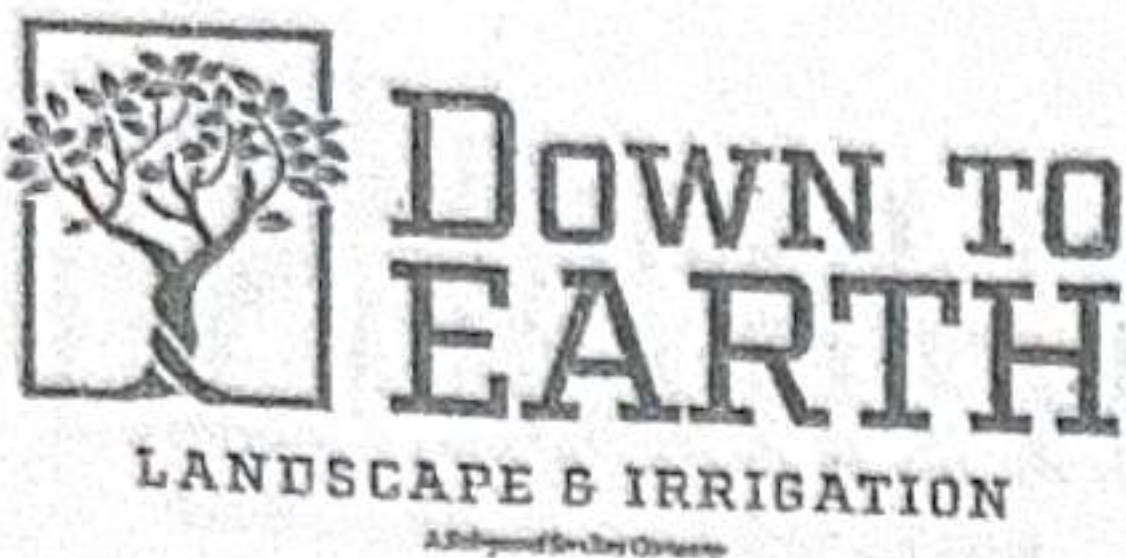
Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name:

Signature



Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 6/17/25 Page #: 3 of 5

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

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

Controller Make & Model:

Controller Status:

POC info:

Pump Status & Type:

WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

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

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name:

Signature

Job Name: Avonlea Grove
 Report Type: Monthly Inspection
 Controller Name: #2
 Date: 6/17/25 Page #: 4 of 5

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

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

Controller Make & Model:

Controller Status:

POC info:

Pump Status & Type:

WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Spray, Rotor, MP, Drip, or Bubbler	—	—	MP	—	D	MP	MP	—	MP	D	R	R	R	B	D	R
Run Time [Program: <u>B</u>]			30		10	20	20		20	10	430	30	30	10	10	30
Run Time [Program: <u>1</u>]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name:

Signature



DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Billpond Service Company

Job Name:

Avalon Grove

Report Type:

Monthly Inspection

Controller Name:

#3

Date:

6/17/25

Page #:

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of

5

Program A

Program B

Program C

Program D

Start Times:	Seasonal Adjust:	Run Days:
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S

Checked Weather Sensor:

YES

NO

Weather Sensor:

Working

Not Working

Controller Make & Model:

Controller Status:

POC info:

Pump Status & Type:

WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	65	66	67	68	69	70	71	72	73	74	75				
Spray, Rotor, MP, Drip, or Bubbler	R	R	MP	R	R	R	MP	MP	MP	—	MP				
Run Time [Program: <u>B 1</u>]	30	30	30	30	30	30	30	20	20		30				
Run Time [Program: <u>1</u>]															
Battery Pack/Doubler/Add-a-Zone															
Zone Faults or Alarms															

Contract/Maintenance [No Charge]:

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

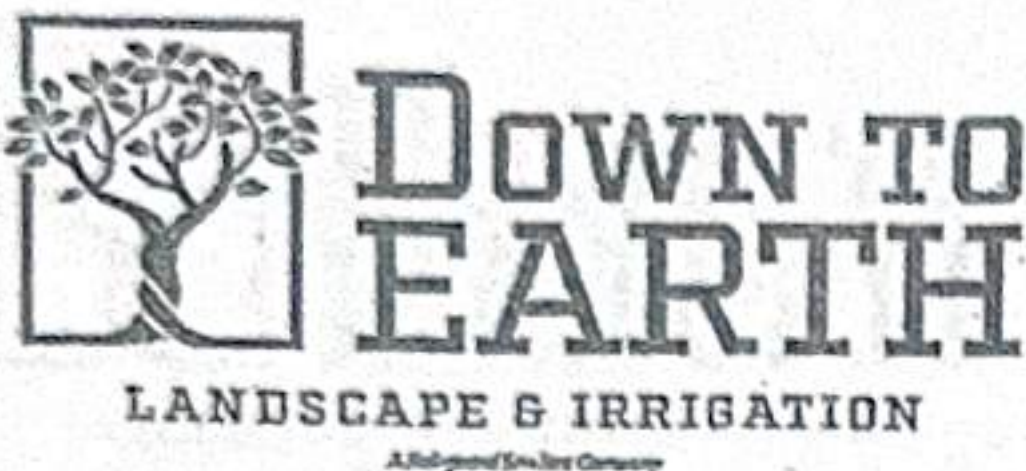
Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name:

Signature



Job Name: Avallon Grove
Report Type: Monthly Inspection
Controller Name: #3
Date: 6/17/25 Page #: 1 of 1

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

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

Controller Make & Model:	<u>Hunter All 2</u>			
Controller Status:	<u>WORKING</u>		NOT WORKING	
POC info:	Potable Water	Reclaim Water	<u>Well Water</u>	Lake Water
Pump Status & Type:	<u>PRESSURIZED</u>	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

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

Contract/Maintenance [No Charge]:

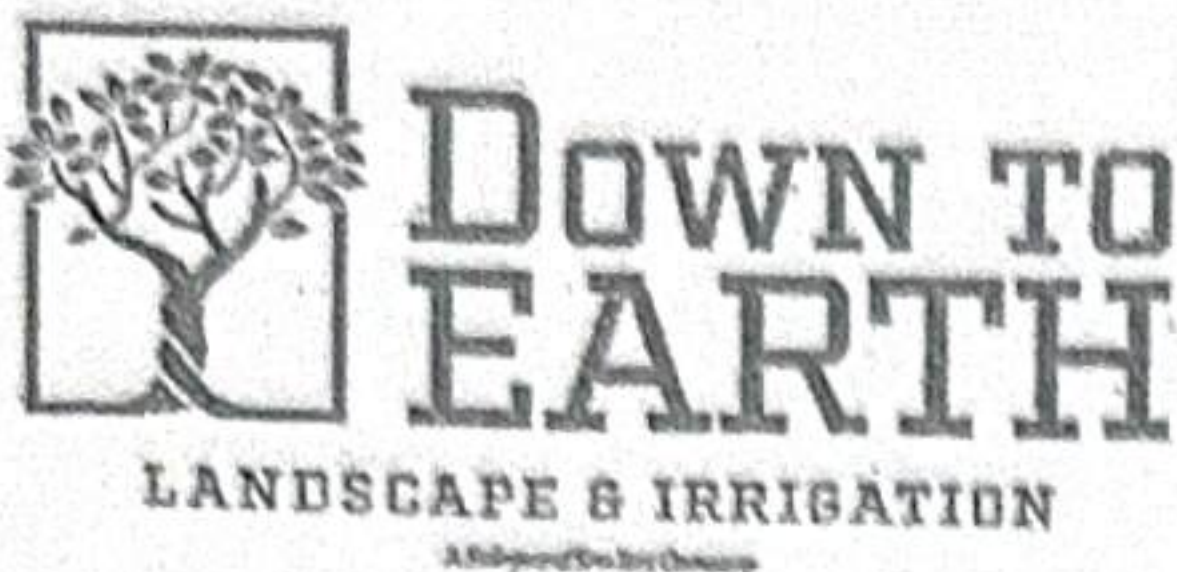
Checked Filters/Cleaned																
Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted,	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name: Logan Adams Signature: [Signature]



Job Name: Avonon Grove
Report Type: Monthly Inspection
Controller Name: Basswood
Date: 6/10/25 Page #: 1 of 1

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

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

Controller Make & Model: Hunter FLL2
Controller Status: WORKING
POC info: Potable Water Reclaim Water Well Water Lake Water
Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	R	S	S	S	S	S	S	S	S	R	R	R	R	R	R	WS
Run Time [Program: A 1]	35	20	20	20	20	20	20	20	20	45	45	45	10	45	45	30
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																X
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

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

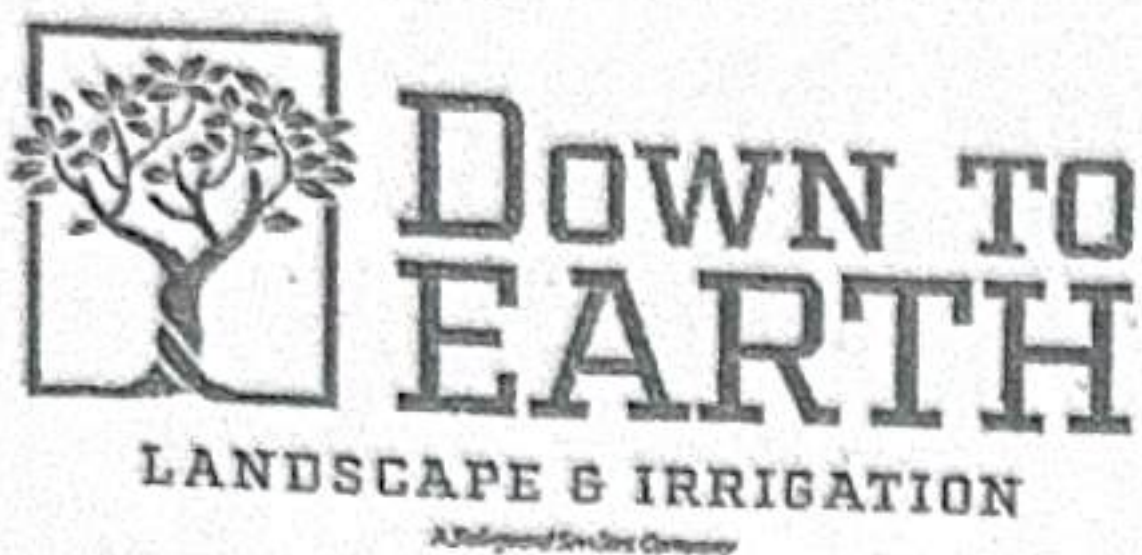
Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name: Loren Adams

Signature [Signature]



Job Name: Avalon Grove
 Report Type: Monthly Inspection
 Controller Name: Edgemont
 Date: 6/10/25 Page #: 1 of 2

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

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

Controller Make & Model: Hunter H4500
 Controller Status: WORKING
 POC info: Potable Water Reclaim Water Well Water Lake Water
 Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	D	D	S	B	S	D	B/D	D	B	B	D	B	D	B	D	B
Run Time [Program: <u>A</u>]	30	30	30	30	30	30	45	45	45	45	45	45	45	45	45	45
Run Time [Program: <u> </u>]																
Battery Pack/Doubler/Add-a-Zone							X	X	X	X	X	X	X	X	X	X
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name: Logan Adams

Signature [Signature]



DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Subgroup of Suller Company

Job Name:

Avalon Lwelle

Report Type:

Monthly Inspection

Controller Name:

Edgemount

Date:

6/10/25

Page #:

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of

2

Program A

Program B

Program C

Program D

Start Times:	Seasonal Adjust:	Run Days:
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S

Checked Weather Sensor:

YES

NO

Weather Sensor:

Working

Not Working

Controller Make & Model:

Controller Status:

POC info:

Pump Status & Type:

WORKING		NOT WORKING	
Potable Water	Reclaim Water	Well Water	Lake Water
PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:

Zone Number	17																
Spray, Rotor, MP, Drip, or Bubbler	D																
Run Time [Program:]	45																
Run Time [Program:]																	
Battery Pack/Doubler/Add-a-Zone	X																
Zone Faults or Alarms																	

Contract/Maintenance [No Charge]:

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

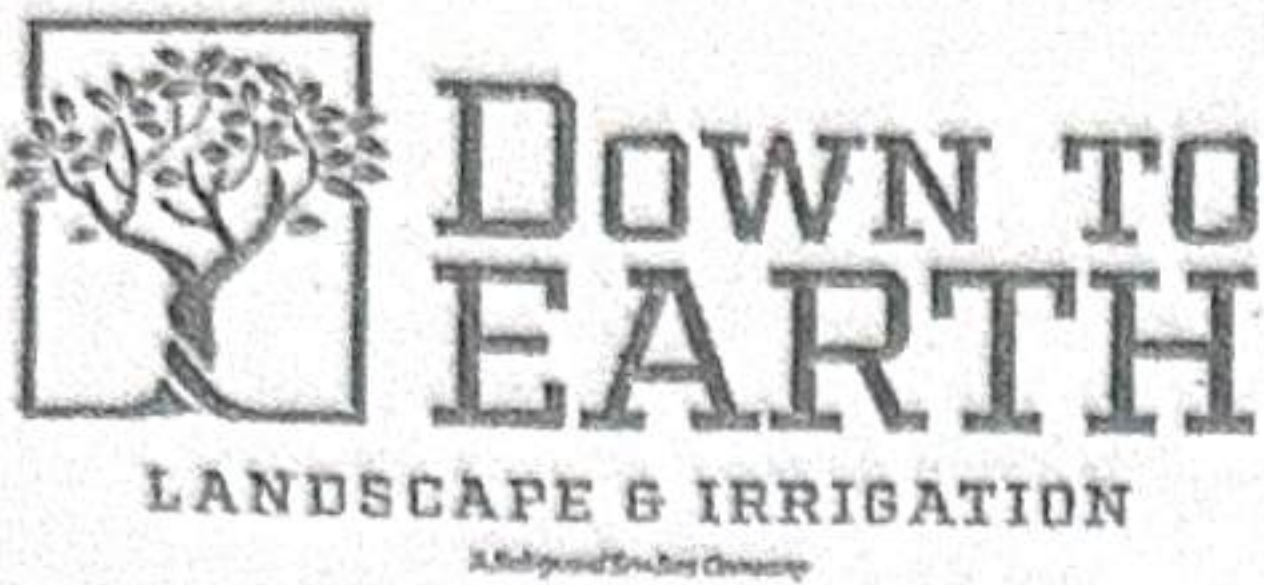
Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name:

Signature



Job Name:

Avalon Grove

Report Type:

Monthly Inspection

Controller Name:

Village #3

Date:

6/10/25

Page #:

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	Start Times:	Seasonal Adjust:	Run Days:
Program A	10:00 pm	%	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:

YES

NO

Weather Sensor:

Working

Not Working

Controller Make & Model:

Hunter ILL2

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

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

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

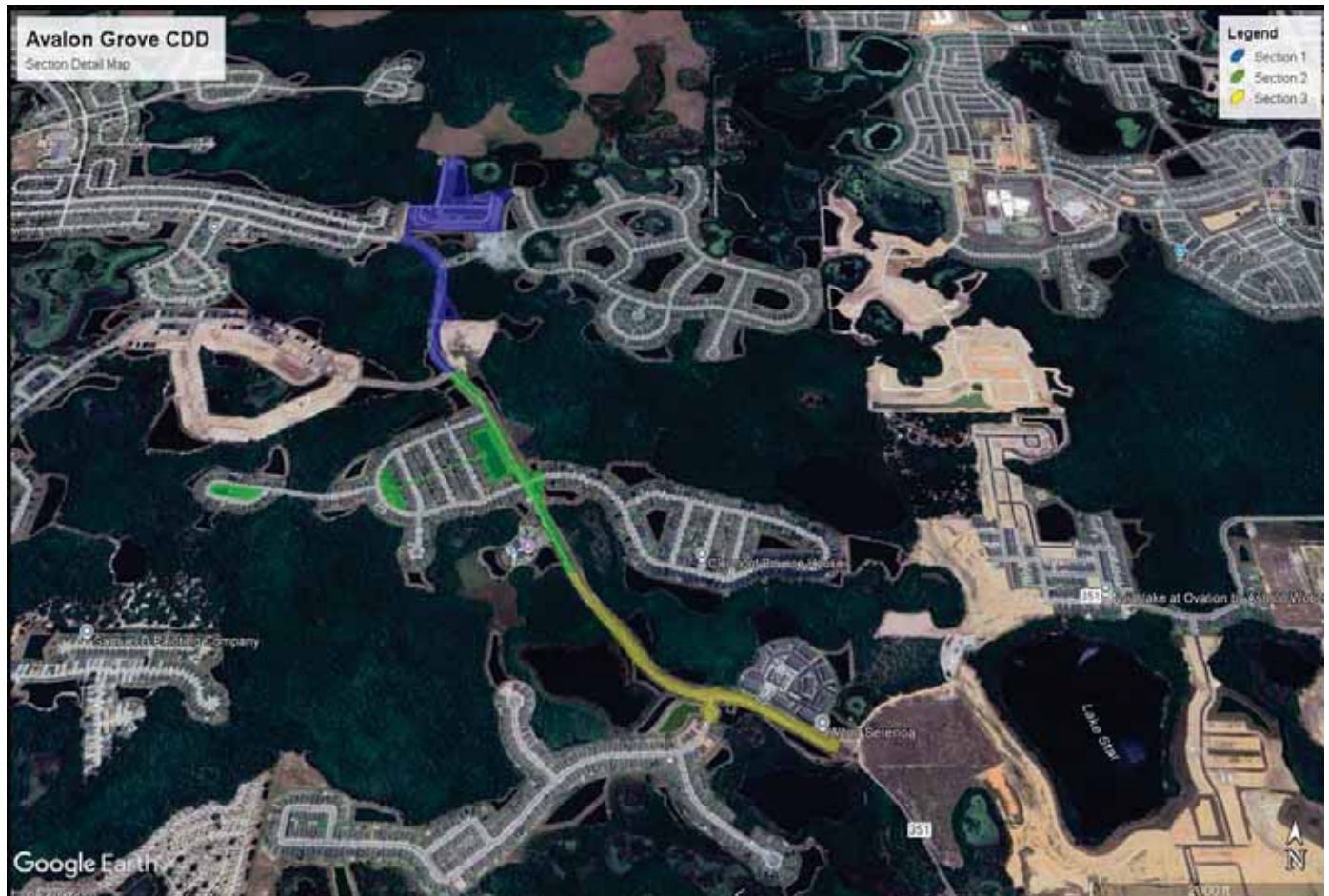
Technician Name:

Loren Adams

Signature



Avalon Groves CDD May 2025



- 4/28 Mow, string trimmed, edged all Saint Augustine areas. Service Bahia areas as necessary due to lack of growth caused by drought. Found programs in Village 3 deleted, this was reprogrammed and set for every day to recover struggling plant material. Service detail section 3, this includes trimming and weed control. Daily litter run along Sawgrass Blvd to include advertising signage removal.





- 5/5 Mow, string trimmed, edged all Saint Augustine areas. Service Bahia areas as necessary due to lack of growth caused by drought. Completed detail section 3 this includes weed control (post-emergent herbicide and hand pulling). Replaced liriopé at Village 3 under warranty. Completed wiring run to zone along Sawgrass Blvd this area was set to run daily to improve hydration. Daily litter run along Sawgrass Blvd to include advertising signage removal.





- 5/12 Significant rainfall this week. Mow, string trimmed, edged all Saint Augustine areas. Bahia areas including DRA were serviced, the Monday rain event help with significant recovery to turf and plant material throughout the property. Daily litter run along Sawgrass Blvd to include advertising signage removal. Inspected the end of Saw Palmetto Way. Photos below. Resident dumped debris in the DRA which was removed. KB Homes contractor connected the Mainline at Sanctuary Dr. Friday 5/16 we valved up and did a primary inspection.





- 5/19 Mow, string trimmed, edged all Saint Augustine areas. Servicing all Bahia areas, addressing pond 60, 42,43. Pond 42 and 43 are both steeply sloped, we have deferred these areas as to





prevent erosion issues. We will be string trimming these ponds moving forward. We went through the bamboo at the end of Saw Palmetto removing dead stalks, photos below. Valve boxes along Sawgrass Bay Blvd were replaced and lowered. Have gone through the irrigation that was effected by Sanctuary blvd. A resident also has set up a slip and slide on the DRA.







DOWN TO EARTH

LANDSCAPE & IRRIGATION

A Subgroup of Service Company

Job Name:

Avalon Grove

Report Type:

Monthly Inspection

Controller Name:

#1

Date:

5/15/25

Page #:

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2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>12:00am</u>	%	M <u>1</u> W T <u>1</u> F S <u>1</u>
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:

YES

NO

Weather Sensor:

Working

Not Working

Controller Make & Model:

Hunter ALG2

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

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

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name:

Logan Adams

Signature

[Signature]



DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Subservient Company

Job Name:

Arden Lane

Report Type:

Monthly Inspection

Controller Name:

#1

Date:

5/15/25

Page #:

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of

2

Program A

Program B

Program C

Program D

Start Times:	Seasonal Adjust:	Run Days:
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S

Checked Weather Sensor:

YES

NO

Weather Sensor:

Working

Not Working

Controller Make & Model:

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	17	18	14																
Spray, Rotor, MP, Drip, or Bubblers	MP	MP	B																
Run Time [Program: A]	30	10	10																
Run Time [Program:]																			
Battery Pack/Doubler/Add-a-Zone																			
Zone Faults or Alarms																			

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name:

Signature



DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Subservient Service Company

Job Name: Avalon Grove
Report Type: Monthly Inspection
Controller Name: #2
Date: 5/15/25 Page #: 1 of 5

Start Times:	Seasonal Adjust:	Run Days:
Program A <u>6:00 pm</u>	%	<u>M T W T F S S</u>
Program B <u>5:00 pm / 11:55 pm 50</u>	%	<u>M T W T F S S</u>
Program C	%	<u>M T W T F S S</u>
Program D	%	<u>M T W T F S S</u>

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

Controller Make & Model:	<u>Hunter AL62</u>		
Controller Status:	<u>WORKING</u>		
POC info:	Potable Water	Reclaim Water	<u>Well Water</u>
Pump Status & Type:	<u>PRESSURIZED</u>	PUMP START	CENTRIFUGAL

Information:

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

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name: Logan Adams

Signature: [Signature]



DOWN TO EARTH

LANDSCAPE & IRRIGATION

A Subservient Company

Job Name:

Avalon Grove

Report Type:

Monthly Inspection

Controller Name:

#2

Date:

5/15/25

Page #:

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of

5

Program A

Program B

Program C

Program D

Start Times:	Seasonal Adjust:	Run Days:
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S

Checked Weather Sensor:

YES NO

Weather Sensor:

Working Not Working

Controller Make & Model:

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

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

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name:

Signature



LANDSCAPE & IRRIGATION
A Subgroup of Sunbelt Company

Job Name:

Avalon Grove

Report Type:

Monthly Inspection

Controller Name:

#2

Date:

5/15/25

Page #:

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5

Program A

Program B

Program C

Program D

Start Times:	Seasonal Adjust:	Run Days:
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S

Checked Weather Sensor:

YES NO

Weather Sensor:

Working Not Working

Controller Make & Model:

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

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

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name:

Signature



DOWN TO EARTH

LANDSCAPE & IRRIGATION

A Subservient Service Company

Job Name:

Avalon Lagoon

Report Type:

Monthly Inspection

Controller Name:

#2

Date:

5/15/25

Page #:

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Program A

Program B

Program C

Program D

Start Times:	Seasonal Adjust:	Run Days:
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S

Checked Weather Sensor:

YES NO

Weather Sensor:

Working Not Working

Controller Make & Model:

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Spray, Rotor, MP, Drip, or Bubbler	—	—	MP	—	D	MP	MP	—	MP	D	R	R	R	D	D	R
Run Time [Program: <u>B 1</u>]			30		10	20	20		20	10	30	30	30	10	10	30
Run Time [Program: <u>1</u>]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

Head Broken - 6" spray																
Head Broken - 12" spray																
Head Broken - 6" rotor																
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR																
Nozzle - MP rotator																
Severe Line Clog																
Lateral Line Break														3		
Relocation																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name:

Signature



DOWN TO EARTH

LANDSCAPE & IRRIGATION

A & S Land Services Company

Job Name:

Avalon Grove

Report Type:

Monthly Inspection

Controller Name:

#2

Date:

5/15/25

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Program A

Program B

Program C

Program D

Start Times:	Seasonal Adjust:	Run Days:
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S
	%	M T W T F S S

Checked Weather Sensor:

YES

NO

Weather Sensor:

Working

Not Working

Controller Make & Model:

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	65	66	67	68	69	70	71	72	73	74	75								
Spray, Rotor, MP, Drip, or Bubbler	R	R	MP	R	R	R	MP	MP	MP	-	MP								
Run Time [Program: <u>B</u>]	30	30	30	30	30	30	30	20	20		30								
Run Time [Program: <u>1</u>]																			
Battery Pack/Doubler/Add-a-Zone																			
Zone Faults or Alarms																			

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments: #73 - Dad Decoder / Solenoid

Technician Name:

Signature



DOWN TO EARTH

LANDSCAPE & IRRIGATION

A Subservient Services Company

Job Name:

Avalon Grove

Report Type:

Monthly Inspection

Controller Name:

#3

Date:

5/14/25

Page #:

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

Checked Weather Sensor:

YES

NO

Weather Sensor:

Working

Not Working

Controller Make & Model:

Hunter A/C2

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

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

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments: #9 - Bad Solenoid

Technician Name:

Logan Adams

Signature

[Signature]



DOWN TO EARTH

LANDSCAPE & IRRIGATION

A Subgroup of Sun Care Company

Job Name:

Avalon Grove

Report Type:

Monthly Inspection

Controller Name:

Basswood

Date:

5/14/25

Page #:

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1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	7:00pm	120 %	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:

YES

NO

Weather Sensor:

Working

Not Working

Controller Make & Model:

Hunter ICC2

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, MP, Drip, or Bubbler	R	S	S	S	S	S	S	S	S	R	R	R	R	R	R	R
Run Time [Program: <u>A</u>]	35	25	25	25	25	25	25	25	25	45	45	45	60	45	45	45
Run Time [Program: <u> </u>]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name:

Logan Adams

Signature

[Signature]



Job Name: Avalon Lane
Report Type: Monthly Inspection
Controller Name: Edgemont
Date: 5/14/25 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	12:00 am	120 %	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

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

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

Information:

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

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name: Loren Adams

Signature [Signature]



DOWN TO EARTH

LANDSCAPE & IRRIGATION
A Subgroup of Sunbelt Company

Job Name: Avalon Grove

Report Type: Monthly Inspection

Controller Name: Scenoc Lakes

Date: 5/1/23

Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	10:00 pm	%	<u>MTWTFSS</u>
Program B	12:00 am	%	<u>MTWTFSS</u>
Program C		%	MTWTFSS
Program D		%	MTWTFSS

Checked Weather Sensor:

YES NO

Weather Sensor:

Working Not Working

Controller Make & Model: Hunter ICL2

Controller Status:

WORKING

NOT WORKING

POC info:

Potable Water

Reclaim Water

Well Water

Lake Water

Pump Status & Type:

PRESSURIZED

PUMP START

CENTRIFUGAL

SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10								
Spray, Rotor, MP, Drip, or Bubblers	<u>MP</u>	<u>MP</u>	<u>B</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>B</u>	<u>MP</u>								
Run Time [Program: <u>A1</u>]	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>								
Run Time [Program: <u>B1</u>]										<u>60</u>								
Battery Pack/Doubler/Add-a-Zone																		
Zone Faults or Alarms																		

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name: Loren Adams

Signature [Signature]

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
126	2025-06-18	Labelle	3684 Paragon Ln	Hello! I hope this is the correct avenue to report this. There is a palm that is cut in half at the entrance to Edgemont. I wanted to see if there are plans to replace this, it is an eyesore. Let me know if any more info from me is needed. Thank you!	6/18 Weston emailed: Good afternoon Kelli. I appreciate you taking the time to convey your concerns about the dead split Palm tree located on Edgemont Ln. Yes, the tree will need to be removed so that the area will be aesthetically pleasing. If you have any questions or concerns you would like to address, please do not hesitate.	Proposal on 6/28 Agenda
124	2025-06-18	Weston	Bay Cedar Way	Trees are in downward position and is prohibitive for HOA to mow the lawn.		
123	2025-06-13	Gonzalez	3420 Yellowtop Circle	Please remove 60-80 ft. dead slash pine about 40 feet from my residence. Tree in CDD area.	6/16 Weston emailed: Good afternoon Louis. I appreciate you taking the time to convey your concerns about the tall dead tree. Sadly I must inform you that the tree resides within St. John's Conserve Authority (SJRNA). We do not have any say or rights to remove the tree inside SJRNA. Permission must be requested and when requested it is usually denied. We can have our vendor analyze if this is a true and serious concerns that the tree can be a direct impact on your house. If you have any questions or concerns you would to address, please do not hesitate.	16-Jun
122	2025-06-11	WALKER	3664 Beautyberry Way	Just this morning the CDD mowers came and finally cut the grass and trimmed along the edge of the fences....Looking much better !! (three times they cut before they finally trimmed along fences and along the pond) Someone was here today taking pictures but I think they failed to see the two trees that are browning out...I have included a picture. Was the irrigation checked on these trees ? (I think they are a cypress variety) It is not behind my home although that was where the guy was taking pictures, they were mistaken. It is on the pond but not at my home. See attached pic of the two trees. Are these irrigation drip lines checked regularly? They are already browning before summer has truly begun. Thank you See attached.	See #118	11-Jun
121	2025-06-11	Yeager	2520 alligator flag ct	Please clear and maintain the CDD area behind my house. It is completely grown over and needs to be cleared and sodded. (2520 alligator flag ct). It is not just the area behind my house but the entire street backing on to the conservation area. It seems it has never been maintained and its condition is unacceptable		
118	2025-06-05	WALKER	3664 Beautyberry Way	The grass cutting on the CDD side of the fences on our pond is not getting trimmed at all - the grass is very tall near the fences and in addition the weeds are growing tall around the pond edge even though the water is down they are not cutting close enough. And in addition I am concerned that the sprinklers on the individual trees around the pond may not be operating properly as a few have already started to brown out. These trees should be checked for irrigation and watering.	6/16 Weston emailed: Good afternoon Tracey. As your Landscape Liaison for PAS, I appreciate the information you provided regarding the issue of standard landscaping maintenance. First of all, the matter of irrigation for the trees, they are not irrigated. The only time the tree gets irrigated is during the first year of planting. After that the tree roots have already been established to survives on its own. However, we will take a look at the tree since you describe it as browning. Secondly, the team will be mowing this week. I would like to meet with you to ensure that I am seeing what you are seeing. Sometime weed can look invasive or cause harm to the pond ecosystem when in actuality it could be helpful. No sense discounting the circumstances of cause. Are you available today or tomorrow? I live in PAS which I can easily visit. Let me know. Again, thank you for addressing your concerns and wanting to have a healthy ecosystems.	11-Jun
117	2025-06-07	Burtis	2524 Alligator Flag Ct	What is the ETA for the work to be done behind 2524 Alligator Flag Ct? Please see previous requests from November 2024 and February 2025.		



Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
114	2025-06-01	McQueen	17613 Summersweet Way	Had a homeowner who says trees in back on cdd side are not getting mowed	The oversight has been addressed with the mow team. This will be correct this week's service.	10-Jun
113	2025-05-27	Noyes	17624 Saw Palmetto Ave Clermont Florida 34714	Could you provide the schedule for mowing in Village 3 - the grass is very long ad hasn't been mowed. My lawn guy had to mow back there which I should not be paying him to do. Please advise on the schedule I thought it was every other week? Thank you	This is a weekly service scheduled for Thursday's.	10-Jun
111	2025-05-15	Noyes	17624 Saw Palmetto Ave Clermont Florida 34714	Hi the palm tree directly behind our home (Lot 23) is beginning to tip. In an effort to save this beautiful tree - can the CDD install a brace to try to straighten this tree out? I would hate to see it tip like the last one we had behind the house. Please advise. Thanks	5/21 email: Conservation areas have specific regulations to protect sensitive ecosystems, and tree bracing could be seen as an alteration to the natural landscape - native vegetation is generally left to thrive and fail without interference. This activity does not fall within the scope of the CDD's regular landscape maintenance, and may require an arborist and District Engineer's involvement to request a modification to the environmental resource permit. Generally only removal of invasive species is permitted within the conservation area. However, if you would like the Board to discuss funding for this project, you are encouraged to attend a regular meeting or workshop to present your request to the Board. If you are unable to attend a meeting in person or virtually, you may wish to discuss the matter further with Mr. Ruperez, landscape liaison for Village 3, cc'd on this email, who may be able to present the request on your behalf. Upcoming Meetings CDD Board Meeting - May 22 **Note Start Time** Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd, Clermont, FL 34714 7:00 PM - 9:00 PM @2025-05-22 Draft Agenda PACKET - AG.pdf CDD Board Workshop - Jun 12 Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, FL 34714 10:00 AM - 11:00 AM CDD Board Meeting - Jun 26 Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd, Clermont, FL 34714 10:00 AM - 12:00 PM	21-May
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 adjacent 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 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 (3914074).	30-Apr

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
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	
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	2025-04-15	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 4



**Down to Earth**

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

Estimate: #116748**Customer Address**

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

Billing Address

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

Physical Job Address

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

Job

Edgemont Palm Removal.

Estimated Job Start Date

May 5, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

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

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

Scope of Work;

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



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

Proposed By:

Justin Sarka
Down to Earth

04/22/2025
Date

Agreed & Accepted By:

Vesta Property Services

Date

EXHIBIT 5



**Down to Earth**

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

Estimate: #116726**Customer Address**

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

Billing Address

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

Physical Job Address

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

Job

Edgemont Palm Replacement

Estimated Job Start Date

May 5, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

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

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



Proposed By:

Agreed & Accepted By:

Justin Sarka
Down to Earth

04/22/2025
Date

Vesta Property Services Date

EXHIBIT 6



**Down to Earth**

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

Estimate: #121394**Customer Address**

Shirley Conley
sconley@vestapropertyservices.com

Billing Address

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

Physical Job Address

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

Job

Edgemont Palm Flush Cut

Estimated Job Start Date

July 1, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Flush Cut Palm				\$260.00
Debris Removal and Disposal Fee	Each	1	\$89.90	\$89.90
Subtotal				\$349.90
Estimated Tax				\$0.00
Job Total				\$349.90

Scope of Work;

- Flush cut dead palm at Edgemont entrance.

Proposed By:

Justin Sarka
Down to Earth

06/18/2025
Date

Agreed & Accepted By:

Avalon Groves CDD

Date

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

EXHIBIT 7



**Down to Earth**

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

Estimate: #121396**Customer Address**

Shirley Conley
sconley@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

Replace Dead Plam At
Edgemont Entrance

Estimated Job Start Date

July 1, 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	\$89.99	\$89.99
Palm Sabal	12' CT	1	\$445.00	\$445.00
Irrigation	Each	1	\$85.00	\$85.00
Subtotal				\$684.99
Estimated Tax				\$0.00
Job Total				\$684.99

Scope of Work;

- Replace dead palm at the Edgemont entrance that folded over.

Proposed By:

Justin Sarka

Down to Earth

06/19/2025

Date

Agreed & Accepted By:

Avalon Groves CDD

Date

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

EXHIBIT 8



**Down to Earth**

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

Estimate: #119202**Customer Address**

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

Billing Address

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

Physical Job Address

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

Job

Running Main line for missing
areas

Estimated Job Start Date

June 9, 2025

Proposed By

Bismark Quiles

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
Irrigation Labor				\$8,500.00
2.5" CL200 PVC	Foot	1100	\$5.51	\$6,058.80
Hunter ID-1 Decoder Wire Blue 14 Gauge Jacketed 2 Conductor Twisted 2,500 ft.	Foot	2000	\$0.84	\$1,672.80
2.5" Lateral Line Fitting	Each	100	\$2.89	\$289.00
Machine	Hours	10	\$75.00	\$750.00
Subtotal				\$17,270.60
Estimated Tax				\$0.00
Job Total				\$17,270.60

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 connect the main line on Pacific (Sanctuary before) to the first entrance of Village #1 and the second one is from the second entrance at Village #1 up to the first entrance. We will need run a new main line since those area have no water due the expansion of the road. Once the main line is installed and water is working, we will be providing another proposal for finalize any other repairs.

Proposed By:		Agreed & Accepted By:	
Bismark Quiles	<u>05/21/2025</u>	_____	_____
Down to Earth	Date	Vesta Property Services	Date

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

EXHIBIT 9



**Down to Earth**

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

Estimate: #121228**Customer Address**

Shirley Conley
sconley@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

Playground Mulch Refresh

Estimated Job Start Date

July 7, 2025

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Playground Mulch Wood	Cubic Yard	30	\$75.00	\$2,250.00
Subtotal				\$2,250.00
Estimated Tax				\$0.00
Job Total				\$2,250.00

Scope of Work;

- Refresh wood playground mulch.

Proposed By:

Justin Sarka

Down to Earth

06/19/2025

Date

Agreed & Accepted By:

Avalon Groves CDD

Date

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

EXHIBIT 10



WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



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

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

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

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

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

Phase 3: Property rebuild: Normal enhancement rates would apply.

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

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

2025



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

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

Pre-Authorize Storm Clean-Up

See our **3-phase approach** below.

Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

Let Us Know How to Reach You

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

Prepare Your Trees

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

Hurricane Price List

General Labor	\$80 / per man / per hour (\$110 per man hour OT)
Bucket Truck & Chipper	\$200 / per man / per hour (\$250 per man hour OT)
Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
Loader/ Operator Dump	\$270 / per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$230 per hour OT)
Irrigation Repair	\$110 / per person/ per hour (\$150 per hour OT)
Lodge Pole & Staking Rope	\$35 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

*Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.

Authorized Signature

Print Name/ Title

Property Name

Property Address

Emergency Contact Name

Emergency Contact Phone

WALK-ON EXHIBIT C



**Down to Earth**

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

Estimate: #121838**Customer Address**

Shirley Conley
sconley@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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
2025 Mulch Install	July 31, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Mulch Installation				
Pine Bark Mulch	Cubic Yard	630	\$69.00	\$43,470.00
Delivery	Dollar	1	\$550.00	\$550.00
Subtotal				\$44,020.00
Estimated Tax				\$0.00
Job Total				\$44,020.00

Scope of Work;

- Refresh mulch in all landscape beds on property with Pine Bark.
- This includes added areas of Edgemont.

Proposed By:

Justin Sarka
Down to Earth

06/25/2025

Date

Agreed & Accepted By:

Avalon Groves CDDDate

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

EXHIBIT 11





July 16 , 2024

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

Punchlist Reviewed 6-13-2025

Greg Woodcock

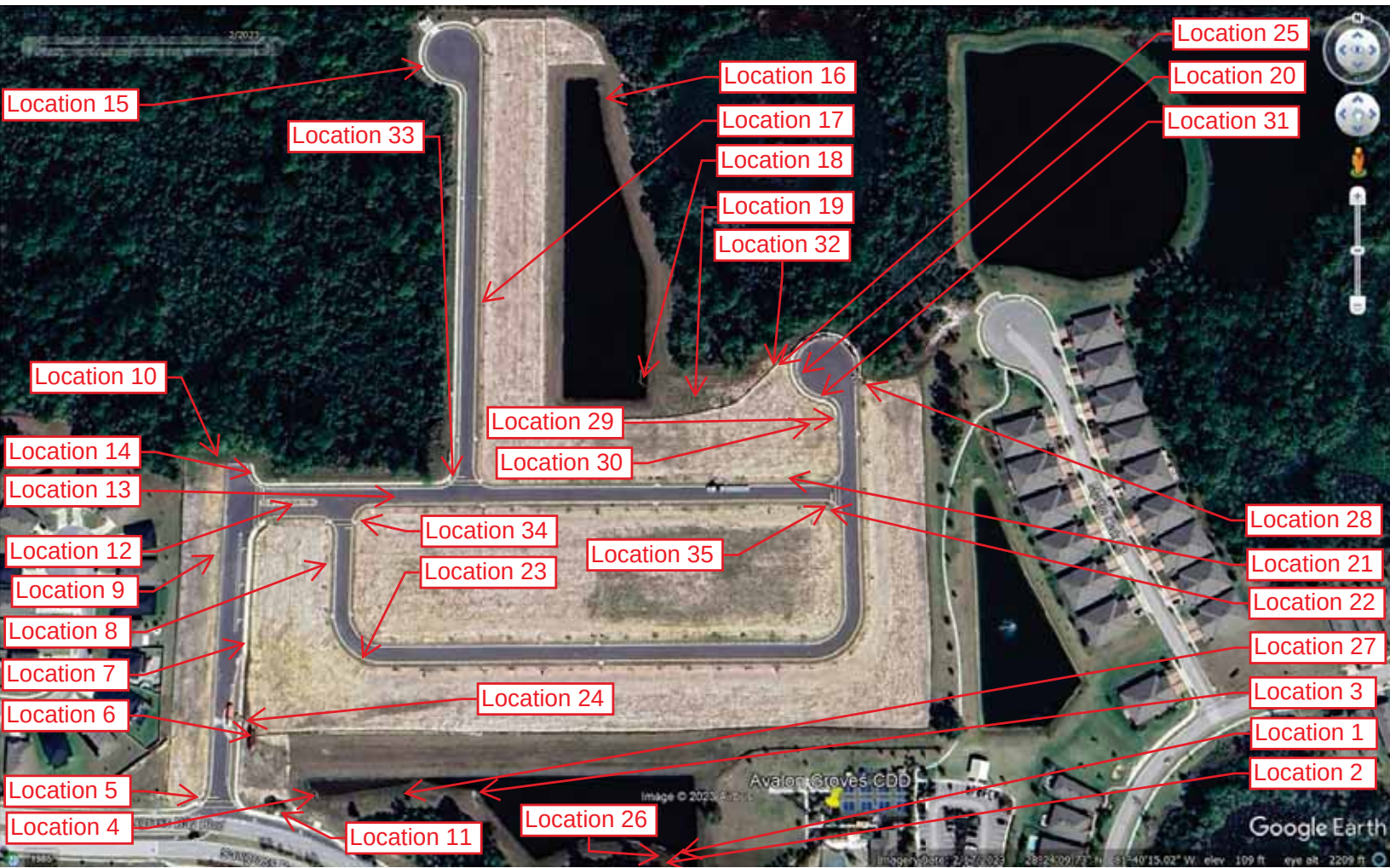
Project Manager

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com





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



Not Complete 6-13-2025



July 16 , 2024

Location 2: Overgrown vegetation around outfall pipe.



Not Complete 6-13-2025

Location 3: Exposed pond bank.



Not Complete 6-13-2025



July 16 , 2024

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



Not Complete 6-13-2025

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



Not Complete 6-13-2025



July 16 , 2024

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



Not Complete 6-13-2025

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



Not Complete 6-13-2025



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



Not Complete 6-13-2025

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



Not Complete 6-13-2025



July 16 , 2024

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



Not Complete 6-13-2025

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



Not Complete 6-13-2025



July 16 , 2024

Location 11: Area missing ground cover.



Not Complete 6-13-2025

Location 12: Center Island not completed.



Complete 6-13-2025



July 16 , 2024

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



Not Complete 6-13-2025

Location 14: Broken box cover.



Complete 6-13-2025



Location 15: Street light pole damage.



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



Not Complete 6-13-2025



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



Not Complete 6-13-2025

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



Complete 6-13-2025



July 16 , 2024

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



Not Complete 6-13-2025

Location 20: Valve box needs repair.



Trash and debris behind
cul-de-sac. Could not
verify complete.



July 16 , 2024

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



Not Complete 6-13-2025

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

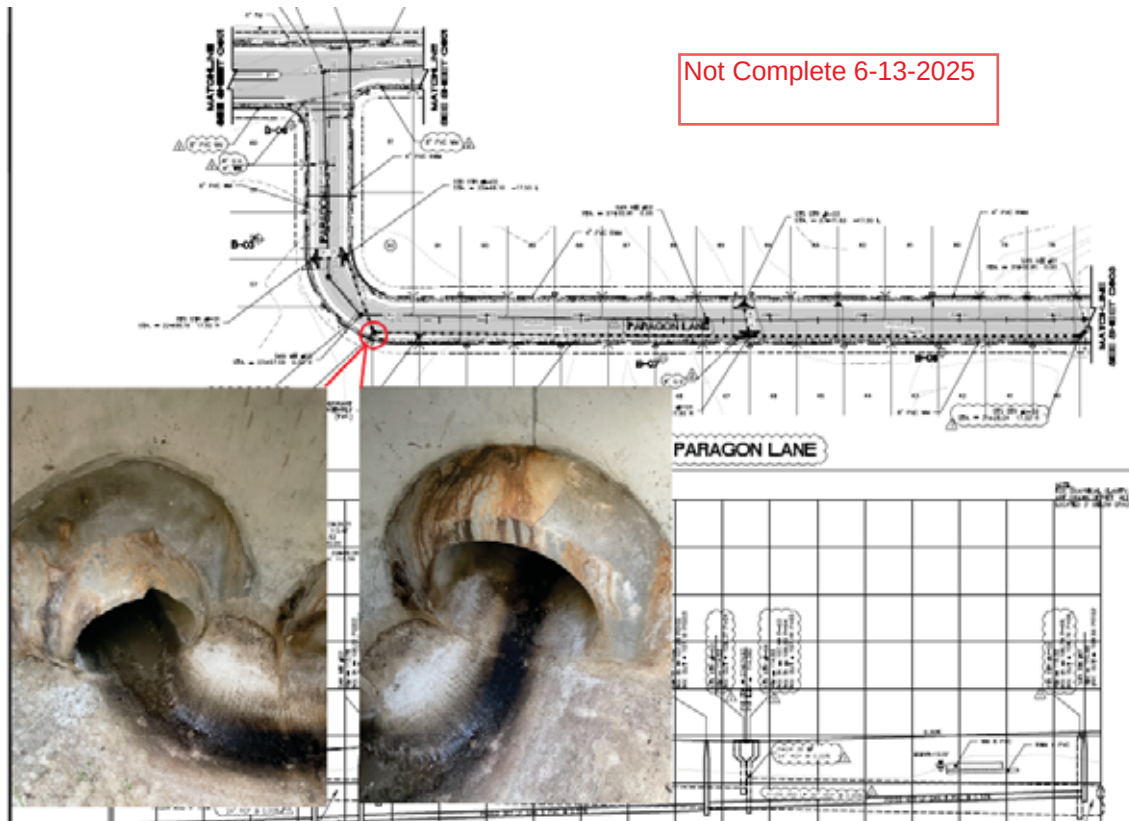


Not Complete 6-13-2025



July 16 , 2024

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



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



Not Complete 6-13-2025

July 16 , 2024

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



Sidewalk with ramp installed
6-13-2025

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



Not Complete 6-13-2025



July 16 , 2024

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



Not Complete 6-13-2025

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



Complete 6-13-2025



July 16 , 2024

Location 29: Replace removed concrete.



Complete 6-13-2025

Location 30: Replace removed sod



Sod was replaced.



Location 31: Broken concrete around valve box.



Complete 6-13-2025

Location 32: add mulch to be ADA compliant.



Not Complete - Not included in Sitemasters proposal. Recommend obtaining a proposal from on site landscape team to add mulch as needed.





July 16 , 2024

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

Not Complete 6-13-2025

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

Not Complete 6-13-2025

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

Not Complete 6-13-2025



WALK-ON EXHIBIT A



After recording, please return to:

District Manager
Avalon Groves CDD
250 International Pkwy, Suite 208
Lake Mary, Florida 32746

LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS

This *License Agreement for Installation of Improvements* ("**Agreement**") is entered into as of this 21 day of June, 2025 by and among Heather Dunn and Diane Dunn (together, "**Owner**") and the Avalon Groves Community Development District ("**CDD**"), a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 09900 Block 000, as per the plat ("**Plat**") of 24-24-26-000-000-000 Phase 2 recorded in Plat Book 76, Pages 40-46 et seq., of the Public Records of Lake County, Florida ("**Property**");

WHEREAS, Owner desires to erect a fence and/or other improvements ("**Improvements**") within a CDD easement located on the Property, as shown in **Exhibit A** ("**License Area**");

WHEREAS, due to the CDD's legal interests in the License Area, among other reasons, Owner requires the CDD's consent before constructing improvements within the License Area; and

WHEREAS, the CDD has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **License for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, and the terms of that April 25, 2024 *Fence Installation & Easements Policy* which are incorporated herein by this reference (as may be amended from time to time, "**Policy**"), the CDD hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements on the License Area.

3. **Owner Responsibilities.** The Owner has the following responsibilities:

- a. The Owner at the Owner's sole expense shall be fully responsible for the installation and maintenance of the Improvements.

- b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).
- c. CDD, by entering into this Agreement, does not represent that CDD has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of the Palms at Serenoa Homeowner Association, Inc. or the Serenoa Property Owners Association, Inc., as the case may be, (either, "**Association**"), as well as any other necessary legal interests and approvals).
- d. The Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of CDD or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the CDD for such repairs, at the CDD's option.
- e. Owner's exercise of rights hereunder shall not interfere with CDD's rights in the License Area. For example, if the Improvements include a fence, such fence shall be installed within the License Area a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipe, utilities, landscaping, etc. that may be located within the License Area. It shall be Owner's responsibility to locate and identify any such stormwater improvements, utilities, and/or other improvements. Further, the Owner shall pay a licensed and insured professional contractor to mark any existing improvements prior to installation of the Improvements.
- f. Upon completion of the installation, the Owner shall notify the CDD, and the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements and agrees to maintain the Improvements in good condition.
- g. Additionally, the Owner shall keep the License Area free from any materialmen or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.
- h. The Owner shall comply with the terms of the Policy.

4. **Removal and/or Replacement of Improvements.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the CDD in the License Area described above and agrees never to deny such interest or to interfere in any way with CDD's use. Owner will exercise the privilege granted herein at Owner's own risk, and agrees that Owner will never claim any damages against CDD for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the CDD. Owner further acknowledges that, upon ten days' notice, the CDD may remove all, or any portion or portions, of the Improvements installed upon the License Area, and that the CDD is not obligated to re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or other property as a result of the removal.

5. **Indemnification.** Owner agrees to indemnify, defend and hold harmless Lake County, the CDD, Southwest Florida Water Management District, the Association, and any property management company of the CDD and/or Association, as well as any officers, supervisors, staff, agents

and representatives, and successors and assigns, of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

6. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, the Owner shall advise the subsequent owner of the terms and conditions of this Agreement, but the failure to do so shall not render this Agreement unenforceable against such subsequent owner.

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

8. **Attorney's Fees & Costs.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

9. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Witnesses:

By: [Signature]

Jennifer Dunn
Print Name
15622 Gentle Rain Drive
Address
Winter Garden, FL 34787
City, State, Zip

Owner

By: Heather Dunn [Signature]

Heather Dunn
Print Name
17418 Saw Palmetto Ave
Address
Clermont, FL 34714
City, State, Zip

By: _____

Print Name

Address

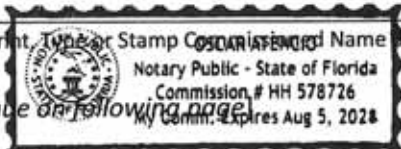
City, State, Zip

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of JUNE, 2025 by HEATHER DUNN. He ☐ is personally known to me or ☒ produced FL DL as identification.

[Signature]

NOTARY PUBLIC

(Print Name or Stamp of Notary Public)
[signatures continue on following page]


[SIGNATURE PAGE TO AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

Witnesses:

By: [Signature]

Jennifer Dunn

Print Name

15622 Gentle Rain Drive

Address

Winter Garden, FL 34787

City, State, Zip

Owner

By: Diane Dunn

DIANE DUNN

Print Name

15628 Gentle RAIN DR.

Address

WINTER GARDEN, FL 34787

City, State, Zip

By: _____

Print Name

Address

City, State, Zip

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of JUNE, 2025 by DIANE DUNN. She ☐ is personally known to me or ☒ produced FLDL as identification.

[Signature]
NOTARY PUBLIC



[signatures continue on following page]

[SIGNATURE PAGE TO AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

Witnesses:

**Avalon Groves
Community Development District**

By: _____

By: _____

Print Name

Chair of the Board of Supervisors

Address

City, State, Zip

By: _____

Print Name

Address

City, State, Zip

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 202__, by _____, as Chair of the Board of Supervisors of the Avalon Groves Community Development District, on behalf of said district. He [] is personally known to me or [] produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[end of signature pages]



Why Choose Us?

- ▶ [The Superior Experience](#)
- ▶ Communication & Notification
- ▶ Customer Service & Live Dashboard
- ▶ Commercial Services
- ▶ Fence Appearance
- ▶ Reviews & Reputation

Heather Dunn

17418 Saw Palmetto Ave
Clermont, FL 34714



Good ✓ Signed

View Bronze 320 In x 100 Ft

☐ Bronze

Features & Benefits

- Made in America
- SolarShield Powder Coating
- Exceeds AAMA 2604 Standard
- Full Panel Coated after Assembly

Specifications

- Post: 2" Sq.
- Rail: 1" Sq.
- Picket: 5/8" Sq.

Warranty



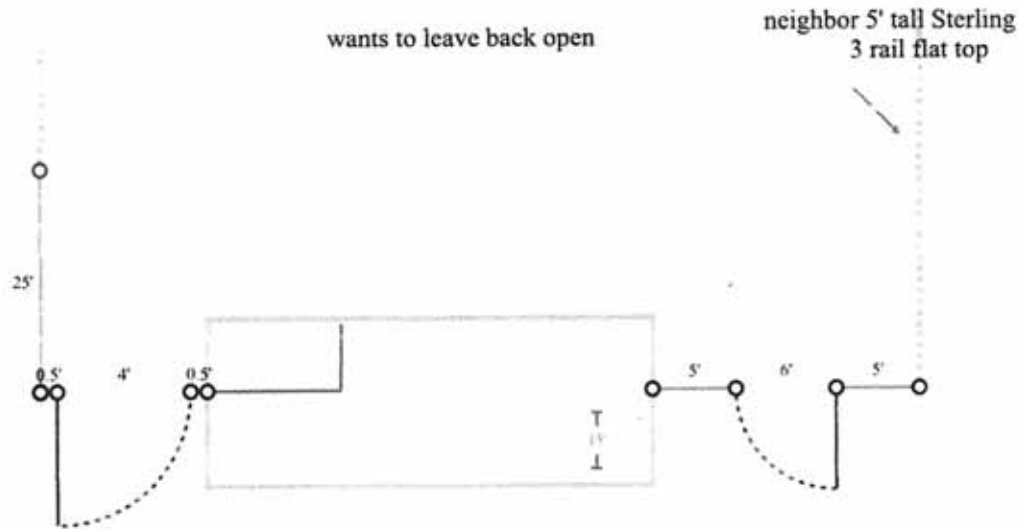
- Lifetime Transferable Warranty
- 3 Year Workmanship Warranty

Choose this package ↓

The image shown is a representation of the style of the fence, and not meant to be a specification of the height, color, or grade.

Good - 36 LF

5H Bronze 300 Sterling (R)



FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS. FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.

Included in the job

(1) 6ft SS Standard Gate, Standard Latch, (1) 4ft SS Standard Gate, Standard Latch

Job Notes

Summer Sale

If hoa does not approve we will refund you full deposit.

"ABOVE AND BEYOND"

This company was a pleasure to deal with from the time we started our project you could tell that customer service was very important to them. This showed in the way they explained the project to making sure that every deadline was met. I would deal with the company again because they showed great integrity in business.

★★★★★

Judith Volger



MSRP	\$4,032.50
Summer Sale	-\$615.11
Your Price: Good	\$3,417.39

View Contract

Contact Sales

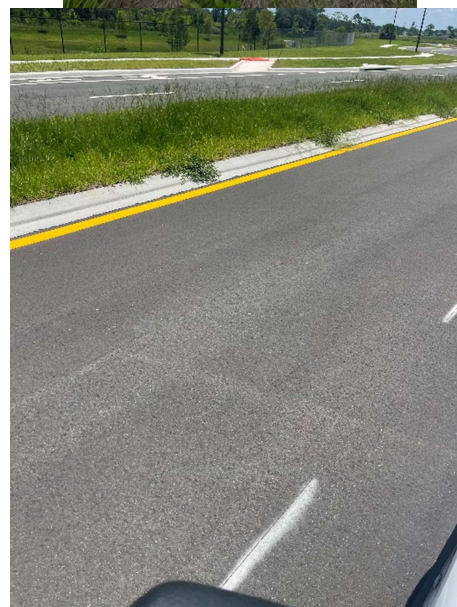
WALK-ON EXHIBIT D



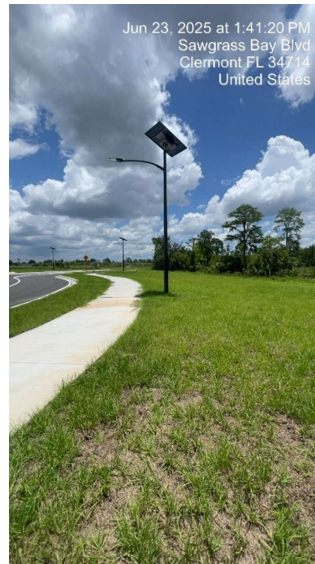


Lake County Roundabout Punch List

- Lateral line repair.
- Properly attach Palm Battham Kits to trees
- Service the new sod areas.
- One head was repaired but still not functioning.
- Serval Nozzles within Bed space are clogged.



 **DOWN TO
EARTH**
LANDSCAPE & IRRIGATION



 **DOWN TO
EARTH**
LANDSCAPE & IRRIGATION

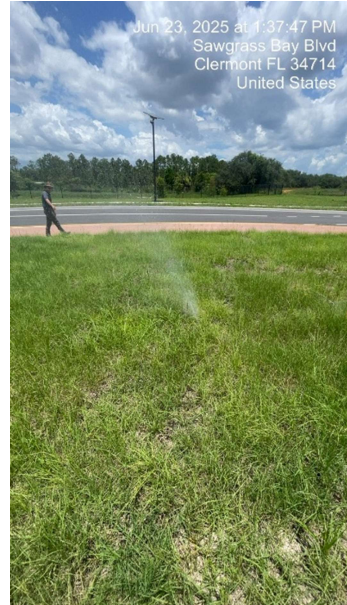




EXHIBIT 12



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
JUNE 2025



AVALON GROVE

- Monument Repairs.
 - Met onsite with Rapid Response to go over the repairs on all the monuments and the fences at the entrances of the villages.
 - I have them supplying a couple of options for the repairs. Fixing/repairing the existing panels, and the option is to replace them with a more long-lasting product. (Composite decking boards)
 - I reached out to Vice Painting to set up a walk on-site for another quote.
- Power at Village 1 and Edgemont Entrances.
 - Joel from Recovery Energy Tech his option is the following.
 - The cost would be \$4,993.50 per system installed. This is using a 60 AH battery and a 400-watt bi-facial panel. The lights would be programmable, so you could program them to turn on at whatever times you would like.
 - I am trying to reach back out to him to see if we can rent them like the other lights in the community.



AVALON GROVE

- No Fishing Signs.
 - The rest of these signs have been installed around the community.
- No Overnight Parking Signs.
 - 2 have been installed at the playground in Village 1.
- Village Entrance Signs.
 - Would like to discuss this at the meeting to go over the designs and different options.
- Sunna Light Poles Fix.
 - Still waiting for Robert to confirm when he is receiving the rest of the to supplies to get this job going as well as fix all the caps at the bottom of the poles back in order.





THANK YOU

Michael Bush

727-403-8981

Mbush@VESTAPROPERTSERVICES.COM



Field Operations

Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
125	2025-06-18	Ponce	17328 Bracken Fern Ln	Fire hydrant needs to be painted. All fire hydrants in the community were recently painted but the one in front of 17328 Bracken Fern Ln	6/20 email: Public hydrants are maintained by Sunshine Water, I emailed Cecilia with the POA and suggested she contact Sunshine Water regarding the missed hydrant. If it was not an oversight it may be that hydrants located on private property are to be maintained by the property owner, but Sunshine Water can confirm that.	20-Jun
119	2025-06-10	Leonard	3921 Duval Ct	Notifying of the deteriorating condition of the sidewalk expansion joint material	District Engineer to review 6/13	
116	2025-06-05	Weston	17686 Blazing Star Cir.	See pics. Fence panels are pushed out. Need to be re-installed. Most likely accident by a resident.	See #108	
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. Requested DR Horton have vendor fixed remaining panels. 6/3 DR Horton response: I have already contacted my contractor to do a site visit and see why this happened and to provide a fix. 6/11 DM follow up: I wanted to check in with you and see what the contractor found out about the fence at Edgemont? 6/11 DR Horton response: Some panels blew out. All the posts were solid. With vinyl fences panels will blow out from time to time.	
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	LANDRY	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	
87	2025-04-10	Bernard	17599 Blazing Star Circle	Turtle laid eggs around pond 13 by 17599 Blazing Star, please protect area from mowers	landscape & aquatic vendors notified	10-Apr



Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
85	2025-04-01	Burnetter	3728 Paragon Lane	Hello, i am a renter who recently moved in this weekend and I'm asking for some direction on who do I notify regarding the vinyl fence planks that are missing on the Edgemont perimeter. I am specifically referencing the sections visible from Sawgrass boulevard behind this home at 3728 Paragon and my neighbors yard. Thank you for any direction or information. Have a great evening.	Edgemont fence - being addressed by DR Horton	18-Apr
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	LANDRY	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
436	6/17/2025	Bolish	Hello! The streetlight that sits between our property and our neighbor has a broken plastic collar. Grass and weeds are growing up between the collar and the pole itself.	(contact form used with no recipient selected) 6/20 Forwarded to streetlight vendor	
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.	(Lights installed by developer per light study - CDD accepts conveyance of existing - end of Duval Ct borders conservation w/no through road)	
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 13



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

Avalon Groves CDD
17555 Sawgrass Bay Blvd
Clermont, FL 34714

☎ (352) 360-5718

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

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!



Estimate

RET2025-Avalon-001

Thursday June 16th, 2025

Power source for X-Mas Lights

FROM:

Recovered Energy Technologies USA Inc.
5824 Bee Ridge Line Road, #278
Sarasota Florida, 34233

Joel Brayman
(613) 867-6928

TO:

Avalon Groves CDD
C/O Heath Beckett
Vesta District Services
250 International Parkway, Suite 200
Lake Mary Florida

DESCRIPTION	UNITS	UNIT PRICE	AMOUNT
ONall365 60 Ah System for Christmas Lights	5	4,993.50	\$ 24,967.50
			\$ -
			\$ -
TOTAL			\$ 24,967.50

TERMS & CONDITIONS

Deposit (with purchase) 50%
At commissioning 50%

Approved:

Recovered Energy Technologies USA Inc.

Joel Brayman - Managing Partner

DETAILS

Ten year warranty on the battery,
battery box , BMS, LED status light and
switch

Customized system with electrical plug
at the base of the pole for Christmas
lights

**Cost per month \$57 per pole when
added to existing Lighting Services
Agreement**

EXHIBIT 14



1 **MINUTES OF WORKSHOP**
2 **AVALON GROVES**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 A workshop of the Board of Supervisors of the Avalon Groves Community Development
5 District was held on Thursday, May 15, 2025, at 10:00 a.m., at the Palms at Serenoa Clubhouse,
6 17244 Bay Cedar Way, Clermont, FL 34714. No decisions were made, nor action taken, on behalf
7 of the CDD at this workshop.

8 **FIRST AGENDA ITEM: Call to Order**

9 The workshop was called to order at 10:00 a.m.

10 Present were

11 Carl Weston (S1)	Vice Chair, Avalon Groves CDD
12 John Holden (S2)	Assistant Secretary, Avalon Groves CDD
13 Gabriel Ruperez (S3)	Assistant Secretary, Avalon Groves CDD
14 Robert Wolski (S4)	Assistant Secretary, Avalon Groves CDD
15 Eugene Mastrangeli (S5)	Chair, Avalon Groves CDD
16 Heath Beckett	District Manager, Vesta District Services
17 Andrew Davis	Branch Manager, Down To Earth
18 Justin Sarka	Account Manager, Down To Earth

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

20 Mr. Beckett provided the following.

21 **THIRD AGENDA ITEM: Audience Comments**

22 Comments were heard on the Board's right to issue bonds and whether new bonds can be
23 issued for capital projects such as the awnings and electrical outlets, follow up with the
24 developer/builder for the damage at end of Sawgrass Bay Blvd., budgeting for perceived
25 luxury items such as the electrical outlets and shade structures, the sod replacement at
26 Alligator Court where damage had occurred during the conservation cutback, algae in a
27 pond 58, reclaimed water being flushed into a pond, and a resident's screen damage
28 caused by projectiles from a mower.

29 **FOURTH AGENDA ITEM: Discussion Items**

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

31 1. Discussion on Contract Scope with Down To Earth Principals

32 a. Exhibit 1: Discussion on Deficiencies/Issuing Notice to Cure

33 b. Discussion Regarding Credit for Mechanical Edging Services Not
34 Rendered in First Quarter

35 Supervisors discussed the scope of the landscape maintenance contract
36 with Mr. Davis and Mr. Sarka and raised concerns about items that were
37 not being completed per the contract. They also discussed placing the
38 irrigation on separate timers, ownership of the Village 3 well, and the
39 condition of the bamboo in Village 3.

2. Exhibit 2: Review of Contract

a. Discussion on Total Number of Mowings per Year

3. Discussion on Landscape and Irrigation Maintenance RFP

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

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

1. Discussion on FY 2026 Budget

a. Exhibit 3: Review of Proposed FY 2026 Budget

References

i. Exhibit 4: 12-Month Transaction Detail

ii. Exhibit 5: Current Financial Report

iii. Exhibit 6: FY 2024 Fund Balance Report

Mr. Beckett presented a revenue-neutral budget for the Board to discuss.
Supervisors reviewed fund allocations for the various line items.

b. Review of Possible Capital Improvement Projects

i. Exhibit 7: Pond Erosion

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

A) Klinger Electrical Services - \$47,111.00

B) TPG Lighting - \$68,665.20

Supervisors discussed deciding on this project at the next
meeting.

iii. Exhibit 9: Monument Solar Lighting

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

B) TPG Lighting - \$32,049.60

Supervisors discussed tabling this project.

iv. Landscape Replenishment

A) Irrigation

B) Sawgrass Bay Blvd Beds

C) Trees

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

- 74 2) Exhibit 11: Down To Earth Proposal
75 #114231 for Sod Replacement at Sawgrass
76 Bay Blvd. Median (Sanctuary Irrigation
77 Landscape Replacement Phase 1) -
78 \$24,731.77

79 Supervisors discussed tracking replenishment projects for
80 review once the Sanctuary intersection irrigation is
81 repaired.

82 v. Exhibit 12: Playground Shade Structures-Take off agenda

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

85 B) Medley Construction:

86 1) 30'x30' - \$30,000.00

87 2) 35'x35' - \$37,500.00

88 3) 40’x40’ - \$45,000.00

89 4) Single Post Umbrella - \$15,000.00

90 C) Shade Systems:

91 1) 30’x40’ at Goldcrest Loop - \$62,316.50

92 2) 20’x30’ at Paragon Lane - \$40,242.44

93 vi. Mailbox Pavillion

94 Supervisors discussed tabling the shade structure project as
95 its inclusion would cause assessments to increase.

96 vii. Additional Projects

97 E. Other Items

98 The cost of replacing trees and irrigation around pond 12 was discussed.

99 Mr. Beckett explained the next steps in the budget adoption process.

100 **FIFTH AGENDA ITEM: Meeting Announcements**

101 *The next Avalon Groves Community Development District meeting is scheduled for 7 p.m. on*
102 *May 22, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida*
103 *34714.*

104 *The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on*
105 *June 12, 2025 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.*

106 **SIXTH AGENDA ITEM: Adjournment**

107 The workshop was adjourned at 12:38 p.m.

108 **Each person who decides to appeal any decision made by the Board with respect to any matter*
109 *considered at a regular meeting is advised that person may need to ensure that a verbatim record*

110 *of the proceedings is made, including the testimony and evidence upon which such appeal is to be*
111 *based.*

112 **Workshop minutes were accepted at a meeting by vote of the Board of Supervisors at a**
113 **publicly noticed meeting held on June 26, 2025.**

114 _____
115 ☐ Kyle Darin, Secretary
116 ☐ Heath Beckett, Assistant Secretary

☐ Eugene Mastrangeli, Chair
☐ Carl Weston, Vice Chair



EXHIBIT 15



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, May 22, 2025 at 7:00 p.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 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 Carl Weston (S1)	Board Supervisor, Vice Chair (<i>Virtually</i>)
17 Heath Beckett	District Manager, Vesta District Services
18 Michael Bush	Field Manager, Vesta District Services (<i>Virtually</i>)
19 Bennett Davenport	District Counsel, Kutak Rock LLP
20 Greg Woodcock	District Engineer, Stantec (<i>Virtually</i>)
21 Justin Sarka	Account Manager, Down to Earth Landscape & 22 Irrigation (<i>Virtually</i>)
23 Logan Adams	Irrigation Tech, Down to Earth Landscape & 24 Irrigation (<i>Virtually</i>)
25 Kevin Riemensperger	Aquatics Division Manager, Steadfast Environmental

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

28 There being none, the next item followed.

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

30 A. Community Managers

- 31 1. Walk-on Exhibit A: Palms at Serenoa HOA Update – *Shannon*
32 *Bernard/John Holden*

33 Mr. Holden presented the update on behalf of the HOA manager.
34 Supervisors discussed placement and legal requirements for sign spacing
35 related to a request to place “No Trespassing” signs on CDD property in
36 the area of pond 58 and possibly Myrtle Oak.

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

38 Mr. Mastrangeli presented the update on behalf of the POA manager. In
39 response to a question regarding any contacts the District may have for

Lake County, Mr. Woodcock advised their requests generally go through the Lake County portal.

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

Mr. Riemensperger presented the aquatic maintenance report and responded to Supervisor questions. Pond 58 was treated for algae during the last visit. Mr. Woodcock was asked to confirm Sunshine Water had the appropriate permit to release water into the stormwater system. Pond 58 will be monitored with each visit (every two weeks) and re-treated as needed. Treatment results are generally observable after a week for algae and within approximately 3 weeks for weeds. Ongoing algae blooms are anticipated in pond 58 while the water release continues and temperatures are high. Industry standard is to spray and allow to decay.

Maintenance around ponds 42 and 43 were discussed. Line trimming to the waters edge was recommended, rather than mowing.

1. Review of 4/17/2025 – 5/14/2025 Pond Requests

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

Mr. Sarka presented the landscape maintenance report. The mainline irrigation repair at Sanctuary Blvd was completed by KB Homes, Down To Earth has completed an inspection of the associated irrigation lines and submitted a proposal for the repairs. He discussed the scope of the irrigation repairs along Sawgrass Bay Blvd beginning at the first entrance to Village 1.

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

Mr. Woodcock discussed the fence installed on wetland buffer and compensation areas on CDD property in Village 3. A record request has been submitted to Lake County for the landscape and irrigation plans associated with the area. According to the Florida friendly planting guidelines, the type of bamboo planted is permitted, but it's not been confirmed whether it's permitted in the conservation and buffer areas.

Mr. Sarka has reviewed the area and found irrigation infrastructure but it's not connected to a water source. The valves are under battery controllers – it is essentially abandoned irrigation.

Mr. Sarka was asked to connect with Brightview to discuss shared irrigation and schedules. Mr. Sarka noted that the water running at 3 o'clock was an additional hydration cycle his team had set up to help the area recover.

3. Consideration of Down To Earth Proposals

a. Exhibit 3: #114231 to Replace Sod in Sawgrass Bay Blvd Median (Revised) - \$24,731.77

Consensus was to postpone this for a couple of months. Staff were asked to follow up with KB Homes regarding compensation for the landscape material lost as a result of the irrigation damage.

- b. Exhibit 4: #118249 to Regrade and Resod the Easement Damaged by Pool Construction (Sent to Resident With Demand Letter) - \$5,500.00

Mr. Beckett advised the pool contractor reached out to notify the District that they will be taking care of it. He will follow up with them as he hasn't seen any progress on this.

- c. Exhibit 5: #118260 for Conservation Cutback at boundaries adjoining private property within Palms at Serenoa (Revised) - \$8,850.00

Mr. Sarka explained the revision reduced the original scope by 1/3 and cutbacks would be limited to locations adjoining private property.

On a MOTION by Mr. Weston, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the Board approved Down To Earth proposal #118260 (Revised) for Conservation Cutback at boundaries adjoining private property within Palms at Serenoa in the amount of \$8,850.00, for Avalon Groves Community Development District.

In response to Mr. Sarka's query regarding proceeding with previously approved village entrance enhancements, Board consensus was to proceed with Village 2 and Village 3 and wait for the irrigation repairs before starting the Village 1 enhancements. Mr. Sarka acknowledged there would be no additional charges for the delayed start on Village 1.

Mr. Sarka was asked to address a missed section of CDD landscape on Blazing Star. Supervisors thanked Mr. Sarka for the response to their last discussion, noting an improvement in service.

Supervisors discussed irrigation repairs that will be affected by future road widening along Sawgrass Bay Blvd.

Mr. Adams advised of the irrigation installation at the end of Sawgrass Bay Blvd.

D. District Engineer – *Greg Woodcock, Stantec*

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

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

b. Rowland Inc. – \$13,041.00 – *Previously Presented*

Mr. Woodcock advised the HOA had approved moving forward with the Rowland proposal.

On a MOTION by Mr. Wolski, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the Board approved Rowland Inc. to jet the stormwater drains outside the right-of-way at the Palms of

Serenoa in the amount of \$13,041.00 [GL allocation: Stormwater Reporting], for Avalon Groves Community Development District.

Mr. Woodcock advised there were no easement access issues in Edgemont; the ponds are accessed via CDD property. He confirmed he will look into the conservation area and fence in Village 3 once the plans are received from Lake County.

Mr. Beckett will follow up on the Edgemont punch list next week.

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

Mr. Davenport reminded Supervisors to complete Form 1 by July 1, 2025. The annual ethics training requirement must be completed by December 31.

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

Mr. Beckett had nothing to report outside of the agenda items. Mr. Holden thanked District Management for their work on behalf of the community.

G. Exhibit 7: Field Manager – *Michael Bush, Vesta District Services*

Mr. Bush reviewed the field operations report.

1. Review of 4/17/2025 – 5/14/2025 Field Requests

2. Exhibit 8: Presentation of Bio-Tech Consulting Serenoa Village 3 Conservation Area Monitoring Reports

a. Initial Report - February 2024

b. First Annual Report – October 2024

Mr. Woodcock responded to a question regarding the requirements for wetland monitoring as reported by BioTech Consulting.

3. Exhibit 9: Consideration of Edgemont & Village 1 Outlets Proposals

Mr. Bush advised that Recovered Energy has responded that poles with an outlet for LED holiday lighting can be installed. Mr. Bush will discuss options with Mr. Mastrangeli and present a proposal at a future meeting.

Mr. Bush was directed to ask the vendor about the missing base on the streetlight damaged in last year's hurricane and request the bases be adjusted to lock in place and look uniform when they complete the grounding project.

Mr. Bush will keep Mr. Wolski apprised of his streetlight count.

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

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

FOURTH ORDER OF BUSINESS: Business Items

A. Exhibit 10: Consideration and Adoption of **Resolution 2025-10, Approving Proposed FY 2026 Budget and Setting Public Hearing**

The proposed budget considers no increase in assessments. Mr. Davenport reminded Supervisors that once approved, the FY 2026 budget cannot be increased.

On a MOTION by Mr. Holden, SECONDED by Mr. Mastrangeli, WITH ALL IN FAVOR, the Board adopted Resolution 2025-10, Approving Proposed FY 2026 Budget and Setting Public Hearing (July 24, 2025 at 6 p.m.), for Avalon Groves Community Development District.

FIFTH ORDER OF BUSINESS: Consent Agenda

- A. Exhibit 11: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 24, 2025
- B. Exhibit 12: Consideration and Acceptance of the Unaudited April 2025 Financial Statements
- C. Exhibit 13: Acceptance of Lake County Supervisor of Elections Qualified Elector Count as of April 15, 2025 – 2,430

Mr. Davenport explained how the number of qualified electors affects when Community Development Districts transitions from Landowner Elections to General Elections. *(June 1 is the statutory deadline to determine/accept the number of qualified electors in district.)*

- D. Exhibit 14: Ratification of Approval for Down To Earth to Repair Village 3 Irrigation Wire Repair (Proposal #117176) - \$2,217.74
- E. Exhibit 15: Acceptance of Arbitrage Report for Assessment Area One Project, Series 2017 Indicating No Cumulative Rebate Requirement Liability as of April 5, 2025

Mr. Davenport explained that there is a limit on the earnings for bond money and any earnings that exceed that limit must be paid back to the federal government. The presented report states that the District did not have any earnings in excess of the limit and therefore is not required to pay a rebate.

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

SIXTH ORDER OF BUSINESS: Liaison Reports

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

- 1. Exhibit 16: Landscape Scoresheets

Mr. Weston commented that the report cards show Down To Earth is taking the initiative to look at the data being presented and being proactive in responding to them. Mr. Ruperez agreed that since the last meeting the responsiveness of the vendor has improved.

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

Mr. Holden noted progress was being made on the complaints that have been submitted to him. Mr. Mastrangeli commented that the overall list is being reduced. Mr. Ruperez stated the sidewalks look good after power washing.

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

Mr. Wolski noted the circle was complete and lights are being installed by the school. He noted Lake County had officers on motorcycles patrolling Sawgrass Bay Blvd. Mr. Weston observed that the concrete barrier was doing its job in preventing traffic from crossing landscape to enter Orange County at the end of Sawgrass Bay Blvd. Mr. Holden raised an issue regarding parking on the circle at Butterfly Pea Court.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Mr. Wolski discussed the proposed budget and the April 2025 Financial Report. Mr. Mastrangeli asked about refinancing the bonds. Staff is working on a process to add GL Codes to the proposals presented on the agenda.

SEVENTH ORDER OF BUSINESS: Supervisor Requests

A. Exhibit 17: Discussion Items (*Holden*)

Mr. Holden raised concerns regarding algae in the ponds and asked whether the revision time can be added to the draft agenda packets.

B. Next Workshop Agenda Items

C. Next Meeting Agenda Items

- Proposal for irrigation repairs along Sawgrass Bay Blvd
- Monument outlets
- Discussion on Monument Signs for Villages 1 and 2 identification
- DTE Proposal #114231 to Replace Sod in Sawgrass Bay Blvd Median (Revised) - \$24,731.77 – add to **August** agenda

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

Comments were heard on notifying residents of upcoming midge fly treatment – contractors should notify staff who will ask HOA/POA to send an eblast, “No Parking” signs for Village 1 playground, monument signs identifying Village 1 and 2 – Mr. Davenport explained the process for adding signs, pressure washing inside the villages, FWC permits for gator trapping, contact with the commercial space owners to discuss improvements without damaging CDD property, components of the CDD assessment and bond repayment.

NINTH ORDER OF BUSINESS: Next Workshop Attendance Check

The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on June 12, 2025 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.

229 All Supervisors except Mr. Ruperez confirmed their intent to attend in person.

230 **TENTH ORDER OF BUSINESS: Next Meeting Quorum Check**

231 *The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on*
232 *June 26, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida*
233 *34714.*

234 All Supervisors confirmed their intent to attend in person.

235 **ELEVENTH ORDER OF BUSINESS: Exhibit 18: Action Items Summary**

236 **District Counsel**

- 237 • HOA license agreement “No Trespassing” signs on CDD property
- 238 • Work with DM to follow up with KB Homes regarding compensation for
- 239 the landscape material lost as a result of the irrigation damage

240 **District Engineer**

- 241 • Confirm Sunshine Water had the appropriate permit to release water into
- 242 the stormwater system
- 243 • Confirm fence ownership/maintenance responsibility, designation of land,
- 244 and allowable planting between the 2 ponds at the end of Saw Palmetto
- 245 (once the plans received from Lake County)
- 246 • Confirm SJRWMD reporting/maintenance requirements (Bio-Tech
- 247 Consulting)

248 **District Manager**

- 249 • Follow up with KB Homes regarding compensation for the landscape
- 250 material lost as a result of the irrigation damage
- 251 • Follow up on pool contractor re-sod easement
- 252 • Follow up on the Edgemont punch list next week
- 253 • Process for adding GL Codes to the proposals presented on the agenda

254 **Field Manager**

- 255 • Discuss Recovered Energy options for solar outlets for Edgemont &
- 256 Village 1 w/Mr. Mastrangeli
- 257 • Ask Recovered Energy to
 - 258 - replace missing base on the streetlight damaged in last year’s hurricane
 - 259 - adjust misaligned bases when completing the grounding project
- 260 • Notify Mr. Wolski of streetlight count

261 **Down To Earth**

- 262 • Connect with Brightview to discuss shared irrigation and schedules
- 263 • Address missed section of CDD landscape on Blazing Star



264 **Steadfast**

- 265 • Notify staff of upcoming midge fly treatments so HOA/POA can send an
266 ebblast to residents

267 **TWELFTH ORDER OF BUSINESS: Adjournment**

268 On a MOTION by Mr. Holden, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board
269 adjourned the meeting at 8:54 p.m., for Avalon Groves Community Development District.

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

273 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
274 **noticed meeting held on June 26, 2025.**

275 _____
276 □ Kyle Darin, Secretary
277 □ Heath Beckett, Assistant Secretary

□ Eugene Mastrangeli, Chair
□ Carl Weston, Vice Chair



EXHIBIT 16



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FIRST AGENDA ITEM:	Call to Order
Present were	
Carl Weston (S1)	Vice Chair, Avalon Groves CDD
John Holden (S2)	Assistant Secretary, Avalon Groves CDD
Robert Wolski (S4)	Assistant Secretary, Avalon Groves CDD
Eugene Mastrangeli (S5)	Chair, Avalon Groves CDD

Mr. Holden recorded the workshop.

An error on the agenda was acknowledge and items IV.E. Public Information and IV.F. Accountability were struck.

Supervisors discussed improving meeting conduct by requiring speakers to be recognized by the Chair before speaking.

Clarification was provided on audience participation in workshop settings, engagement with prior recognition is encouraged during workshops.

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

1. Exhibit 1: Report Card
- Concerns were raised regarding weeds in the sidewalk joints and potential hazards. Maintenance responsibility needs to be clarified.
- A comment was heard on the delays in recouping irrigation repair costs from Lake County/apartment developers. Documentation for legal action was discussed.
- A resident offered to donate pine trees for CDD property. The offer was acknowledged and will be reviewed.
- Unmowed and unmaintained areas along fences and conservation zones were identified. Discussion followed regarding responsibility, reporting, and audit procedures.
- There was some confusion over who is responsible for trash removal from in and around the ponds. This will be clarified with the landscape and aquatic vendors.

Concerns were raised over vehicles parking on CDD-maintained grass. Discussion followed regarding the need for documented reports and resident involvement to verify issues.

It was noted the recent algae treatments appear to be effective. Monitoring and updates to continue.

A proposal to repair damaged irrigation lines at a cost of \$17,000 was discussed. Concerns were raised regarding pursuing reimbursement from responsible parties for the irrigation and landscape affected by construction.

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

Supervisors discussed DR Horton’s construction quality and requests regarding sidewalk concerns. Discussion on inspections, warranties, and holding construction funds in reserve followed.

Options were discussed for solar-powered monument lighting to reduce long-term costs, the installation cost was estimated to be \$25,000.00.

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

Increased traffic and poor sight lines near the crosswalks and a grass-roots coalition for effecting safety improvements were discussed.

The drinking fountain at the Goldcrest Loop playground was discussed after a concern was raised regarding the water temperature due to exposed pipes. Visibility issues from a utility box were also discussed.

D. Finance – *Robert Wolski/Gene Mastrangeli*

~~E. Public Information – *John Holden*~~

~~F. Accountability – *Carl Weston/John Holden*~~

G. Other Business

FIFTH AGENDA ITEM:

Meeting Announcements

The next Avalon Groves Community Development District meeting is scheduled for 6 p.m. on June 26, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

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

SIXTH AGENDA ITEM:

Adjournment

The workshop was adjourned at approximately 11:49 a.m.

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

75 **Workshop minutes were accepted at a meeting by vote of the Board of Supervisors at a**
76 **publicly noticed meeting held on June 26, 2025.**

77 _____
78 ☐ Kyle Darin, Secretary
79 ☐ Heath Beckett, Assistant Secretary

☐ Eugene Mastrangeli, Chair
☐ Carl Weston, Vice Chair



EXHIBIT 17



Avalon Groves Community Development District

Financial Statements
(Unaudited)

Preliminary

May 31, 2025



Avalon Groves CDD
Balance Sheet
May 31, 2025

	General Fund	Debt Service 2017	Debt Service 2017 A-1	Debt Service 2019	Debt Service 2021 Ph 3/4	Debt Service 2021	Debt Service 2022	TOTAL
1 ASSETS								
2 Operating Account	\$ 943,425	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ -	943,445
3 Trust Accounts:								
4 Revenue Fund	-	65,211	217,531	157,002	57,489	94,182	49,090	640,504
5 Interest Fund	-	43	131	23	1,293	14,743	16	16,249
6 Reserve Fund	-	199,715	591,094	106,045	19,448	169,400	32,397	1,118,100
7 Prepayment Fund	-	18	123	1,570	-	247	-	1,958
8 Sinking Fund	-	32	89	22	29	34	17	224
9 Principal	-	-	-	39	-	-	-	39
10 Cost Of Issuance	-	-	-	14,957	-	-	(1)	14,956
11 Bond Redemption	-	-	-	52	-	-	-	52
12 Acquisition & Construction	-	0	1	14,791	5	83,716	10,180	108,693
13 Accounts Receivable	-	-	-	-	-	-	-	-
14 On-Roll Assessments Receivable	7,132	920	2,705	1,136	1,043	1,818	695	15,450
15 Due From Other Funds	-	4,576	13,449	5,649	5,188	9,038	3,457	41,357
16 Undeposited Funds	-	-	-	-	-	-	-	-
17 Prepaid Expenses	7,000	-	-	-	-	-	-	7,000
18 Deposits	541	-	-	-	-	-	-	541
19 TOTAL ASSETS	958,097	270,516	825,143	301,286	84,496	373,178	95,852	2,908,568
20 LIABILITIES								
21 Accounts Payable	55,930	-	-	-	-	-	-	55,930
22 On-Roll Deferred Revenue	7,132	920	2,705	1,136	1,043	1,818	695	15,450
23 Accrued Expenses	-	-	-	-	-	-	-	-
24 Due To Other Funds	41,357	-	-	-	-	-	-	41,357
25 TOTAL LIABILITIES	104,419	920	2,705	1,136	1,043	1,818	695	112,738
26 FUND BALANCE								
27 Nonspendable								
28 Prepaid & Deposits	541	-	-	-	-	-	-	541
29 Capital Reserves	-	-	-	-	-	-	-	-
30 Operating Capital	220,425	-	-	-	-	-	-	220,425
31 Unassigned	632,712	269,595	822,438	300,149	83,453	371,360	95,156	2,574,864
32 TOTAL FUND BALANCE	853,678	269,595	822,438	300,149	83,453	371,360	95,156	2,795,830
33 TOTAL LIABILITIES & FUND BALANCE	958,097	270,516	825,143	301,286	84,496	373,178	95,852	2,908,568



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

	FY 2025 Adopted Budget	FY 2025 Month of May	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 <u>REVENUES</u>					
2 Special Assessment	\$ 1,319,762	\$ 13,101	\$ 1,312,630	\$ (7,132)	99%
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	\$ 13,101	\$ 1,312,630	\$ (9,922)	99.46%
7 <u>EXPENDITURES</u>					
8 GENERAL ADMINISTRATIVE					
9 Supervisor Compensation	\$ 12,000	\$ 1,000	\$ 7,400	\$ (4,600)	62%
10 District Management Services	34,608	2,884	23,072	(11,536)	67%
11 Bank Fees	150	267	267	117	178%
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	5,504	15,766	(24,234)	39%
16 Legal Services	60,000	2,446	19,684	(40,316)	33%
17 Technology & Website Admin.	2,015	30	1,755	(260)	87%
18 Miscellaneous (Appraisal, Mailing, Etc.)	1,500	6,289	6,415	4,915	428%
19 TOTAL GENERAL ADMINISTRATIVE	158,248	18,420	79,009	(79,239)	49.93%
20 INSURANCE					
21 Insurance	35,000	-	31,836	(3,164)	91%
22 TOTAL INSURANCE	35,000	-	31,836	(3,164)	90.96%
23 DEBT SERVICE ADMIN.					
24 Disclosure Report	5,408	-	6,408	1,001	119%
25 Arbitrage Rebate Report	2,000	650	650	(1,350)	33%
26 Trustee Fees	17,500	-	3,500	(14,000)	20%
27 TOTAL DEBT SERVICE ADMINISTRATION	24,908	650	10,558	(14,350)	42.39%
28 UTILITIES:					
29 Utilities-Electricity	20,000	689	5,064	(14,936)	25%
30 Streetlights	295,000	23,280	168,040	(126,960)	57%
31 Utility Water	45,000	1,307	10,530	(34,470)	23%
32 TOTAL UTILITIES:	360,000	25,276	183,634	(176,366)	51.01%
33 PHYSICAL ENVIRONMENT:					
34 Lake & Pond Maintenance	54,600	3,460	54,405	(195)	100%
35 Landscape Maintenance	314,715	27,110	192,517	(122,198)	61%
36 Landscape - Replenishment	76,000	12,278	37,223	(38,777)	49%
37 Wetland Mitigation & Monitoring	49,800	-	16,800	(33,000)	34%
38 Field Management	6,489	541	4,326	(2,163)	67%
39 Field Contingency	88,900	3,966	6,966	(81,934)	8%
40 Hardscape Repairs & Maint.	15,000	70	22,477	7,477	150%
41 Stormwater Reporting	25,000	-	-	(25,000)	0%
42 Porter Services	10,000	610	3,689	(6,311)	37%
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 May	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Midge Fly Treatment	53,592	13,398	26,796	(26,796)	50%
46	Playground Repairs & Maint.	9,000	-	-	(9,000)	0%
47	Wildlife Removal	18,600	1,550	12,400	(6,200)	67%
48	Reserve Study	5,000	-	-	(5,000)	0%
49	TOTAL PHYSICAL ENVIRONMENT	744,396	62,983	377,598	(366,798)	50.73%
50	TOTAL EXPENDITURES	1,322,552	107,329	682,634	(639,917)	51.61%
51	REVENUES OVER (UNDER) EXPENDITURES	-	(94,228)	629,995	629,995	
52	OTHER FINANCING SOURCES & USES					
53	Transfers In	-	-	-	-	
54	Transfers Out	-	-	-	-	
55	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
56	NET CHANGE IN FUND BALANCE	-	(94,228)	629,995	629,995	
57	Fund Balance - Beginning			223,683	223,683	
58	FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 853,678	\$ 853,678	



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

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 170,338	\$ 169,417	\$ (920)
3 Lot Closings	-	-	-
4 Interest	-	7,055	7,055
5 Prepayments	-	-	-
6 TOTAL REVENUES	170,338	176,472	6,134
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	62,106	61,406	(700)
10 May 1, 2025	62,106	61,263	(844)
11 November 1, 2025	60,981	-	(60,981)
12 Principal Retirement			
13 May 1, 2025	45,000	-	(45,000)
14 Principal Prepayment	-	50,000	50,000
15 TOTAL EXPENDITURES	168,088	172,669	4,581
16 REVENUES OVER (UNDER) EXPENDITURES	2,250	3,803	1,553
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	3,803	1,553
22 Fund Balance - Beginning		265,792	
23 FUND BALANCE - ENDING - PROJECTED	\$ 2,250	\$ 269,595	\$ 267,345

* 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 May 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 500,600	\$ 497,895	\$ (2,705)
3 Lot Closings	-	-	-
4 Interest	-	21,968	21,968
5 Prepayments	-	-	-
6 TOTAL REVENUES	500,600	519,863	19,263
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	190,897	188,663	(2,234)
10 May 1, 2025	188,663	187,778	(884)
11 November 1, 2025	185,303	-	(185,303)
12 Principal Retirement			
13 May 1, 2025	125,000	-	(125,000)
14 Principal Prepayment	-	155,000	155,000
15 TOTAL EXPENDITURES	498,966	531,441	32,475
16 REVENUES OVER (UNDER) EXPENDITURES	1,634	(11,577)	(13,212)
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	(32,400)	(34,034)
22 Fund Balance - Beginning		854,816	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,634	\$ 822,416	\$ 820,782

* 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 May 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 210,250	\$ 209,114	\$ (1,136)
3 Lot Closings	-	-	-
4 Interest	-	6,481	6,481
5 Prepayments	-	-	-
6 TOTAL REVENUES	210,250	215,595	5,345
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	67,330	67,330	0
10 May 1, 2025	66,074	66,074	0
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	208,404	1,256
17 REVENUES OVER (UNDER) EXPENDITURES	3,103	7,191	4,089
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	(57,859)	(60,962)
23 Fund Balance - Beginning		343,218	
24 FUND BALANCE - ENDING - PROJECTED	\$ 3,103	\$ 285,359	\$ 282,256

* 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 May 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 193,100	\$ 192,057	\$ (1,043)
3 Lot Closings	-	-	-
4 Interest	-	1,853	1,853
5 Prepayments	-	-	-
6 TOTAL REVENUES	193,100	193,909	809
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	-	80,000	80,000
15 TOTAL EXPENDITURES	191,838	192,738	900
16 REVENUES OVER (UNDER) EXPENDITURES	1,263	1,172	(91)
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	1,172	(91)
22 Fund Balance - Beginning		82,277	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,263	\$ 83,449	\$ 82,187

* 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 May 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 336,400	\$ 334,582	\$ (1,818)
3 Lot Closings	-	-	-
4 Interest	-	6,877	6,877
5 Prepayments	-	-	-
6 TOTAL REVENUES	336,400	341,459	5,059
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	-	135,000	135,000
15 TOTAL EXPENDITURES	335,847	337,450	1,603
16 REVENUES OVER (UNDER) EXPENDITURES	553	4,009	3,456
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	76,409	75,856
22 Fund Balance - Beginning		211,235	
23 FUND BALANCE - ENDING - PROJECTED	\$ 553	\$ 287,644	\$ 287,091

* financed by prior year revenues



Avalon Groves Community Development District
Debt Service 2022 (AA4)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to May 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 128,675	\$ 127,980	\$ (695)
3 Lot Closings	-	-	-
4 Interest	-	1,975	1,975
5 Prepayments	-	-	-
6 TOTAL REVENUES	128,675	129,955	1,280
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2024	44,638	44,638	0
10 May 1, 2025	44,638	44,638	0
11 November 1, 2025	43,838	-	(43,838)
12 Principal Retirement			
13 May 1, 2025	40,000	-	(40,000)
14 Principal Prepayment	-	40,000	40,000
15 TOTAL EXPENDITURES	128,475	129,275	800
16 REVENUES OVER (UNDER) EXPENDITURES	200	680	480
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	(918)	(1,118)
22 Fund Balance - Beginning		85,895	
23 FUND BALANCE - ENDING - PROJECTED	\$ 200	\$ 84,976	\$ 84,776

* 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 May 31, 2025

	2017 (AA1) Actual Year-to-Date	2017A-1 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 PH 3/4 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2022 (AA4) Actual Year-to-Date	Total
1 REVENUES							
2 Developer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Insurance Claim	-	-	-	-	-	-	-
4 Interest	-	-	356	5	2,241	272	2,874
5 TOTAL REVENUES	-	-	356	5	2,241	272	2,874
6 EXPENDITURES							
7 Dissemination Agent	-	-	-	-	-	-	-
8 Trust Fund Accounting	-	-	-	-	-	-	-
9 Arbitrage	-	-	-	-	-	-	-
10 Trustee Fees	-	-	-	-	-	-	-
11 Requisitions	-	-	-	-	-	-	-
12 TOTAL EXPENDITURES	-	-	-	-	-	-	-
13 REVENUES OVER (UNDER) EXPENDITURES	-	-	356	5	2,241	272	2,874
14 OTHER SOURCES (USES)							
15 Transfer In	-	-	5,050	-	8,422	1,598	15,071
16 Transfer Out	-	-	-	-	-	-	-
17 TOTAL OTHER SOURCES (USES)	-	-	5,050	-	8,422	1,598	15,071
18 NET CHANGE IN FUND BALANCE	-	-	5,406	5	10,664	1,870	17,945
19 Fund Balance - Beginning	0	21	9,385	-	73,053	8,310	90,768
20 FUND BALANCE - ENDING - PROJECTED	\$ 0	\$ 21	\$ 14,791	\$ 5	\$ 83,716	\$ 10,180	\$ 108,713



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

	Bank United (Operating Account)
Balance per Bank Statement	\$ 957,304.75
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	13,860.20
<i>Adjusted Bank Balance</i>	<u>\$ 943,424.55</u>
Beginning Bank Balance per Books	970,664.15
Deposits	28,382.37
Disbursements	55,621.97
<i>Balance per Book</i>	<u>\$ 943,424.55</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
05/01/2025	100372	BIO-TECH CONSULTING, INC.	Invoice: 184550 (Reference: Mitigation Monitoring.)		3,500.00	967,164.15
05/01/2025	100373	Vesta District Services	Invoice: 425987 (Reference: Management Fees May 25.)		3,424.75	963,739.40
05/01/2025	100374	Steadfast Environmental, LLC	Invoice: SA-11066 (Reference: Routine Aquatic Maintenance April 25.)		3,460.00	960,279.40
05/01/2025	100375	Clean Star Services	Invoice: 14921 (Reference: Trash Service April 25.)		579.00	959,700.40
05/01/2025	100376	Down to Earth	Invoice: 138024 (Reference: Landscape Maintenance April 25.)	Invoice: 140215 (Reference: Clea...	1,629.06	958,071.34
05/02/2025	100377	HV Solar Lighting	Invoice: 409 (Reference: Street Light Project May 25.)	Invoice: 408 (Reference: Light Install...	20,680.00	937,391.34
05/02/2025	050225ACH1	SECO Energy	16920 Sawgrass Bay Blvd 3/17/25 - 4/15/25		91.00	937,300.34
05/02/2025	050225ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 3/17/25 - 4/15/25		38.00	937,262.34
05/02/2025	050225ACH3	SECO Energy	17325 Sawgrass Bay Blvd 3/17/25 - 4/15/25		327.00	936,935.34
05/02/2025	050225ACH4	SECO Energy	17052 Basswood Lane 3/17/25 - 4/15/25		39.00	936,896.34
05/02/2025	050225ACH5	SECO Energy	17650 Sawgrass Bay Blvd 3/17/25 - 4/15/25		109.00	936,787.34
05/08/2025	100378	Steadfast Environmental, LLC	Invoice: SA-11943 (Reference: Midge Fly Treatment.)		6,699.00	930,088.34
05/08/2025	050825ACH1	BANK UNITED	Business Checks		266.91	929,821.43
05/13/2025	100379	Down to Earth	Invoice: 141995 (Reference: Wire Repairs.)		2,217.74	927,603.69
05/14/2025	051425ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 2/25/25 - 3/24/25		615.01	926,988.68

Date	Number	Name	Memo	Deposit	Payments	Balance
05/14/2025	051425ACH2	Sunshine Water Services	Goldcrest Loop Playground 2/21/25 - 3/25/25		13.73	926,974.95
05/14/2025	051425ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 2/25/25 - 3/24/25		19.74	926,955.21
05/15/2025	051525ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 2/28/25 - 3/28/25		143.99	926,811.22
05/15/2025	100380	Vesta District Services	Invoice: 426649 (Reference: Billable Expenses - Apr 2025.)		658.84	926,152.38
05/22/2025	100381	Stantec Consulting Services,Inc	Invoice: 2397474 (Reference: General Consulting April 25.)		5,504.20	920,648.18
05/27/2025	1679	Carl M. Weston	BOS Meeting 5/22/25		200.00	920,448.18
05/27/2025	1680	Eugene J. Mastrangeli	BOS Meeting 5/22/25		200.00	920,248.18
05/27/2025	1681	Gabriel Ruperez	BOS Meeting 5/22/25		200.00	920,048.18
05/27/2025	1751	John Holden	BOS Meeting 5/22/25		200.00	919,848.18
05/27/2025	1752	Robert J. Wolski	BOS Meeting 5/22/25		200.00	919,648.18
05/27/2025	100382	Kutak Rock LLP	Invoice: 3567893 (Reference: General Counsel Apr 25.)		2,446.00	917,202.18
05/28/2025	100383	Clean Star Services	Invoice: 15156 (Reference: Trash Service May 25.)		610.00	916,592.18
05/30/2025	100384	Swine Solutions, LLC	Invoice: 603 (Reference: Trapping Services.)		1,550.00	915,042.18
05/30/2025			Deposit	15,865.33		930,907.51
05/30/2025			Deposit	12,517.04		943,424.55
5/31/2025				28,382.37	55,621.97	943,424.55

Avalon Groves Financial Summary May 31, 2025

Cash & Asset Re-cap							
	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Cash Balance	\$ 943,425						
Trust Balances (Restricted to DS)		265,019	808,968	279,710	78,260	278,606	81,519
Trust Balances (Restricted to A&C)		0	1	14,791	5	83,716	10,180
Less: Accounts Payable	55,930	-	-	-	-	-	-
Less: Due to Other Funds	41,357	-	-	-	-	-	-
Net Cash Balance	\$ 846,137	\$ 265,019	\$ 808,969	\$ 294,501	\$ 78,265	\$ 362,322	\$ 91,699
Plus: Prepaids & Deposits	7,541	-	-	-	-	-	-
Plus: Assessments Receivable	7,132	920	2,705	1,136	1,043	1,818	695
Plus: Due from Other Funds	-	4,576	13,449	5,649	5,188	9,038	3,457
Less: Deferred Revenue	7,132	920	2,705	1,136	1,043	1,818	695
Net Current Assets	853,678	269,595	822,418	300,149	83,453	371,360	95,156
Cash Available to Spend	846,137						
Analysis of Revenues & Expenditures							
	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	1,312,630	176,472	519,863	215,950	193,914	343,701	130,227
Expenses:							
Administrative	79,009						
Insurance	31,836						
Debt Service Administration	10,558						
Utilities	183,634						
Physical Environment	377,598						
Principal Payments		50,000	155,000	75,000	80,000	135,000	40,000
DS Interest		122,669	376,441	133,404	112,738	202,450	89,275
Total Expenses:	682,634	172,669	531,441	208,404	192,738	337,450	129,275
Transfers In/Out	-	-	(20,822)	(60,000)	-	80,822	-
Profit (Loss)	\$ 629,995	\$ 3,803	\$ (32,400)	\$ (52,453)	\$ 1,176	\$ 87,073	\$ 952



Avalon Groves CDD
Summary for May 2025

At the end of May there was spendable cash in the amount of \$846,137. This cash balance is net of items, such as, accounts payable and any monies due to others. The balance of assessments outstanding is \$7,132 which means that 99.46% of assessments have been collected by the tax collector and forwarded to the District.

By the end of May, 67% of the annual budget is "expected" to be expended. Expenses through the month of May amount to \$682,634 which is 51.61% of the budget for the fiscal year. This means the District is under budget through May.

The largest expenditures are for physical environment at \$377,598. 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 \$183,634 which encompass electric; streetlights; and water.

Although the total expenses only take up 51.61% of the budget there are several items that are either overbudget or have expended more than the 67% 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

Bank fees are currently 178% of the allocated budget due to the purchase of check stock.

Miscellaneous expenses are also overbudget at 428% of budgeted amount due to Fire District taxes imposed on

The other expense overbudget is Hardscape Repair & Maintenance, which was budgeted at \$15,000 but has already incurred \$22,477 worth of expenses, that works out to be 150% of the budget for that expense.

Lastly, Lake & Pond Maintenance has a budget of \$54,600 and the District spent \$54,405, 99.64% of the budget.



EXHIBIT 18





LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

May 29, 2025

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

**\$7,215,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and
\$4,400,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)
("Bonds")**

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended March 31, 2025 ("Computation Period"). This report indicates that there is **no cumulative rebate requirement liability as of March 31, 2025.**

The next annual arbitrage rebate calculation date is March 31, 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

*\$7,215,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017A-1 (Assessment
Area Two Project) and \$4,400,000 Avalon Groves Community
Development District Special Assessment Bonds, Series
2017A-2 (Assessment Area Two Project)*

For the period ended March 31, 2025





LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

May 29, 2025

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

Re: \$7,215,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and \$4,400,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-2 (Assessment Area Two 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 March 31, 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 \$(638,181.84) at March 31, 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.



SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

May 29, 2025

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2025

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 March 31, 2018.
3. Computations of yield are based upon a 31-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.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

May 29, 2025

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2025

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. Proceeds of the Assessment Area Two A-1 Bonds will be used to provide funds for (i) paying the Cost of acquiring and/or constructing a portion of the Assessment Area Two Project, (ii) funding Capitalized Interest through at least May 1, 2018, (iii) The funding of the Assessment Area Two A-1 Reserve Account, and (iv) the payment of the costs of Issuance of the Assessment Area Two A-1 Bonds. Proceeds of the Assessment Area Two A-2 Bonds will be used to provide funds for (i) paying the Cost of acquiring and/or constructing a portion of the Assessment Area Two Project, (ii) funding Capitalized Interest through at least May 1, 2018, (iii) The funding of the Assessment Area Two A-1 Reserve Account, and (iv) the payment of the costs of Issuance of the Assessment Area Two A-2 Bonds.
12. The Series 2017A-2 portion of the Bonds was redeemed on November 1, 2019, but the Series 2017A-1 portion of the Bonds is still outstanding as of March 31, 2025, and thus remains subject to arbitrage compliance.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

May 29, 2025

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2025

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.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

May 29, 2025

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2025

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Avalon Groves Community Development District

May 29, 2025

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2025

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.

\$7,215,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-1 (ASSESSMENT AREA TWO PROJECT) AND
 \$4,400,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-2 (ASSESSMENT AREA TWO PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017 ISSUE DATE
 4 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
 3 / 31 / 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 / 1 / 2022	BEGINNING BALANCE		0.00	520,089.75	623,394.89	103,305.14
4 / 1 / 2022	RESERVE ACCOUNT 2017A-1		26.69	0.00	0.00	0.00
5 / 2 / 2022	RESERVE ACCOUNT 2017A-1		61.06	0.00	0.00	0.00
6 / 1 / 2022	RESERVE ACCOUNT 2017A-1		226.86	0.00	0.00	0.00
7 / 1 / 2022	RESERVE ACCOUNT 2017A-1		396.07	0.00	0.00	0.00
8 / 1 / 2022	RESERVE ACCOUNT 2017A-1		600.68	0.00	0.00	0.00
9 / 1 / 2022	RESERVE ACCOUNT 2017A-1		880.76	0.00	0.00	0.00
10 / 3 / 2022	RESERVE ACCOUNT 2017A-1		990.50	0.00	0.00	0.00
11 / 1 / 2022	RESERVE ACCOUNT 2017A-1		1,256.92	0.00	0.00	0.00
12 / 1 / 2022	RESERVE ACCOUNT 2017A-1		1,498.43	0.00	0.00	0.00
1 / 3 / 2023	RESERVE ACCOUNT 2017A-1		1,722.92	0.00	0.00	0.00
2 / 1 / 2023	RESERVE ACCOUNT 2017A-1		1,859.05	0.00	0.00	0.00
3 / 1 / 2023	RESERVE ACCOUNT 2017A-1		1,800.70	0.00	0.00	0.00
4 / 3 / 2023	RESERVE ACCOUNT 2017A-1		2,048.13	0.00	0.00	0.00
5 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,069.31	0.00	0.00	0.00
6 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,249.68	0.00	0.00	0.00
7 / 3 / 2023	RESERVE ACCOUNT 2017A-1		2,203.85	0.00	0.00	0.00
8 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,304.32	0.00	0.00	0.00
9 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,398.99	0.00	0.00	0.00
10 / 2 / 2023	RESERVE ACCOUNT 2017A-1		2,340.54	0.00	0.00	0.00
11 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,429.78	0.00	0.00	0.00
12 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,365.69	0.00	0.00	0.00
1 / 2 / 2024	RESERVE ACCOUNT 2017A-1		2,455.62	0.00	0.00	0.00
2 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,459.14	0.00	0.00	0.00
3 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,302.95	0.00	0.00	0.00
4 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,472.13	0.00	0.00	0.00
5 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,396.71	0.00	0.00	0.00
6 / 3 / 2024	RESERVE ACCOUNT 2017A-1		2,487.52	0.00	0.00	0.00
7 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,419.91	0.00	0.00	0.00
8 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,516.33	0.00	0.00	0.00
9 / 3 / 2024	RESERVE ACCOUNT 2017A-1		2,526.48	0.00	0.00	0.00
10 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,380.65	0.00	0.00	0.00
11 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,326.99	0.00	0.00	0.00
12 / 2 / 2024	RESERVE ACCOUNT 2017A-1		2,170.21	0.00	0.00	0.00
1 / 2 / 2025	RESERVE ACCOUNT 2017A-1		2,188.28	0.00	0.00	0.00



\$7,215,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-1 (ASSESSMENT AREA TWO PROJECT) AND
\$4,400,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-2 (ASSESSMENT AREA TWO PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017 ISSUE DATE
4 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
3 / 31 / 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 / 3 / 2025	RESERVE ACCOUNT 2017A-1		2,114.34	0.00	0.00	0.00
3 / 3 / 2025	RESERVE ACCOUNT 2017A-1		1,908.44	0.00	0.00	0.00
3 / 31 / 2025	INTEREST ACCRUAL		1,952.14	0.00	0.00	0.00
		588,898.52	68,808.77	520,089.75	623,394.89	103,305.14
4 / 1 / 2022	BEGINNING BALANCE		0.00	0.80	0.96	0.16
3 / 31 / 2025	CONSTRUCTION FUND 2017A-1		0.00	0.00	0.00	0.00
		0.80	0.00	0.80	0.96	0.16
		588,899.32	68,808.77	520,090.55	623,395.85	103,305.30
	ACTUAL EARNINGS		68,808.77			
	ALLOWABLE EARNINGS		103,305.30			
	REBATE REQUIREMENT		(34,496.53)			
	FUTURE VALUE 3/31/2022 CUMULATIVE REBATE REQUIREMENT		(597,154.81)			
	FUTURE VALUE 3/31/2023 COMPUTATION DATE CREDIT		(2,211.63)			
	FUTURE VALUE 3/31/2024 COMPUTATION DATE CREDIT		(2,198.87)			
	COMPUTATION DATE CREDIT		(2,120.00)			
	CUMULATIVE REBATE REQUIREMENT		(638,181.84)			



EXHIBIT 19



VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	UNSATISFACTORY	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	✓		
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)			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)	✓		Weeds growing many areas. See pics. Exhibit A
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	✓		

NOTES: I observed miss mowed area. See **Exhibit “B”** There are areas that will need attention on completing overlooked spring cleaning task.

Location: Edgemont | PAS | V1 | V2 | V3 | Alton Serenoa (V4)
 Date of Inspection: 12 JUNE 2025
 Auditor: Weston | Ruperez

Exhibit “A”

Fence Line between Edgemont and PAS



Along Sawgrass Bay Blvd.



Exhibit “B”

East side of Sawgrass Bay Blvd.



PAS – West /South Twin Flower Court (end of cul-de-sac)



VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	UNSATISFACTORY	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	Yes		
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	Yes		
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)		No	Soft edging concerns shared with Heath and Justin.
WEED CONTROL – TURF AREAS (reasonably free of weeds)	Yes		
WEED CONTROL – BED AREAS (reasonably free of weeds)	Yes		Some broadleaf starting to pop up with rain. Please treat
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	Yes		
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	Yes		
CLEANLINESS (debris free, leaf litter, landscape debris, grass clippings)	Yes		
MULCHING (distributed appropriately, bare areas, recommended is 3")		No	Some areas are starting to need replenishment. Quote please
WATER/IRRIGATION MANAGEMENT	Yes		
PRIOR MAINTENANCE ITEMS ADDRESSED	Yes		

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

Date: 6/20/2025

Auditor: Weston | Ruperez



WALK-ON EXHIBIT B



TO: Mr. Heath Beckett/Mr. Kyle Darin/Ms. Shirley Conley,
Vesta District Services
Mr. Jere Earlywine, District Counsel, Kutak Rock LLP

FROM: John Holden
Amenities and Infrastructure Liaison
Supervisor, AGCDD

DATE: June 23, 2025

SUBJECT: Playground Water Fountain safety

I was tasked at the AGCDD workshop meeting on June 10, 2025, by Chairman, Eugene Mastrangeli, to address a concern raised at that meeting by Mr. Frank De Losa, of 17532 Butterfly Pea Court, Village One, a member of the Serenoa POA Board.

The main concern presented was the safety of the children in Mr. De Losa's neighborhood, specifically concerning the public water fountain at the Village One playground on Goldcrest Loop. Mr. De Losa feels that the water fountain gets too hot and may burn the children when they try to use it. Many other concerns are presented at the playground; however, this report will only concern the water fountain.

The temperatures on the metal surfaces and nearby plastic housing were between 98- and 125-degrees Fahrenheit. Temperatures were taken on June 12th and 13th, 2025, at various times during the afternoon. The water fountain metal parts were never over 107 degrees.

The water fountain chrome handle became stuck in the "on" position both ways when I used it. The faucet handle was not too hot to touch. The water pressure was adequate, and the water appeared clear and sanitary. The water was warm but not scalding. I would not drink it. It cooled down when allowed to run for sixty seconds, but it was still too warm for me.

My experience has been that public water fountains are uncovered in almost all playgrounds in Florida. The only option I can recommend to alleviate the concern is to put a large canopy over the water fountain, but such a structure would also have concerns.

Pursuant to Mr. Mastrangeli's wishes, please place this report on the agenda for discussion at our June 26, 2025, board meeting.

CC: Sheri Johnson, President, Serenoa POA Board
Mr. Frank De Losa, Serenoa POA Board
AGCDD Board Members as allowed



EXHIBIT 20



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	Confirm Sunshine Water had the appropriate permit to release water into the stormwater system	5/22/2025		
DE	Confirm fence ownership/maintenance responsibility, designation of land, and allowable planting between the 2 ponds at the end of Saw Palmetto (once the plans received from Lake County)	5/22/2025		
DE	Confirm SJRWMD reporting/maintenance requirements (Bio-Tech Consulting)	5/22/2025		(Note: Bio-Tech agreement is for 5 years of annual monitoring & quarterly maintenance events)
DE	Plans for the streets?	4/24/2025		Sawgrass Bay Blvd widening - as may affect landscape projects
DC	Work with DM to follow up with KB Homes regarding compensation for the landscape material lost as a result of the irrigation damage	5/22/2025		
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		Staff drafted, awaiting Board edits
DM	Follow up on pool contractor re-sod easement	5/22/2025		
DM	Follow up on the Edgemont punch list next week	5/22/2025		
DM	Process for adding GL Codes to the proposals presented on the agenda	5/22/2025		
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		5/22: Follow up with KB Homes regarding compensation for the landscape material lost as a result of the irrigation damage
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	Discuss Recovered Energy options for solar outlets for Edgemont & Village 1 w/Mr. Mastrangeli	5/22/2025		

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
FM	Ask Recovered Energy to replace missing base on the streetlight damaged in last year's hurricane & adjust misaligned bases when completing the grounding project	5/22/2025		
FM	Notify Mr. Wolski of streetlight count	5/22/2025		
FM	Explore no trespassing signs for village 4	4/24/2025		
FM	St John's River water management company signs	4/24/2025		Required but not provided by SJRWMD
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	Connect with Brightview to discuss shared irrigation and schedules	5/22/2025		
DTE	Address missed section of CDD landscape on Blazing Star	5/22/2025		
DTE	Proposal for irrigation at ponds for budget discussion	3/27/2025		Pond 12 - trees & irrigation
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	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