

# AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

# Advanced Meeting Package

Regular Meeting

Date/Time: Thursday July 24, 2025 6:00 p.m.

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

Note: The Advanced Meeting Package is a working document and thus all materials are considered <u>DRAFTS</u> 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

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, July 24, 2025 at 6:00 p.m. at Serenoa Club Amenity Center – 17555 Sawgrass Bay Blvd., Clermont, FL 34714.

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

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 536 or <a href="https://doi.org/10.1001/journal.org/">https://doi.org/10.1001/journal.org/</a> the meeting.

Sincerely,

Heath Beckett

Heath Beckett District Manager

Cc: Attorney

Engineer

District Records

# AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, July 24, 2025 <u>Click Here to Join the Meeting Online</u>

Time: 6:00 p.m.

Location: Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd., Clermont, FL 34714 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 <u>Meeting Documents</u> when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@yestapropertyservices.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. FY 2025-2026 Budget
  - A. FY 2025-2026 Budget/Assessment Public Hearing
    - 1. Open Public Hearing
    - 2. Presentation of FY 2026 Budget

Exhibit 1

- 3. Public Comments
- 4. Close Public Hearing
- B. Consideration and Adoption of Resolution 2025-11, Adopting FY 20252026 Budget

  Exhibit 2
- C. Consideration and Adoption of Resolution 2025-12, Providing for the Collection and Enforcement of Special Assessments for FY 2025-2026

Exhibit 3

- IV. Staff & Vendor Reports
  - A. Community Managers
    - 1. Palms at Serenoa HOA Update Shannon Bernard/John Holden
    - 2. Serenoa POA Update David Landry/Gene Mastrangeli
  - B. Aquatic Maintenance Report Steadfast Environmental <u>Exhibit 4</u>
    - 1. Review of 6/19/2025 7/17/2025 Pond Requests

Consideration and Approval of the Minutes of the Board of Supervisors

Consideration and Acceptance of the Minutes of the Board of Supervisors

Consideration and Acceptance of the Unaudited June 2025 Financial

Workshop Held July 10, 2025 – Moved to Next Meeting

Regular Meeting Held June 26, 2025

A.

В.

C.

**Consent Agenda** 

Statements

V.

Exhibit 8

Exhibit 9

Exhibit 10

#### AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

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#### VI. Liaison Reports

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

Exhibit 11

- B. Amenities and Infrastructure John Holden/Gene Mastrangeli
  - 1. Presentation of Goldcrest Loop Playground Drinking Fountain Report

Exhibit 12

- C. Public Safety Carl Weston/Robert Wolski
- D. Finance Gene Mastrangeli/Robert Wolski

## VII. Supervisor Requests

- A. Discussion on Purchase of Professional Transcription Program for Meeting Minutes (Holden)
- B. Next Workshop Agenda Items
- C. Next Meeting Agenda Items
- VIII. Audience Comments New Business (Limited to 3 minutes per individual for non-agenda items)

#### IX. Next Workshop Attendance Check

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

August 14, 2025 at 10 a.m.

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

#### X. Next Meeting Quorum Check

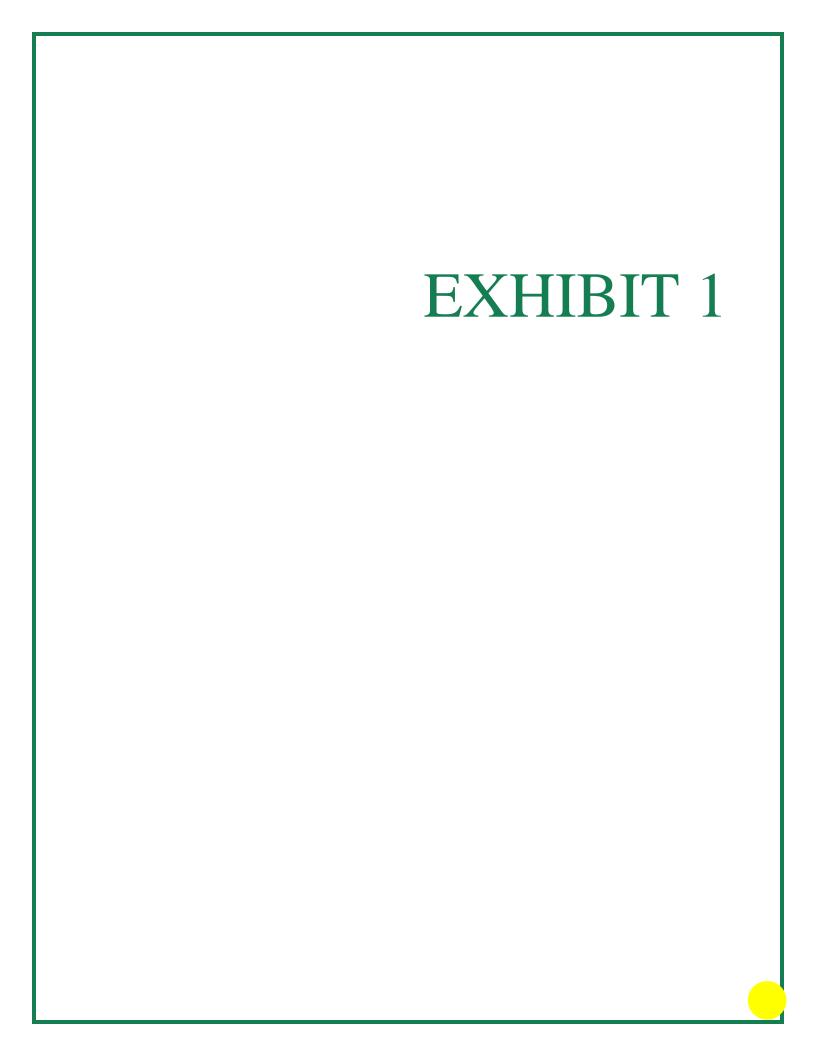
	In Person	Virtually	Not
Carl Weston (1-VC)			
John Holden (2)			
Gabriel Ruperez (3)			
Robert Wolski (4)			
Gene Mastrangeli (5-C)			

August 21, 2025 at 7 p.m. Serenoa Club Amenity Center 17555 Sawgrass Bay Blvd., Clermont, FL 34714

XI. Action Item Summary (For Inclusion in Minutes)

Exhibit 13

XII. Adjournment



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

	FY 2024	FY 2025	FY 2026	VARIANCE
REVENUE:	ACUTAL	ADOPTED	PROPOSED	FY25 TO FY26
SPECIAL ASSESEMENTS	\$ 996,063	\$ 1,319,762	\$ 1,319,762	\$ -
SERENOA POA COST SHARE AGREEMENT	\$ 990,003	1 ' ' '		
INTEREST		2,790	2,790	-
TOTAL REVENUE:	996,063	1,322,552	1,322,552	-
EXPENDITUDES				
EXPENDITURES: GENERAL ADMINISTRATIVE:				
SUPERVISOR COMPENSATION	10,800	12,000	12,000	
DISTRICT MANAGEMENT SERVICES	32,960	34,608	12,000 36,338	1 720
BANK FEES	32,900	150	150	1,730
AUDITING	7,650	3,800		(400)
REGULATORY AND PERMIT FEES	175	175	3,400 175	(400)
LEGAL ADVERTISEMENTS				-
ENGINEERING SERVICES	3,041 70,804	4,000 40,000	4,000	-
LEGAL SERVICES	· · · · · · · · · · · · · · · · · · ·		40,000	(15,000)
TECHNOLOGY & WEBSITE ADMIN.	54,421	60,000	45,000	(15,000)
	1,845	2,015	2,015	-
FIRE DISTRICT NON AD-VALOREM ASSMT	3,014	1.500	1.500	-
MISCELLANEOUS (appraisal, mailing, etc.)	3,595	1,500	1,500	(12 (70)
TOTAL GENERAL ADMIN.	188,306	158,248	144,578	(13,670)
INSURANCE:				
INSURANCE	31,295	35,000	35,181	181
TOTAL INSURANCE	31,295	35,000	35,181	181
DEBT SERVICE ADMIN. :				
DISCLOSURE REPORT	6,150	5,408	6,624	1,217
ARBITRAGE REBATE REPORT	1,300	2,000	2,000	-
TRUSTEE FEES	24,500	17,500	24,500	7,000
TOTAL DEBT SERVICE ADMIN.	31,950	24,908	33,124	8,217
UTILITIES:				
UTILITIES-ELECTRICITY	9,148	20,000	12,000	(8,000)
STREETLIGHTS	250,760	295,000	295,000	-
UTILITY WATER	21,826	45,000	35,000	(10,000)
TOTAL UTILITIES:	281,733	360,000	342,000	(18,000)
PHYSICAL ENVIRONMENT:				
LAKE & POND MAINTENANCE	40,155	54,600	60,000	5,400
LANDSCAPE MAINTENANCE	372,087	314,715	314,715	3,400
LANDSCAPE - REPLENISHMENT	52,743	76,000	76,000	_
WETLAND MITIGATION & MONITORING	34,250	49,800	45,000	(4,800)
FIELD MANAGEMENT	6,180	6,489	6,814	325
FIELD CONTINGENCY	19,840	88,900	88,900	323
HARDSCAPE REPAIRS & MAINT.	20	15,000	15,000	_
STORMWATER REPORTING	267	25,000	25,000	_
PORTER SERVICES	3,720	10,000	10,000	_
POND PLANTINGS AND EROSION CONTROL	16,200	15,000	15,000	
FOUNTAIN REPAIR	175	2,700	2,700	_
MIDGE FLY TREATMENT	1/3	53,592	45,000	(8,592)
PLAYGROUND REPAIRS & MAINT.		9,000	9,000	(0,392)
WILDLIFE REMOVAL		18,600	18,600	]
TOTAL PHYSICAL ENVIRONMENT	545,637	739,396	731,729	(7,667)

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

	FY 2024 ACUTAL	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 TO FY26
RESERVE				
RESERVE STUDY	-	5,000	5,000	-
RESERVE CONTRIBUTION	-	-	30,940	30,940
TOTAL RESERVE	-	5,000	35,940	30,940
TOTAL EXPENDITURES:	1,078,922	1,322,552	1,322,552	-
	(0.0.0.70)			
EXCESS OVER (UNDER) REVENUES:	(82,858)	-	-	-
FUND BALANCE - BEGINNING	306,542	223,683	223,683	_
NET CHANGE IN FUND BALANCE	(82,858)	_	-	-
FUND BALANCE ENDING - PROJECTED	\$ 223,683	\$ 223,683	\$ 223,683	\$ -

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL BUDGETED AMOUNT	COMMENTS (SCOPE OF SERVICE)
SUPERVISOR COMPENSATION		\$12,000	Per FS 190 - 5 Supervisors x 12 meetings @ \$200/mtg
DISTRICT MANAGEMENT SERVICES	Vesta	\$36,338	(Auto renews 10/1) COL Increase
DISTRICT ACCOUNTING SERVICES	Vesta	\$0	(Part of Mgmt Contract renews 10/1)
BANK FEES	Bank United	\$150	
AUDITING SERVICES	DMHB	\$3,400	Independent annual financial audit required by Statute. Per contract for Year ending 2025
REGULATORY AND PERMIT FEES	FL Dept. of Commerce	\$175	Statutory CDD Fee
LEGAL ADVERTISEMENTS	Lake Sentinel (Orlando Sentinel)	\$4,000	Required Meetings/Public Hearings & any RFP Notices
ENGINEERING SERVICES	Stantec	\$40,000	(Ongoing until termination)
LEGAL SERVICES	Kutak Rock	\$45,000	(Ongoing until termination)
TECHNOLOGY & WEBSITE ADMINISTRATION	ampus Suite/Vesta (Microso	\$2,015	ADA compliant website - includes monthly scans of the website and website platform (Annual payment - Ongoing until termination) PLUS Supervisor Emails (\$360)
MISCELLANEOUS	Tampa Print / Vesta (USPS	\$1,500	Additional expenditures for postage & mass mailing printing (Assessment Notice), etc.
INSURANCE	Egis	\$35,181	(Accepted policy starts 10/1) Waiting on Egis to give us new policy amount.
DISCLOSURE REPORT	Vesta	\$6,624	Series 2017A-1 & 2017A-2 bonds, service provided by District Manager
ARBITRAGE REBATE	LLS Tax Solutions	\$2,000	Series 2017A-1 & 2017A bond yield calculations & reporting per IRS requirements Series 2019 is exempt (Small Issue Exception) check w/Logan on 2021 & 2023 bonds - either need contrac or small issue exception letter
TRUSTEE FEES	Regions	\$24,500	Management of accounts associated with bond issues
UTILITIES - ELECTRIC	SECO	\$12,000	Estimated for wells/lift stations (Ongoing until accounts closed)
STREETLIGHTS	HV Solar Lighting	\$295,000	(20-yr agreement w/amendments end c. 4/2/2039)
UTILITY WATER	Sunshine Water Services	\$35,000	(Ongoing until accounts closed)
LAKE & POND MAINTENANCE	Steadfast Environmental	\$60,000	Lake management service including algae, border grass, and invasive plant control for areas #1- 65 (Annual contract auto renews 10/1 Addendum 2 - FY26: \$43,180.00/year, addendums required for COL increase) plus additional projects beyond maintenance scope

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

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL BUDGETED AMOUNT	COMMENTS (SCOPE OF SERVICE)
LANDSCAPE MAINTENANCE	Down to Earth	\$314,715	General Landscape Maintenance, Fertilization, Pest Control (for trees, ornamentals and groundcover), routine irrigation monitoring & maintenance (\$314,715 for FY 24-26, increase to \$327,303.60 for FY 27 - Annual contract renews 10/1)
LANDSCAPE REPLENISHMENT	Down to Earth	\$76,000	Miscellaneous inc. mulch, hurricane recovery landscape projects - currently includes irrigation repairs - do you want to separate Irrigation R&R?
WETLAND MITIGATION & MONITORING	BioTech Consulting	\$45,000	Quarterly Maintenance, Bi-annual monitoring, Annual Monitoring, Wetland Maintenance. (Auto renews 10/1 for duration of permit requirements [5 yrs] Most recent engagement will end 2028])
FIELD MANAGEMENT	Vesta	\$6,814	Field Services to walk the campus for landscape maintenance review and various infrastructure improvements that need to be addressed. (Auto renews 10/1) COL Increase
FIELD CONTINGENCY		\$88,900	Contingency as needed and estimated momument lighting costs.
HARDSCAPE REPAIRS & MAINTENANCE		\$15,000	Retaining walls (2), Sawgrass Bay Blvd monuments () & perimeter/vlg entrance fencing
STORMWATER REPORTING	Stantec	\$25,000	Stormwater Needs Analysis Required every 5 yrs, next report anticipated FY 27. However there may be individual permits that need to be reported on. Check with Greg.
PORTER SERVICES	Clean Star Services	\$10,000	Charges \$100/month per can for 3x/wk pickup at pond 28, mailboxes and tot lot.(Billed monthly - ongoing until termination)
POND PLANTINGS AND EROSION CONTROL	Steadfast Environmental	\$15,000	Review w/DE - previously reported erosion at some outlet structures?
FOUNTAIN REPAIR	Cascade Fountains	\$2,700	(Billed monthly - ongoing until termination)
MIDGE FLY TREATMENT		\$45,000	NEW LINE FY2025
PLAYGROUND REPAIRS & MAINTENANCE		\$9,000	NEW LINE FY2025 Goldcrest Loop & Paragon Ln - Inspections, pressure washing, general maintenance, ADA mulch
WILDLIFE REMOVAL		\$18,600	NEW LINE FY2025 Hog Trapping (Cost Share w/HOA should be reflected in revenue) May want \$400 more allocated in case of carcass removal events
RESERVE STUDY		\$5,000	Reporting tool to assist with determining fund allocation each year to save for capital improvements/infrastructure repairs
RESERVE CONTRIBUTION		\$30,940	
Total		\$1,322,552.00	

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

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

				UNITS ASSE	SSED				ALLOCAT	TION OF ADM	IIN O&M ASSESSMENT	
UNIT SIZE & PHASE	O&M	SERIES 2017A (AA1) DEBT SERVICE	SERIES 2017A-1 (AA2) DEBT SERVICE	SERIES 2019 DEBT SERVICE	SERIES 2021 (AA1) DEBT SERVICE	SERIES 2021 (AA3) DEBT SERVICE	SERIES 2022 DEBT SERVICE	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	O&M PER LOT
PALMS AT SERENOA (AA1)												
SINGLE FAMILY (PH. 1 & 2)	301	299		299				1.0	301.0	20.41%	\$287,117.31	\$953.88
SINGLE FAMILY (PH. 3 & 4)	276	276			276			1.0	276.0	18.71%	\$263,270.36	\$953.88
SERENOA VILLAGE (AA2) SINGLE FAMILY 40'-45' SINGLE FAMILY 50' SINGLE FAMILY 60'	83 295 102		82 288 95					1.0 1.0 1.0	295.0	5.63% 20.00% 6.92%	\$79,171.88 \$281,394.04 \$97,295.57	\$953.88
SERENOA LAKES (AA3) MULTI-FAMILY	300							0.1	30.0	2.03%	\$28,616.34	\$95.39
SINGLE FAMILY 40'	133					133		1.0	0 133.0	9.02%	\$126,865.79	\$953.88
SINGLE FAMILY 50'	115					115		1.0	115.0	7.80%	\$109,695.98	\$953.88
SINGLE FAMILY 60'	48					47		1.0	0 48.0	3.25%	\$45,786.15	\$953.88
EDGEMONT (AA4) SINGLE FAMILY	92						92	1.0	92.0	6.24%	\$87,756.79	\$953.88
	1745	575	465	299	276	295	92		1475.0	100.00%	\$1,406,970.21	

		PER UNIT ANNUAL ASSESSMENT (2)								
	TOTAL	SERIES	SERIES	SERIES	SERIES	SERIES	SERIES	TOTAL		
	O&M PER	2017A (AA1)	2017A-1 (AA2)	2019 DEBT	2021 (AA1)	2021 (AA3)	2022 DEBT	PER UNIT (3)		
UNIT SIZE & PHASE	UNIT	DEBT SERVICE	DEBT SERVICE	SERVICE	DEBT SERVICE	DEBT SERVICE	SERVICE			
PALMS AT SERENOA (AA1)										
SINGLE FAMILY (PH. 1 & 2)	\$953.88	\$312.43		\$744.3	1			\$2,010.61		
SINGLE FAMILY (PH. 3 & 4)	\$953.88	\$312.43			\$744.30			\$2,010.60		
SERENOA VILLAGE (AA2)										
SINGLE FAMILY 40'-45'	\$953.88		\$1,041.73					\$1,995.61		
SINGLE FAMILY 50'	\$953.88		\$1,145.90					\$2,099.78		
SINGLE FAMILY 60'	\$953.88		\$1,250.08					\$2,203.96		
SERENOA LAKES (AA3)										
MULTI-FAMILY	\$95.39							\$95.39		
SINGLE FAMILY 40'	\$953.88					\$1,103.86		\$2,057.74		
SINGLE FAMILY 50'	\$953.88					\$1,226.52		\$2,180.39		
SINGLE FAMILY 60'	\$953.88					\$1,471.82		\$2,425.70		
						, and the second				
EDGEMONT (AA4)										
SINGLE FAMILY	\$953.88						\$1,487.92	\$2,441.79		

FY 2025 PER UNIT	\$ VARIANCE PER UNIT	% VARIANCE PER UNIT
\$2,010,61	\$0.00	0.0%
\$2,010.61 \$2,010.60	\$0.00 \$0.00	0.0%
ψ2,010.00	φο.σο	0.070
\$1,995.61	\$0.00	0.0%
\$2,099.78	\$0.00	0.0%
\$2,203.96	\$0.00	0.0%
\$95.39	\$0.00	0.0%
\$2,057.74	\$0.00	0.0%
\$2,180.39	\$0.00	0.0%
\$2,425.70	\$0.00	0.0%
\$2,441.79	\$0.00	0.0%

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

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

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

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

	es 2017A AA1)	Series 2017A-1 (AA2)	ries 2019 1 PH.1&2)	Series 2021 (AA1 PH.3&4)	Series 2021 (AA3)	Series 2022 (AA4)	Total Debt Service
REVENUE							
SPECIAL ASSESSMENTS (NET MADS)	\$ 170,338	\$ 500,600	\$ 210,250	\$ 193,100	\$ 336,400	\$ 128,675	\$ 1,539,363
TOTAL REVENUE	170,338	500,600	210,250	193,100	336,400	128,675	1,539,363
EXPENDITURES INTEREST EXPENSE 05/01/26 11/01/26 PRINCIPAL RETIREMENT	60,981 59,856	185,303 181,809	64,686 64,686	55,469 54,569	99,622 98,019	43,838 43,038	509,899 501,977
05/01/26	45,000	130,000	-	80,000	135,000	40,000	430,000
11/01/26 TOTAL EXPENDITURES	165,838	497,113	80,000 <b>209,373</b>	190,038	332,641	126,875	80,000 <b>1,521,876</b>
TOTAL EATENDITURES	103,030	477,113	209,573	170,030	332,041	120,073	1,521,670
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,500	3,490	880	3,060	3,760	1,800	17,490

 NET DEBT SERVICE
 \$ 1,539,362.50

 COLLECTION COST & EARLY PMT. DISCOUNT
 \$ 98,257.18

 GROSS DEBT SERVICE ASSESSMENTS
 \$ 1,637,619.68

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

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

Max annual ds: \$170,337.50

**Footnote:** 

<sup>(</sup>a) Data herein for the CDD's budgetary process purposes only.

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt	Principal
· ·	1 incipai	Сопроп	interest	Dept bel vice	Service	Balance
11/1/2023						6,460,000
5/1/2024	115,000	5.375%	191,753	306,753		6,345,000
11/1/2024		5.375%	188,663	188,663	495,416	6,345,000
5/1/2025	125,000	5.375%	188,663	313,663		6,220,000
11/1/2025		5.375%	185,303	185,303	498,966	6,220,000
5/1/2026	130,000	5.375%	185,303	315,303		6,090,000
11/1/2026		5.375%	181,809	181,809	497,113	6,090,000
5/1/2027	140,000	5.375%	181,809	321,809		5,950,000
11/1/2027		5.375%	178,047	178,047	499,856	5,950,000
5/1/2028	145,000	5.375%	178,047	323,047		5,805,000
11/1/2028		5.375%	174,150	174,150	497,197	5,805,000
5/1/2029	155,000	6.000%	174,150	329,150		5,650,000
11/1/2029	ŕ	6.000%	169,500	169,500	498,650	5,650,000
5/1/2030	165,000	6.000%	169,500	334,500	•	5,485,000
11/1/2030	,	6.000%	164,550	164,550	499,050	5,485,000
5/1/2031	175,000	6.000%	164,550	339,550	,	5,310,000
11/1/2031	,	6.000%	159,300	159,300	498,850	5,310,000
5/1/2032	185,000	6.000%	159,300	344,300	,	5,125,000
11/1/2032	100,000	6.000%	153,750	153,750	498,050	5,125,000
5/1/2033	195,000	6.000%	153,750	348,750	., 0,000	4,930,000
11/1/2033	193,000	6.000%	147,900	147,900	496,650	4,930,000
5/1/2034	210,000	6.000%	147,900	357,900	170,030	4,720,000
11/1/2034	210,000	6.000%	141,600	141,600	499,500	4,720,000
5/1/2035	220,000	6.000%	141,600	361,600	477,500	4,500,000
11/1/2035	220,000	6.000%	135,000	135,000	496,600	4,500,000
5/1/2036	235,000	6.000%	135,000	370,000	470,000	4,265,000
11/1/2036	255,000	6.000%	127,950	127,950	497,950	4,265,000
5/1/2037	250,000	6.000%	127,950	377,950	497,930	4,205,000
	230,000		127,930		408 400	
11/1/2037	265,000	6.000%	· ·	120,450	498,400	4,015,000
5/1/2038	265,000	6.000%	120,450	385,450	407.050	3,750,000
11/1/2038	200,000	6.000%	112,500	112,500	497,950	3,750,000
5/1/2039	280,000	6.000%	112,500	392,500	406.600	3,470,000
11/1/2039	200,000	6.000%	104,100	104,100	496,600	3,470,000
5/1/2040	300,000	6.000%	104,100	404,100	400.200	3,170,000
11/1/2040	220,000	6.000%	95,100	95,100	499,200	3,170,000
5/1/2041	320,000	6.000%	95,100	415,100	<b>7</b> 00 600	2,850,000
11/1/2041	225.000	6.000%	85,500	85,500	500,600	2,850,000
5/1/2042	335,000	6.000%	85,500	420,500	40.50.50	2,515,000
11/1/2042	2 (0 000	6.000%	75,450	75,450	495,950	2,515,000
5/1/2043	360,000	6.000%	75,450	435,450		2,155,000
11/1/2043		6.000%	64,650	64,650	500,100	2,155,000
5/1/2044	380,000	6.000%	64,650	444,650		1,775,000
11/1/2044		6.000%	53,250	53,250	497,900	1,775,000
5/1/2045	405,000	6.000%	53,250	458,250		1,370,000
11/1/2045		6.000%	41,100	41,100	499,350	1,370,000
5/1/2046	430,000	6.000%	41,100	471,100		940,000
11/1/2046		6.000%	28,200	28,200	499,300	940,000
5/1/2047	455,000	6.000%	28,200	483,200		485,000
11/1/2047		6.000%	14,550	14,550	497,750	485,000
5/1/2048	485,000	6.000%	14,550	499,550	499,550	
Total	\$6,460,000.00		5,996,497	12,456,497	12,456,497	

Max annual ds: \$500,600.00

**Footnote:** 

<sup>(</sup>a) Data herein for the CDD's budgetary process purposes only.

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

S/1/2023   70,000   3.350%   68.503   68.503   3.29	SEKIES	8 2019 (ASSESSM	IENI AKEA UN	e, phases I &	( 2) DEBT SERV	_	
Service   Balan   Service   Servic	Period Ending	Principal	Coupon	Interest	<b>Debt Service</b>	Annual Debt	Principal Palanas
11/1/2024		-			60.502	Service	
S/1/2024   75,000   3.350%   67,330   67,330   3.22     S/1/2025   3.700%   66,074   66,074   66,074     S/1/2026   3.700%   66,074   61,074   207,147.50   3.07     S/1/2026   3.700%   66,074   64,086   64,086     S/1/2027   3.700%   64,086   144,086   209,372.50   2.99     S/1/2027   3.700%   63,206   63,206   63,206   2.99     S/1/2028   3.700%   63,206   63,206   20,99     S/1/2028   3.700%   61,726   61,726   20,11     S/1/2028   3.700%   61,726   61,726   20,11     S/1/2029   3.700%   60,154   60,154   208,452.50   2,82     S/1/2029   3.700%   60,154   60,154   208,452.50   2,82     S/1/2030   41,25%   58,581   58,581   207,162.50   2,65     S/1/2031   41,25%   58,581   148,581   207,162.50   2,65     S/1/2032   41,25%   56,725   151,725   208,450.00   2,55     S/1/2032   41,25%   54,766   149,766   204,531.25   2,46     S/1/2033   41,25%   52,806   52,806   52,806   52,806   51/2033   41,25%   52,806   52,806   52,806   52,606   51/2033   41,25%   50,744   50,744   20,487.50   2,25     S/1/2033   41,25%   50,744   50,744   20,487.50   2,25     S/1/2034   41,25%   50,744   50,744   2,26   51/2036   41,25%   41,25%   48,578   48,578   207,156.25   2,46     S/1/2035   11,000   41,25%   50,744   50,744   2,26   51/2036   41,25%   48,578   48,578   48,578   207,156.25   2,46     S/1/2036   115,000   41,25%   43,938   163,938   207,875.00   1,91     S/1/2038   125,000   41,25%   43,938   163,938   207,875.00   1,91     S/1/2038   15,000   41,25%   43,938   163,938   207,875.00   1,91     S/1/2040   43,75%   36,203		70,000		•	·	207.005.00	3,290,000 3,220,000
111/12/025		70,000		•	·	207,003.00	3,220,000
\$51/2025         3,700%         66,074         164,074         207,147,50         3,70           \$1/2026         3,700%         66,074         141,074         207,147,50         3,07           \$1/2026         80,000         3,700%         64,686         64,686         209,372,50         2,99           \$1/2027         80,000         3,700%         63,206         13,206         206,412,50         2,99           \$1/2028         80,000         3,700%         61,726         61,726         20,126         2,91           \$1/1/2028         85,000         3,700%         61,726         61,726         208,452,50         2,82           \$1/1/2029         85,000         3,700%         60,154         60,154         205,307,50         2,74           \$1/1/2030         90,000         4,125%         58,881         58,881         207,162,50         2,65           \$1/1/2031         95,000         4,125%         56,725         56,725         56,725         2,65           \$1/1/2031         95,000         4,125%         56,725         151,725         208,450,00         2,55           \$1/1/2031         95,000         4,125%         54,766         54,766         24,766         54,766		75 000		*	, i	200 660 00	3,145,000
11/1/2025   75,000   3,700%   66,074   141,074   207,147,50   3,07     5/1/2026   3,700%   64,686   64,686   3,06   3,06     11/1/2027   3,700%   63,206   63,206   2,99     11/1/2027   80,000   3,700%   63,206   143,206   206,412,50   2,99     11/1/2028   85,000   3,700%   61,726   61,726   208,452,50   2,29     11/1/2028   85,000   3,700%   60,1726   146,726   208,452,50   2,28     11/1/2029   85,000   3,700%   60,154   46,154   205,307,50   2,74     11/1/2030   90,000   4,125%   58,581   148,581   207,162,50   2,65     11/1/2031   95,000   4,125%   58,581   148,581   207,162,50   2,65     11/1/2031   95,000   4,125%   54,766   54,766   204,531,25   2,46     11/1/2032   95,000   4,125%   54,766   49,766   204,531,25   2,46     11/1/2033   100,000   4,125%   52,806   32,806   20,451,25   2,46     11/1/2033   100,000   4,125%   52,806   32,806   20,451,25   2,46     11/1/2034   105,000   4,125%   50,744   50,744   50,744   2,36     11/1/2035   10,000   4,125%   50,744   50,744   50,744   2,36     11/1/2036   115,000   4,125%   50,744   50,744   206,487,50   2,25     11/1/2035   110,000   4,125%   48,578   48,578   207,156,25   2,14     11/1/2036   115,000   4,125%   43,938   138,578   207,156,25   2,14     11/1/2038   125,000   4,125%   43,938   138,578   207,875,00   1,78     11/1/2039   130,000   4,125%   43,938   13,938   20,7875,00   1,78     11/1/2036   115,000   4,125%   43,938   138,938   20,7875,00   1,78     11/1/2038   125,000   4,125%   38,884   38,884   207,768,75   1,65     5/1/2039   4,125%   33,250   33,250   3,250   1,72     11/1/2039   130,000   4,125%   38,884   168,884   207,768,75   1,65     5/1/2040   4,375%   33,250   33,250   3,250   1,25     5/1/2041   40,000   4,375%   30,285   31,885   30,188   31,18     11/1/2042   145,000   4,375%   30,285   30,285   20,25,500,00   32,500   30,285   30,290   30,29		73,000		•	•	209,000.00	
\$5/1/2026         3,700%         64,686         144,686         209,372.50         2,99           11/1/2027         80,000         3,700%         63,206         63,206         20,9372.50         2,99           11/1/2027         80,000         3,700%         63,206         143,206         206,412.50         2,99           5/1/2028         3,700%         61,726         61,726         208,452.50         2,82           5/1/2029         3,700%         60,154         60,154         60,154         208,452.50         2,82           5/1/2030         85,000         3,700%         60,154         145,154         205,307.50         2,74           5/1/2030         90,000         4,125%         58,581         38,581         207,162.50         2,65           5/1/2031         4,125%         56,725         56,725         2,65           1/1/2031         95,000         4,125%         54,766         14,766         24,65           5/1/2032         4,125%         54,766         149,766         204,531.25         2,46           5/1/2033         4,125%         54,766         149,766         204,531.25         2,46           5/1/2034         10,000         4,125%         54,766		75 000		,	, i	207 147 50	3,145,000
11/1/2026		73,000			·	207,147.30	3,070,000
S/1/2027   S/1/2027   S/1/2028   S/1/2028   S/1/2028   S/1/2028   S/1/2028   S/1/2028   S/1/2029   S/1/2030   S/1/2030		90 000				200 272 50	3,070,000 2,990,000
11/1/2028   3.700%   63,206   143,206   206,412.50   2.91     5/1/2028   3.700%   61,726   146,726   208,452.50   2.82     5/1/2029   3.700%   60,154   60,154   208,452.50   2.82     5/1/2030   3.700%   60,154   60,154   205,307.50   2.74     5/1/2030   4.125%   58,581   58,581   207,162.50   2.65     5/1/2031   4.125%   56,725   56,725   208,450.00   2.55     5/1/2031   4.125%   56,725   151,725   208,450.00   2.55     5/1/2032   4.125%   54,766   149,766   204,531.25   2.46     5/1/2033   100,000   4.125%   52,806   52,806   205,612.50   2.46     5/1/2033   100,000   4.125%   52,806   52,806   205,612.50   2.46     5/1/2034   4.125%   52,806   52,806   205,612.50   2.36     5/1/2034   105,000   4.125%   50,744   50,744   20,487.50   2.25     5/1/2035   110,000   4.125%   48,578   158,578   207,156.25   2.14     5/1/2036   115,000   4.125%   46,309   46,309   207,618.75   2.25     5/1/2037   4.125%   46,309   46,309   207,618.75   2.03     5/1/2037   120,000   4.125%   43,938   43,938   207,875.00   1,91     5/1/2038   1.15,000   4.125%   43,938   43,938   207,875.00   1,91     5/1/2039   4.125%   41,463   166,463   207,925.00   1,78     5/1/2039   4.125%   41,463   166,463   207,925.00   1,78     5/1/2039   4.125%   41,463   166,463   207,925.00   1,78     5/1/2040   135,000   4.125%   38,884   38,884   1,78     5/1/2041   140,000   4.375%   36,203   36,203   36,203   36,203     5/1/2041   43,375%   36,203   36,203   37,200   37,250   37,250     5/1/2041   45,000   4.375%   30,188   30,		80,000		•		209,372.30	2,990,000
5/1/2028         3,700%         61,726         61,726         2,91           11/1/2029         3,700%         61,726         146,726         208,452.50         2,82           5/1/2029         3,700%         60,154         60,154         2,82           11/1/2030         41,25%         58,581         148,154         205,307.50         2,74           5/1/2031         41,25%         58,581         148,581         207,162.50         2,65           5/1/2031         41,25%         56,725         56,725         26,65           11/1/2032         95,000         41,25%         56,725         151,725         208,450.00         2,55           5/1/2032         41,25%         56,725         151,725         208,450.00         2,55           11/1/2033         100,000         41,25%         54,766         149,766         204,531.25         2,46           5/1/2034         41,25%         52,806         152,806         205,612.50         2,36           5/1/2034         105,000         41,25%         50,744         155,744         206,487.50         2,25           5/1/2035         11,000         41,25%         50,744         155,744         206,487.50         2,25		90 000		•	•	206 412 50	2,990,000
11/1/2028		80,000		•	·	200,412.30	2,910,000
5/1/2029         3.700%         60,154         60,154         2,82           11/1/2029         85,000         3.700%         60,154         145,154         205,307.50         2,74           5/1/2030         4.125%         58,581         58,581         2,74           11/1/2030         90,000         4.125%         58,581         148,581         207,162.50         2,65           5/1/2031         4.125%         56,725         56,725         208,450.00         2,55           5/1/2032         4.125%         54,766         54,766         22,55           5/1/2032         4.125%         54,766         149,766         204,531.25         2,66           5/1/2032         4.125%         54,766         149,766         204,531.25         2,46           5/1/2033         100,000         4.125%         52,806         152,806         205,612.50         2,36           5/1/2034         105,000         4.125%         52,806         152,806         205,612.50         2,36           5/1/2035         110,000         4.125%         50,744         155,744         206,487.50         2,25           11/1/2036         110,000         4.125%         48,578         18,578         207,156.25 <td></td> <td>85,000</td> <td></td> <td>*</td> <td>, i</td> <td>208 452 50</td> <td>2,825,000</td>		85,000		*	, i	208 452 50	2,825,000
11/1/2029		85,000		•	·	200,432.30	2,825,000
5/1/2030         4.125%         58,581         58,581         2,74           11/1/2030         90,000         4.125%         58,581         148,581         207,162.50         2,65           5/1/2031         4.125%         56,725         56,725         2,65         11/1/2031         95,000         4.125%         56,725         151,725         208,450.00         2,55         5/1/2032         4.125%         54,766         54,766         2,46         2,45         5/1/2033         4.125%         54,766         149,766         204,531.25         2,46         5/1/2033         4.125%         52,806         52,806         204,612.50         2,36         5/1/2033         100,000         4.125%         50,744         50,744         20,464         2,36         5/1/2034         4.125%         50,744         50,744         20,487.50         2,25         5/1/2034         4.125%         50,744         155,744         206,487.50         2,25         5/1/2034         4.125%         48,578         48,578         20,74         5,74         20,48         5,74         41,125%         48,578         48,578         20,71,56.25         2,14         5/1/2035         11/1/2035         110,000         4.125%         48,578         48,578         20,71,56.25         2,		<b>85</b> 000		*	, i	205 207 50	2,823,000
11/1/2031		85,000		*	·	203,307.30	2,740,000
5/1/2031         4.125%         56,725         56,725         2,65           11/1/2031         95,000         4.125%         56,725         151,725         208,450.00         2,55           5/1/2032         4.125%         54,766         54,766         204,531.25         2,56           5/1/2033         4.125%         52,806         52,806         204,531.25         2,46           5/1/2034         4.125%         52,806         152,806         205,612.50         2,36           5/1/2034         4.125%         50,744         50,744         206,487.50         2,25           5/1/2034         105,000         4.125%         50,744         155,744         206,487.50         2,25           5/1/2035         4.125%         48,578         48,578         207,156.25         2,14           5/1/2035         110,000         4.125%         48,578         158,578         207,156.25         2,14           5/1/2036         115,000         4.125%         46,309         46,309         207,618.75         2,03           5/1/2037         4.125%         43,938         43,938         207,875.00         1,91           5/1/2038         1.20,000         4.125%         43,938         43,938 <td></td> <td>90,000</td> <td></td> <td>•</td> <td>•</td> <td>207 162 50</td> <td>2,650,000</td>		90,000		•	•	207 162 50	2,650,000
11/1/2031   95,000   4.125%   56,725   151,725   208,450.00   2,55		90,000		•	·	207,102.30	2,650,000
5/1/2032         4.125%         54,766         54,766         2,55           11/1/2032         95,000         4.125%         54,766         149,766         204,531.25         2,46           5/1/2033         4.125%         52,806         52,806         22,806         22,46           11/1/2034         100,000         4.125%         52,806         152,806         205,612.50         2,36           5/1/2034         4.125%         50,744         50,744         50,744         20,487.50         2,25           5/1/2034         105,000         4.125%         50,744         155,744         206,487.50         2,25           5/1/2035         110,000         4.125%         48,578         158,578         207,156.25         2,14           5/1/2036         4.125%         46,309         46,309         207,618.75         2,03           5/1/2037         115,000         4.125%         43,938         163,99         207,618.75         2,03           5/1/2037         120,000         4.125%         43,938         163,938         207,875.00         1,91           11/1/2038         125,000         4.125%         43,938         163,938         207,875.00         1,78           5/1/2049 <td></td> <td>95 000</td> <td></td> <td>•</td> <td>•</td> <td>208 450 00</td> <td>2,555,000</td>		95 000		•	•	208 450 00	2,555,000
11/1/2032         95,000         4.125%         54,766         149,766         204,531.25         2,46           5/1/2033         4.125%         52,806         52,806         205,612.50         2,36           11/1/2034         100,000         4.125%         52,806         152,806         205,612.50         2,36           5/1/2034         105,000         4.125%         50,744         155,744         20,487.50         2,25           5/1/2035         4.125%         48,578         48,578         207,156.25         2,14           5/1/2035         4.125%         48,578         158,578         207,156.25         2,14           5/1/2036         4.125%         46,309         46,309         207,156.25         2,14           11/1/2036         115,000         4.125%         46,309         161,309         207,618.75         2,03           5/1/2037         4.125%         43,938         43,938         207,875.00         1,91           11/1/2037         120,000         4.125%         43,938         163,938         207,875.00         1,91           11/1/2038         125,000         4.125%         41,463         166,463         207,925.00         1,78           5/1/2039		93,000		*	·	200,430.00	2,555,000
5/1/2033         4.125%         52,806         52,806         2,46           11/1/2034         100,000         4.125%         52,806         152,806         205,612.50         2,36           5/1/2034         4.125%         50,744         50,744         2,36         2,36           11/1/2034         105,000         4.125%         50,744         155,744         206,487.50         2,25           5/1/2035         4.125%         48,578         48,578         207,156.25         2,14           5/1/2036         4.125%         48,578         158,578         207,156.25         2,14           5/1/2036         4.125%         46,309         46,309         207,618.75         2,03           5/1/2037         4.125%         43,938         43,938         207,875.00         1,91           5/1/2037         4.125%         43,938         163,938         207,875.00         1,91           5/1/2038         4.125%         43,938         163,938         207,875.00         1,91           11/1/2038         125,000         4.125%         41,463         41,463         207,768.75         1,52           5/1/2049         4.125%         38,884         38,884         207,768.75         1,65		95,000		•	· · · · · · · · · · · · · · · · · · ·	204 531 25	2,355,000
11/1/2033         100,000         4.125%         52,806         152,806         205,612.50         2,36           5/1/2034         4.125%         50,744         50,744         206,487.50         2,25           11/1/2034         105,000         4.125%         50,744         155,744         206,487.50         2,25           5/1/2035         4.1000         4.125%         48,578         48,578         207,156.25         2,14           5/1/2036         4.125%         48,578         158,578         207,156.25         2,14           11/1/2036         115,000         4.125%         46,309         46,309         207,618.75         2,03           5/1/2037         4.125%         43,938         43,938         20,7875.00         1,91           5/1/2037         120,000         4.125%         43,938         163,938         207,875.00         1,91           5/1/2038         125,000         4.125%         41,463         41,463         1,91           11/1/2039         130,000         4.125%         38,884         38,884         18,884         207,768.75         1,65           5/1/2040         135,000         4.375%         36,203         371,203         207,406.25         1,52		93,000		•		204,331.23	2,460,000
5/1/2034         4.125%         50,744         50,744         2,36           11/1/2034         105,000         4.125%         50,744         155,744         206,487.50         2,25           5/1/2035         4.125%         48,578         48,578         20,55         2,14           11/1/2036         110,000         4.125%         48,578         158,578         207,156.25         2,14           11/1/2036         115,000         4.125%         46,309         46,309         207,618.75         2,03           5/1/2037         4.125%         43,938         43,938         207,875.00         1,91           5/1/2037         120,000         4.125%         43,938         163,938         207,875.00         1,91           5/1/2038         4.125%         43,938         163,938         207,875.00         1,91           5/1/2038         125,000         4.125%         41,463         166,463         207,925.00         1,78           5/1/2039         130,000         4.125%         38,884         38,884         18,884         17,78           11/1/2040         135,000         4.375%         36,203         36,203         16,53           5/1/2041         4.375%         33,250		100 000		*	·	205 612 50	2,360,000
11/1/2034         105,000         4.125%         50,744         155,744         206,487.50         2,25           5/1/2035         4.125%         48,578         48,578         2,25           11/1/2035         110,000         4.125%         48,578         158,578         207,156.25         2,14           5/1/2036         4.125%         46,309         46,309         207,618.75         2,03           5/1/2037         4.125%         46,309         161,309         207,618.75         2,03           5/1/2037         4.125%         43,938         43,938         207,875.00         1,91           5/1/2038         4.125%         43,938         163,938         207,875.00         1,91           11/1/2038         125,000         4.125%         43,463         41,463         16,463         207,925.00         1,78           5/1/2039         4.125%         38,884         38,884         16,463         207,925.00         1,78           5/1/2040         4.375%         36,203         36,203         16,65           5/1/2040         4.375%         36,203         37,203         207,406.25         1,52           11/1/2040         135,000         4.375%         33,250         173,250 <td></td> <td>100,000</td> <td></td> <td>*</td> <td>•</td> <td>203,012.30</td> <td>2,360,000</td>		100,000		*	•	203,012.30	2,360,000
5/1/2035         4.125%         48,578         48,578         2,25           11/1/2035         110,000         4.125%         48,578         158,578         207,156.25         2,14           5/1/2036         4.125%         46,309         46,309         207,618.75         2,03           5/1/2037         4.125%         46,309         161,309         207,618.75         2,03           5/1/2037         120,000         4.125%         43,938         43,938         207,875.00         1,91           5/1/2038         4.125%         43,938         163,938         207,925.00         1,91           11/1/2038         125,000         4.125%         41,463         41,463         207,925.00         1,78           5/1/2039         4.125%         41,463         166,463         207,925.00         1,78           5/1/2040         4.375%         38,884         168,884         207,768.75         1,65           5/1/2040         4.375%         36,203         36,203         1,65           11/1/2040         135,000         4.375%         36,203         171,203         207,406.25         1,52           5/1/2041         4.375%         33,250         173,250         206,500.00         1,38 </td <td></td> <td>105 000</td> <td></td> <td>•</td> <td></td> <td>206 487 50</td> <td>2,255,000</td>		105 000		•		206 487 50	2,255,000
11/1/2035         110,000         4.125%         48,578         158,578         207,156.25         2,14           5/1/2036         4.125%         46,309         46,309         2,14           11/1/2036         115,000         4.125%         46,309         161,309         207,618.75         2,03           5/1/2037         4.125%         43,938         43,938         207,875.00         1,91           1/1/2037         120,000         4.125%         43,938         163,938         207,875.00         1,91           5/1/2038         4.125%         41,463         14,463         207,925.00         1,78           5/1/2039         4.125%         41,463         166,463         207,925.00         1,78           5/1/2040         4.375%         38,884         38,884         207,768.75         1,65           5/1/2040         4.375%         36,203         36,203         16,5           11/1/2040         135,000         4.375%         36,203         171,203         207,406.25         1,52           5/1/2041         140,000         4.375%         33,250         173,250         206,500.00         1,38           5/1/2042         145,000         4.375%         30,188         10,318 <td></td> <td>103,000</td> <td></td> <td>*</td> <td>,</td> <td>200,407.30</td> <td>2,255,000</td>		103,000		*	,	200,407.30	2,255,000
5/1/2036         4.125%         46,309         46,309         2,14           11/1/2036         115,000         4.125%         46,309         161,309         207,618.75         2,03           5/1/2037         4.125%         43,938         43,938         20,33           11/1/2037         120,000         4.125%         43,938         163,938         207,875.00         1,91           5/1/2038         4.125%         41,463         41,463         166,463         207,925.00         1,78           5/1/2039         4.125%         41,463         166,463         207,925.00         1,78           5/1/2040         4.125%         38,884         38,884         207,768.75         1,65           5/1/2040         4.375%         36,203         36,203         1,55           11/1/2040         135,000         4.375%         36,203         171,203         207,406.25         1,52           5/1/2041         140,000         4.375%         33,250         13,250         206,500.00         1,38           5/1/2042         4.375%         30,188         30,188         175,188         205,375.00         1,23           5/1/2043         4.375%         30,188         175,188         205,375.00 <td></td> <td>110 000</td> <td></td> <td>•</td> <td>·</td> <td>207 156 25</td> <td>2,145,000</td>		110 000		•	·	207 156 25	2,145,000
11/1/2036         115,000         4.125%         46,309         161,309         207,618.75         2,03           5/1/2037         4.125%         43,938         43,938         20,33           11/1/2037         120,000         4.125%         43,938         163,938         207,875.00         1,91           5/1/2038         4.125%         41,463         41,463         207,925.00         1,78           5/1/2039         4.125%         41,463         166,463         207,925.00         1,78           5/1/2039         4.125%         38,884         38,884         207,768.75         1,65           5/1/2040         4.375%         36,203         36,203         1,65           5/1/2040         4.375%         36,203         171,203         207,406.25         1,52           5/1/2041         4.375%         33,250         33,250         1,52           11/1/2041         140,000         4.375%         30,188         30,188         1,38           11/1/2042         145,000         4.375%         30,188         30,188         205,375.00         1,23           5/1/2043         155,000         4.375%         27,016         27,016         22,016         1,23           1		110,000			,	207,130.23	2,145,000
5/1/2037         4.125%         43,938         43,938         2,03           11/1/2037         120,000         4.125%         43,938         163,938         207,875.00         1,91           5/1/2038         4.125%         41,463         41,463         1,91           11/1/2038         125,000         4.125%         41,463         166,463         207,925.00         1,78           5/1/2039         4.125%         38,884         38,884         207,768.75         1,65           5/1/2040         4.375%         36,203         36,203         1,65           5/1/2040         135,000         4.375%         36,203         171,203         207,406.25         1,52           5/1/2041         4.375%         36,203         171,203         207,406.25         1,52           11/1/2041         140,000         4.375%         33,250         173,250         206,500.00         1,38           5/1/2042         4.375%         30,188         30,188         175,188         205,375.00         1,23           5/1/2042         4.375%         30,188         175,188         205,375.00         1,23           5/1/2043         155,000         4.375%         27,016         182,016         209,031.25 </td <td></td> <td>115 000</td> <td></td> <td>*</td> <td>, i</td> <td>207 618 75</td> <td>2,030,000</td>		115 000		*	, i	207 618 75	2,030,000
11/1/2037         120,000         4.125%         43,938         163,938         207,875.00         1,91           5/1/2038         4.125%         41,463         41,463         1,91           11/1/2038         125,000         4.125%         41,463         166,463         207,925.00         1,78           5/1/2039         4.125%         38,884         38,884         168,884         207,768.75         1,65           5/1/2040         4.375%         36,203         36,203         1,65           5/1/2040         4.375%         36,203         36,203         1,65           5/1/2040         135,000         4.375%         36,203         171,203         207,406.25         1,52           5/1/2041         140,000         4.375%         33,250         33,250         1,38           5/1/2042         4.375%         30,188         30,188         1,38           11/1/2042         145,000         4.375%         30,188         30,188         1,38           11/1/2043         155,000         4.375%         30,188         175,188         205,375.00         1,23           5/1/2044         4.375%         27,016         27,016         209,031.25         1,08           5/1/		113,000		•	·	207,010.73	2,030,000
5/1/2038         4.125%         41,463         41,463         1,91           11/1/2038         125,000         4.125%         41,463         166,463         207,925.00         1,78           5/1/2039         4.125%         38,884         38,884         17,78           11/1/2039         130,000         4.125%         38,884         168,884         207,768.75         1,65           5/1/2040         4.375%         36,203         36,203         1,65           11/1/2040         135,000         4.375%         36,203         171,203         207,406.25         1,52           5/1/2041         4.375%         33,250         33,250         1,52           11/1/2042         140,000         4.375%         30,188         30,188         1,38           5/1/2042         4.375%         30,188         30,188         175,188         205,375.00         1,23           5/1/2043         4.375%         30,188         175,188         205,375.00         1,23           11/1/2043         155,000         4.375%         27,016         27,016         209,031.25         1,08           5/1/2044         4.375%         23,625         23,625         183,625         207,250.00         92 <td></td> <td>120 000</td> <td></td> <td>•</td> <td>·</td> <td>207 875 00</td> <td>1,910,000</td>		120 000		•	·	207 875 00	1,910,000
11/1/2038         125,000         4.125%         41,463         166,463         207,925.00         1,78           5/1/2039         4.125%         38,884         38,884         1,78           11/1/2039         130,000         4.125%         38,884         168,884         207,768.75         1,65           5/1/2040         4.375%         36,203         36,203         1,65           11/1/2040         135,000         4.375%         36,203         171,203         207,406.25         1,52           5/1/2041         4.375%         33,250         33,250         1,52           11/1/2041         140,000         4.375%         30,188         30,188         1,38           5/1/2042         4.375%         30,188         30,188         1,38           11/1/2042         145,000         4.375%         30,188         175,188         205,375.00         1,23           5/1/2043         4.375%         27,016         27,016         1,23           11/1/2043         155,000         4.375%         27,016         182,016         209,031.25         1,08           5/1/2044         160,000         4.375%         23,625         23,625         20,25         20,125         1,08		120,000		*	•	207,073.00	1,910,000
5/1/2039         4.125%         38,884         38,884         1,78           11/1/2039         130,000         4.125%         38,884         168,884         207,768.75         1,65           5/1/2040         4.375%         36,203         36,203         1,65           11/1/2040         135,000         4.375%         36,203         171,203         207,406.25         1,52           5/1/2041         4.375%         33,250         33,250         15,22         1,52           11/1/2041         140,000         4.375%         30,188         30,188         1,38           5/1/2042         4.375%         30,188         30,188         1,38           11/1/2042         145,000         4.375%         30,188         175,188         205,375.00         1,23           5/1/2043         4.375%         27,016         27,016         12,3           11/1/2043         155,000         4.375%         27,016         182,016         209,031.25         1,08           5/1/2044         4.375%         23,625         23,625         10,08         11/1/2044         160,000         4.375%         20,125         20,125         207,250.00         92         5/1/2045         4.375%         20,125         <		125 000		•	•	207 925 00	1,785,000
11/1/2039       130,000       4.125%       38,884       168,884       207,768.75       1,65         5/1/2040       4.375%       36,203       36,203       1,65         11/1/2040       135,000       4.375%       36,203       171,203       207,406.25       1,52         5/1/2041       4.375%       33,250       33,250       1,52         11/1/2041       140,000       4.375%       33,250       173,250       206,500.00       1,38         5/1/2042       4.375%       30,188       30,188       1,38         11/1/2042       145,000       4.375%       30,188       175,188       205,375.00       1,23         5/1/2043       4.375%       27,016       27,016       27,016       1,23         11/1/2043       155,000       4.375%       27,016       182,016       209,031.25       1,08         5/1/2044       4.375%       23,625       23,625       207,250.00       92         5/1/2045       4.375%       20,125       20,125       207,250.00       92         5/1/2045       4.375%       20,125       190,125       210,250.00       75         5/1/2046       4.375%       16,406       16,406       17,406       20,78		125,000			, i	207,923.00	1,785,000
5/1/2040         4.375%         36,203         36,203         1,65           11/1/2040         135,000         4.375%         36,203         171,203         207,406.25         1,52           5/1/2041         4.375%         33,250         33,250         1,52           11/1/2041         140,000         4.375%         33,250         173,250         206,500.00         1,38           5/1/2042         4.375%         30,188         30,188         30,188         1,38           11/1/2042         145,000         4.375%         30,188         175,188         205,375.00         1,23           5/1/2043         4.375%         27,016         27,016         209,031.25         1,08           5/1/2043         155,000         4.375%         27,016         182,016         209,031.25         1,08           5/1/2044         4.375%         23,625         23,625         10,08           11/1/2044         160,000         4.375%         23,625         183,625         207,250.00         92           5/1/2045         4.375%         20,125         190,125         210,250.00         75           5/1/2046         4.375%         16,406         16,406         75           11/1/		130.000		*	•	207.768.75	1,655,000
11/1/2040       135,000       4.375%       36,203       171,203       207,406.25       1,52         5/1/2041       4.375%       33,250       33,250       1,52         11/1/2041       140,000       4.375%       33,250       173,250       206,500.00       1,38         5/1/2042       4.375%       30,188       30,188       30,188       1,38         11/1/2042       145,000       4.375%       30,188       175,188       205,375.00       1,23         5/1/2043       4.375%       27,016       27,016       27,016       1,23         11/1/2043       155,000       4.375%       27,016       182,016       209,031.25       1,08         5/1/2044       4.375%       23,625       23,625       1,08         11/1/2044       160,000       4.375%       23,625       183,625       207,250.00       92         5/1/2045       4.375%       20,125       20,125       92         11/1/2045       170,000       4.375%       20,125       190,125       210,250.00       75         5/1/2046       4.375%       16,406       16,406       75         11/1/2046       175,000       4.375%       12,578       12,578       57		120,000		•	·	207,700.70	1,655,000
5/1/2041         4.375%         33,250         33,250         1,52           11/1/2041         140,000         4.375%         33,250         173,250         206,500.00         1,38           5/1/2042         4.375%         30,188         30,188         10,188         11,38           11/1/2042         145,000         4.375%         30,188         175,188         205,375.00         1,23           5/1/2043         4.375%         27,016         27,016         27,016         1,23           11/1/2043         155,000         4.375%         27,016         182,016         209,031.25         1,08           5/1/2044         4.375%         23,625         23,625         1,08           11/1/2044         160,000         4.375%         23,625         183,625         207,250.00         92           5/1/2045         4.375%         20,125         20,125         92           11/1/2045         170,000         4.375%         20,125         190,125         210,250.00         75           5/1/2046         4.375%         16,406         16,406         75           11/1/2046         175,000         4.375%         12,578         12,578         57           11/1/2047		135,000		•	•	207,406.25	1,520,000
11/1/2041       140,000       4.375%       33,250       173,250       206,500.00       1,38         5/1/2042       4.375%       30,188       30,188       10,188       11,38         11/1/2042       145,000       4.375%       30,188       175,188       205,375.00       1,23         5/1/2043       4.375%       27,016       27,016       209,031.25       1,08         11/1/2043       155,000       4.375%       23,625       23,625       1,08         5/1/2044       160,000       4.375%       23,625       183,625       207,250.00       92         5/1/2045       4.375%       20,125       20,125       92         11/1/2045       170,000       4.375%       20,125       190,125       210,250.00       75         5/1/2046       4.375%       16,406       16,406       16,406       75       75         11/1/2046       175,000       4.375%       12,578       12,578       57         11/1/2047       185,000       4.375%       12,578       197,578       210,156.25       39         5/1/2048       4.375%       8,531       8,531       39         11/1/2048       190,000       4.375%       8,531       1		,		•	·		1,520,000
5/1/2042       4.375%       30,188       30,188       1,38         11/1/2042       145,000       4.375%       30,188       175,188       205,375.00       1,23         5/1/2043       4.375%       27,016       27,016       209,031.25       1,08         11/1/2043       155,000       4.375%       27,016       182,016       209,031.25       1,08         5/1/2044       4.375%       23,625       23,625       207,250.00       92         5/1/2045       4.375%       20,125       20,125       207,250.00       92         5/1/2045       4.375%       20,125       190,125       210,250.00       75         5/1/2046       4.375%       16,406       16,406       75         11/1/2046       175,000       4.375%       16,406       191,406       207,812.50       57         5/1/2047       4.375%       12,578       12,578       12,578       57         11/1/2047       185,000       4.375%       12,578       197,578       210,156.25       39         5/1/2048       4.375%       8,531       8,531       207,062.50       20         11/1/2048       190,000       4.375%       8,531       198,531       207,062.50 <td></td> <td>140,000</td> <td></td> <td>•</td> <td></td> <td>206,500.00</td> <td>1,380,000</td>		140,000		•		206,500.00	1,380,000
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		- )		•		) <del></del>	1,380,000
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		145,000		•	·	205,375.00	1,235,000
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		,		•	•	,	1,235,000
5/1/2044       4.375%       23,625       23,625       1,08         11/1/2044       160,000       4.375%       23,625       183,625       207,250.00       92         5/1/2045       4.375%       20,125       20,125       92         11/1/2045       170,000       4.375%       20,125       190,125       210,250.00       75         5/1/2046       4.375%       16,406       16,406       75         11/1/2046       175,000       4.375%       16,406       191,406       207,812.50       57         5/1/2047       4.375%       12,578       12,578       57         11/1/2047       185,000       4.375%       12,578       197,578       210,156.25       39         5/1/2048       4.375%       8,531       8,531       39         11/1/2048       190,000       4.375%       8,531       198,531       207,062.50       20	11/1/2043	155,000	4.375%	•	·	209,031.25	1,080,000
5/1/2045       4.375%       20,125       20,125       92         11/1/2045       170,000       4.375%       20,125       190,125       210,250.00       75         5/1/2046       4.375%       16,406       16,406       75         11/1/2046       175,000       4.375%       16,406       191,406       207,812.50       57         5/1/2047       4.375%       12,578       12,578       12,578       210,156.25       39         5/1/2048       4.375%       8,531       8,531       39         11/1/2048       190,000       4.375%       8,531       198,531       207,062.50       20	5/1/2044	ŕ	4.375%	•		•	1,080,000
5/1/2045       4.375%       20,125       20,125       92         11/1/2045       170,000       4.375%       20,125       190,125       210,250.00       75         5/1/2046       4.375%       16,406       16,406       75         11/1/2046       175,000       4.375%       16,406       191,406       207,812.50       57         5/1/2047       4.375%       12,578       12,578       12,578       210,156.25       39         5/1/2048       4.375%       8,531       8,531       39         11/1/2048       190,000       4.375%       8,531       198,531       207,062.50       20	11/1/2044	160,000	4.375%	•	•	207,250.00	920,000
5/1/2046       4.375%       16,406       16,406       75         11/1/2046       175,000       4.375%       16,406       191,406       207,812.50       57         5/1/2047       4.375%       12,578       12,578       57         11/1/2047       185,000       4.375%       12,578       197,578       210,156.25       39         5/1/2048       4.375%       8,531       8,531       39         11/1/2048       190,000       4.375%       8,531       198,531       207,062.50       20	5/1/2045	•	4.375%	20,125	20,125		920,000
5/1/2046       4.375%       16,406       16,406       75         11/1/2046       175,000       4.375%       16,406       191,406       207,812.50       57         5/1/2047       4.375%       12,578       12,578       57         11/1/2047       185,000       4.375%       12,578       197,578       210,156.25       39         5/1/2048       4.375%       8,531       8,531       39         11/1/2048       190,000       4.375%       8,531       198,531       207,062.50       20		170,000		•	·	210,250.00	750,000
11/1/2046       175,000       4.375%       16,406       191,406       207,812.50       57         5/1/2047       4.375%       12,578       12,578       57         11/1/2047       185,000       4.375%       12,578       197,578       210,156.25       39         5/1/2048       4.375%       8,531       8,531       39         11/1/2048       190,000       4.375%       8,531       198,531       207,062.50       20	5/1/2046		4.375%	•	·		750,000
5/1/2047       4.375%       12,578       12,578       57         11/1/2047       185,000       4.375%       12,578       197,578       210,156.25       39         5/1/2048       4.375%       8,531       8,531       39         11/1/2048       190,000       4.375%       8,531       198,531       207,062.50       20	11/1/2046	175,000		, , , , , , , , , , , , , , , , , , ,	•	207,812.50	575,000
11/1/2047     185,000     4.375%     12,578     197,578     210,156.25     39       5/1/2048     4.375%     8,531     8,531     39       11/1/2048     190,000     4.375%     8,531     198,531     207,062.50     20	5/1/2047		4.375%	•	•		575,000
5/1/2048       4.375%       8,531       8,531       39         11/1/2048       190,000       4.375%       8,531       198,531       207,062.50       20		185,000			•	210,156.25	390,000
11/1/2048 190,000 4.375% 8,531 198,531 207,062.50 20		•		*	·	•	390,000
	11/1/2048	190,000	4.375%	•	•	207,062.50	200,000
3/1/2049 4.3/3% 4,3/3 20	5/1/2049	•	4.375%	4,375	4,375	·	200,000
11/1/2049 200,000 4.375% 4,375 204,375 208,750.00		200,000		•		208,750.00	-
Total \$3,290,000 2,313,539 5,603,539 5,603,539	<b>Total</b>	\$3,290,000			5,603,539	5,603,539	

Max annual ds: \$210,250.00

Footnote:

<sup>(</sup>a) Data herein for the CDD's budgetary process purposes only.

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

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

Footnote: Max annual ds: 193,100

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

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
						5,800,000
5/1/2024	130,000	2.375%	102,769	232,769		5,670,000
11/1/2024		2.375%	101,225	101,225	333,994	5,670,000
5/1/2025	135,000	2.375%	101,225	236,225		5,535,000
11/1/2025		2.375%	99,622	99,622	335,847	5,535,000
5/1/2026	135,000	2.375%	99,622	234,622		5,400,000
11/1/2026		3.000%	98,019	98,019	332,641	5,400,000
5/1/2027	140,000	3.00%	98,019	238,019		5,260,000
11/1/2027		3.00%	95,919	95,919	333,938	5,260,000
5/1/2028	145,000	3.00%	95,919	240,919		5,115,000
11/1/2028	•	3.00%	93,744	93,744	334,663	5,115,000
5/1/2029	150,000	3.00%	93,744	243,744	,	4,965,000
11/1/2029	,	3.00%	91,494	91,494	335,238	4,965,000
5/1/2030	155,000	3.00%	91,494	246,494	,	4,810,000
11/1/2030	,	3.00%	89,169	89,169	335,663	4,810,000
5/1/2031	160,000	3.00%	89,169	249,169	222,002	4,650,000
11/1/2031	100,000	3.00%	86,769	86,769	335,938	4,650,000
5/1/2032	165,000	3.00%	86,769	251,769	333,730	4,485,000
11/1/2032	103,000	3.375%	84,294	84,294	336,063	4,485,000
5/1/2033	165,000	3.375%	84,294	249,294	330,003	4,320,000
11/1/2033	103,000	3.375%	81,509	81,509	330,803	4,320,000
5/1/2034	175 000		81,509	,	330,803	
	175,000	3.375%	•	256,509	225.066	4,145,000
11/1/2034	100.000	3.375%	78,556	78,556	335,066	4,145,000
5/1/2035	180,000	3.375%	78,556	258,556	224.075	3,965,000
11/1/2035	105000	3.375%	75,519	75,519	334,075	3,965,000
5/1/2036	185,000	3.375%	75,519	260,519		3,780,000
11/1/2036		3.375%	72,397	72,397	332,916	3,780,000
5/1/2037	190,000	3.375%	72,397	262,397		3,590,000
11/1/2037		3.375%	69,191	69,191	331,588	3,590,000
5/1/2038	200,000	3.375%	69,191	269,191		3,390,000
11/1/2038		3.375%	65,816	65,816	335,006	3,390,000
5/1/2039	205,000	3.375%	65,816	270,816		3,185,000
11/1/2039		3.375%	62,356	62,356	333,172	3,185,000
5/1/2040	210,000	3.375%	62,356	272,356		2,975,000
11/1/2040		3.375%	58,813	58,813	331,169	2,975,000
5/1/2041	220,000	3.375%	58,813	278,813		2,755,000
11/1/2041		4.00%	55,100	55,100	333,913	2,755,000
5/1/2042	230,000	4.00%	55,100	285,100		2,525,000
11/1/2042		4.00%	50,500	50,500	335,600	2,525,000
5/1/2043	240,000	4.00%	50,500	290,500		2,285,000
11/1/2043		4.00%	45,700	45,700	336,200	2,285,000
5/1/2044	245,000	4.00%	45,700	290,700		2,040,000
11/1/2044		4.00%	40,800	40,800	331,500	2,040,000
5/1/2045	260,000	4.00%	40,800	300,800	•	1,780,000
11/1/2045	ŕ	4.00%	35,600	35,600	336,400	1,780,000
5/1/2046	270,000	4.00%	35,600	305,600	,	1,510,000
11/1/2046	,	4.00%	30,200	30,200	335,800	1,510,000
5/1/2047	280,000	4.00%	30,200	310,200		1,230,000
11/1/2047	_55,550	4.00%	24,600	24,600	334,800	1,230,000
5/1/2048	290,000	4.00%	24,600	314,600	22 1,000	940,000
11/1/2048	270,000	4.00%	18,800	18,800	333,400	940,000
5/1/2049	300,000	4.00%	18,800	318,800	<i>555</i> , <del>1</del> 00	640,000
11/1/2049	300,000	4.00%	12,800	•	221 600	-
	215 000			12,800	331,600	640,000
5/1/2050	315,000	4.00%	12,800	327,800	224 200	325,000
11/1/2050	225.000	4.00%	6,500	6,500	334,300	325,000
5/1/2051	325,000	4.00%	6,500	331,500	331,500	-

Footnote: Max annual ds: 336,400

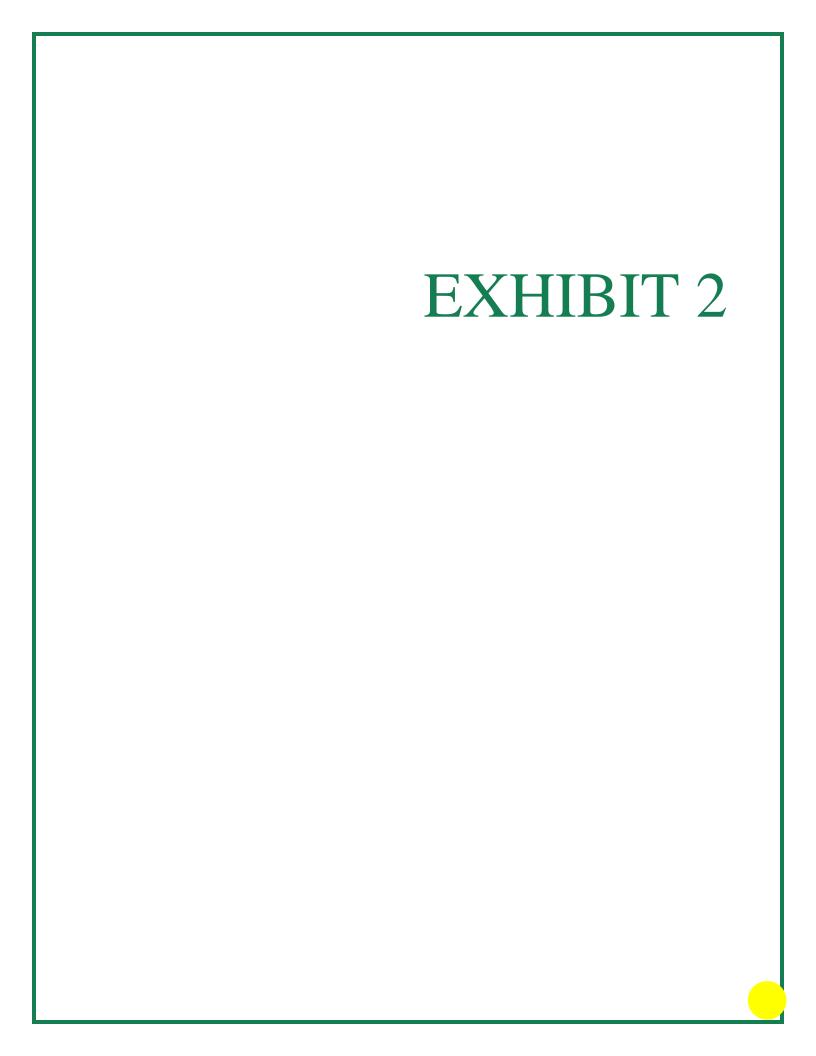
(a) Data herein for the CDD's budgetary process purposes only.

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

<b>D</b>	SERIES 2022 (AA4) DEBT SERVICE REQUIREMENT  P. 1 F. 1: D. 1 C. J. 1 D. 14 S. Annual Debt Principal					
Period Ending	Principal	Coupon	Interest	Debt Service	Service	Balance
11/1/2022		4.000%	46,038			2,105,000
5/1/2023	35,000	4.000%	46,038	81,038		2,070,000
11/1/2023	2.2.2.2	4.000%	45,338	45,338	126,375	2,070,000
5/1/2024	35,000	4.000%	45,338	80,338	104.055	2,035,000
11/1/2024	40.000	4.000%	44,638	44,638	124,975	2,035,000
5/1/2025	40,000	4.000%	44,638	84,638	120 475	1,995,000
11/1/2025	40.000	4.000%	43,838	43,838	128,475	1,995,000
5/1/2026 11/1/2026	40,000	4.000% 4.000%	43,838 43,038	83,838 43,038	126,875	1,955,000 1,955,000
5/1/2027	40,000	4.000%	43,038	83,038	120,873	1,915,000
11/1/2027	40,000	4.125%	42,238	42,238	125,275	1,915,000
5/1/2028	45,000	4.125%	42,238	87,238	120,270	1,870,000
11/1/2028	,	4.125%	41,309	41,309	128,547	1,870,000
5/1/2029	45,000	4.125%	41,309	86,309		1,825,000
11/1/2029	,	4.125%	40,381	40,381	126,691	1,825,000
5/1/2030	45,000	4.125%	40,381	85,381	ŕ	1,780,000
11/1/2030		4.125%	39,453	39,453	124,834	1,780,000
5/1/2031	50,000	4.125%	39,453	89,453		1,730,000
11/1/2031		4.125%	38,422	38,422	127,875	1,730,000
5/1/2032	50,000	4.125%	38,422	88,422		1,680,000
11/1/2032		4.375%	37,391	37,391	125,813	1,680,000
5/1/2033	55,000	4.375%	37,391	92,391		1,625,000
11/1/2033		4.375%	36,188	36,188	128,578	1,625,000
5/1/2034	55,000	4.375%	36,188	91,188		1,570,000
11/1/2034		4.375%	34,984	34,984	126,172	1,570,000
5/1/2035	60,000	4.375%	34,984	94,984	100 656	1,510,000
11/1/2035	60,000	4.375%	33,672	33,672	128,656	1,510,000
5/1/2036	60,000	4.375%	33,672	93,672	126 021	1,450,000
11/1/2036 5/1/2037	65,000	4.375%	32,359 32,359	32,359	126,031	1,450,000
11/1/2037	03,000	4.375% 4.375%	32,339	97,359 30,938	128,297	1,385,000 1,385,000
5/1/2038	65,000	4.375%	30,938	95,938	120,297	1,383,000
11/1/2038	05,000	4.375%	29,516	29,516	125,453	1,320,000
5/1/2039	70,000	4.375%	29,516	99,516	123,433	1,250,000
11/1/2039	70,000	4.375%	27,984	27,984	127,500	1,250,000
5/1/2040	70,000	4.375%	27,984	97,984	127,000	1,180,000
11/1/2040	,	4.375%	26,453	26,453	124,438	1,180,000
5/1/2041	75,000	4.375%	26,453	101,453	ŕ	1,105,000
11/1/2041		4.375%	24,813	24,813	126,266	1,105,000
5/1/2042	80,000	4.375%	24,813	104,813		1,025,000
11/1/2042		4.50%	23,063	23,063	127,875	1,025,000
5/1/2043	80,000	4.50%	23,063	103,063		945,000
11/1/2043		4.50%	21,263	21,263	124,325	945,000
5/1/2044	85,000	4.50%	21,263	106,263		860,000
11/1/2044		4.50%	19,350	19,350	125,613	860,000
5/1/2045	90,000	4.50%	19,350	109,350	4	770,000
11/1/2045	0.7.000	4.50%	17,325	17,325	126,675	770,000
5/1/2046	95,000	4.50%	17,325	112,325	107.510	675,000
11/1/2046	100.000	4.50%	15,188	15,188	127,513	675,000
5/1/2047	100,000	4.50%	15,188	115,188	100 105	575,000
11/1/2047	105 000	4.50%	12,938	12,938	128,125	575,000
5/1/2048 11/1/2048	105,000	4.50% 4.50%	12,938 10,575	117,938 10,575	120 512	470,000 470,000
5/1/2049	110,000	4.50% 4.50%	10,575	120,575	128,513	360,000
11/1/2049	110,000	4.50%	8,100	8,100	128,675	360,000
5/1/2050	115,000	4.50%	8,100	123,100	120,073	245,000
11/1/2050	113,000	4.50%	5,513	5,513	128,613	245,000
5/1/2051	120,000	4.50%	5,513	125,513	125,513	125,000
11/1/2051	120,000	4.50%	2,813	2,813	2,813	125,000
5/1/2052	125,000	4.50%	2,813	127,813	127,813	
	\$ 2,105,000		§ 1,750,225	\$ 3,809,188	\$ 3,809,188	
	, , ,		, , -	, , ,	, ,	

Footnote: Max annual ds: 128,675

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



#### RESOLUTION 2025-11 [FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Avalon Groves Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS,** at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS,** Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

#### **SECTION 1. BUDGET**

a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Avalon Groves Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS** There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

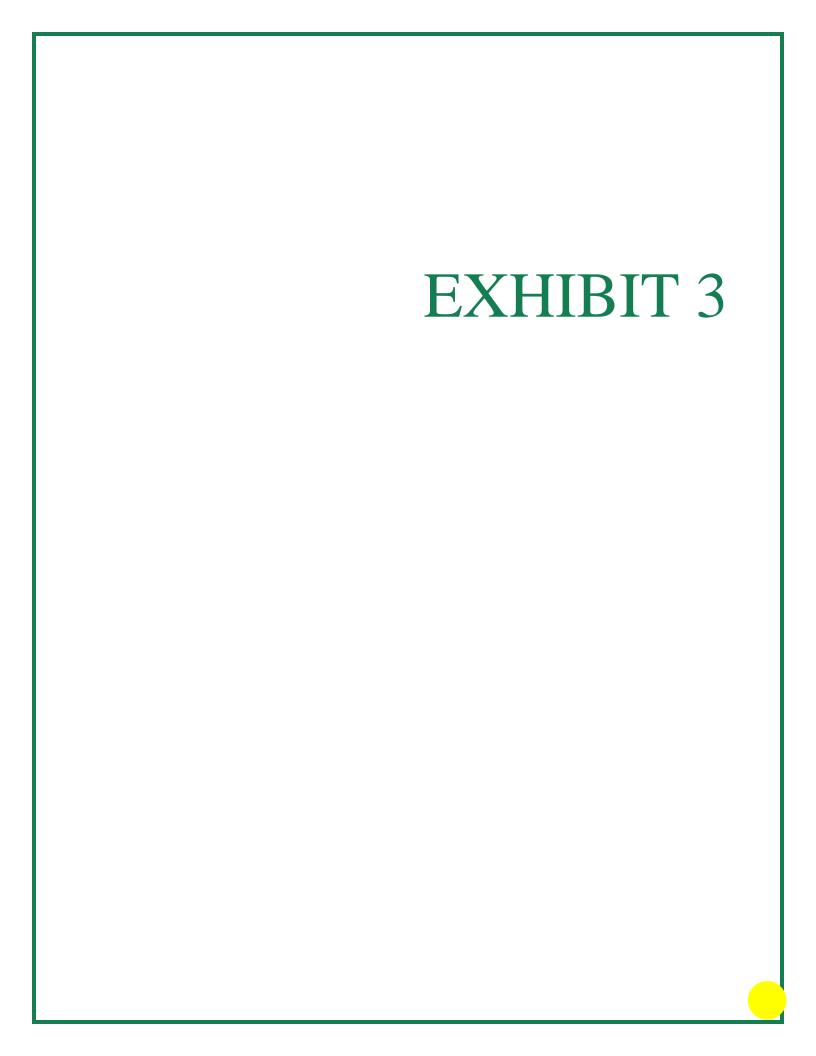
**SECTION 3. BUDGET AMENDMENTS** Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

# PASSED AND ADOPTED THIS 24<sup>TH</sup> DAY OF JULY, 2025.

ATTEST:	AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT			
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors			
Evhibit A: FV 2026 Rudget				



#### RESOLUTION 2025-12 [FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** the Avalon Groves Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Lake County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

**WHEREAS,** pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

#### 2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

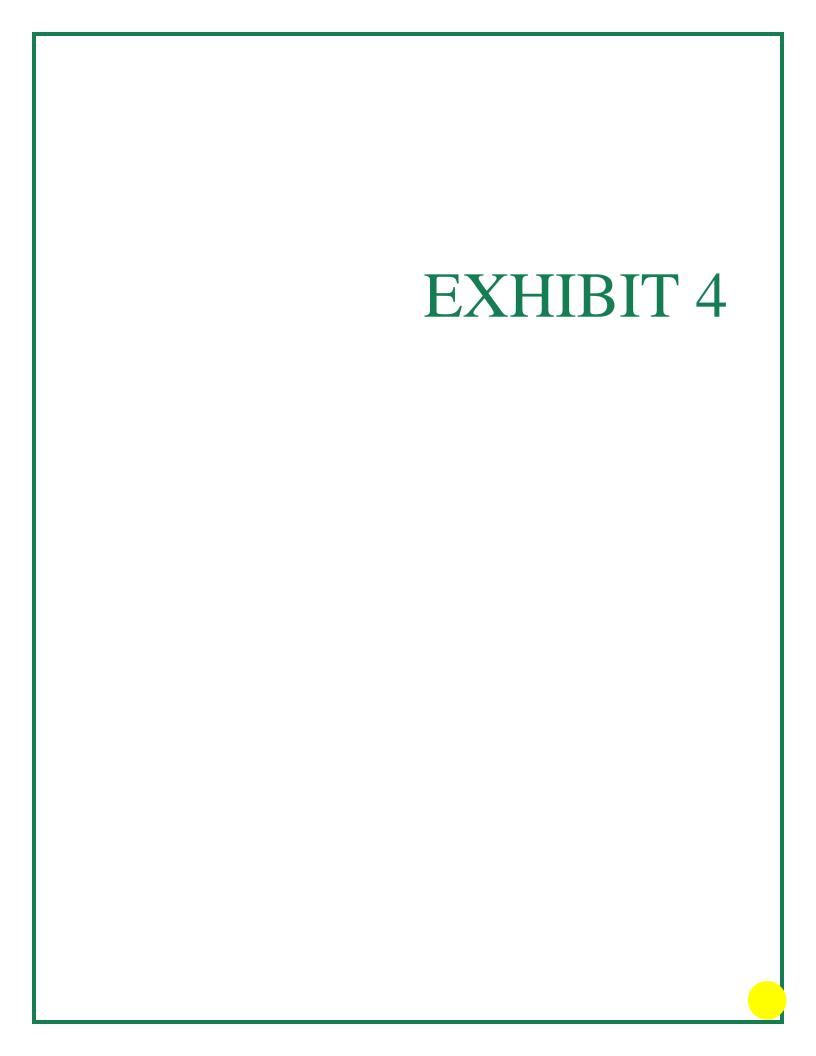
- **a. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
- **b. O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
  - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - b. Future Collection Methods. The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- 7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

# PASSED AND ADOPTED THIS 24<sup>TH</sup> DAY OF JULY, 2025.

ATTEST:		AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Se	ecretary	By:
-	l Budget nent Roll	







# **Avalon Groves CDD Aquatics**

### Inspection Date:

7/15/2025 12:48 PM

### Prepared by:

Matt Goldrick

Account Manager

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

## SITE: 56

Condition: Excellent Great 

Good Poor Mixed Condition Improving





#### Comments:

Small patches of filamentous algae present. A technician will apply algaecide targeting this type of growth during the next maintenance event. No nuisance gras growth observed.

Fog was obscuring overhead photos so all pictures in today's report will be low-profile.

 WATER:
 X Clear
 Turbid
 Tannic

 ALGAE:
 N/A
 X Subsurface Filamentous
 X Surface Filamentous

 Planktonic
 Cyanobacteria

 GRASSES:
 X N/A
 Minimal
 Moderate
 Substantial

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

### SITE: 57

Condition: Excellent \sqrt{Great} Good Poor Mixed Condition Improving





#### Comments:

Mild nuisance grass growth amid the beneficial plants. A technician can carefully target the unwanted grasses without harming the beneficials. No algae growth observed.

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

## SITE: 58

Condition: Excellent Great \( \sqrt{Good} \) Poor Mixed Condition Improving





#### Comments:

Planktonic algae is growing in one corner. A technician will address this next visit if rain hasn't dispersed if beforehand.

No nuisance grass growth observed.

 WATER:
 X Clear
 Turbid
 Tannic

 ALGAE:
 N/A
 Subsurface Filamentous
 Surface Filamentous

 X
 Planktonic
 Cyanobacteria

 GRASSES:
 X N/A
 Minimal
 Moderate
 Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

### SITE: 59

Condition: Excellent Great \( \sqrt{Good} \) Poor \( \sqrt{Mixed Condition} \) Improving





#### Comments:

Filamentous algae is growing around sections of the perimeter and being pushed mostly to one side by wind. This pond will receive the same algaecide mix as other ponds listed above.

No nuisance grass growth observed.

Turbid **X** Clear WATER: Tannic Subsurface Filamentous X Surface Filamentous ALGAE: N/A Cyanobacteria Planktonic GRASSES: X N/A Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:** Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

## SITE: 61

Condition: Excellent Great \( \sqrt{Good} \) Poor \( \sqrt{Mixed Condition} \) Improving





#### Comments:

Patches of nuisance grasses are starting to grow on the edges of the pond. A technician will address these during the next maintenance event. No algae growth observed.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria

Substantial

NUISANCE SPECIES OBSERVED:

★Torpedo Grass ★Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

### SITE: 62

Condition: Excellent Great Good Poor 

Mixed Condition Improving





#### Comments:

There are multiple sections of nuisance grasses that need addressed. A technician will spray these areas during the net few visits to begin controlling the growth. No algae growth observed.

WATER: X Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous

Planktonic Cyanobacteria
Minimal X Moderate Substantial

Chara

Surface Filamentous

GRASSES: N/A Minimal ➤ NUISANCE SPECIES OBSERVED:

★Torpedo Grass ★Pennywort Babytears

## SITE: 63

Condition: Excellent \sqrt{Great} Good Poor Mixed Condition Improving





#### Comments:

Dry retention area. Conservation buffer zones clear and well maintained.

WATER: 
★ Clear Turbid Tannic

ALGAE: 
★ N/A Subsurface Filamentous

Planktonic Cyanobacteria Minimal Moderate Substantial

Surface Filamentous

GRASSES: X N/A Minimal Moderate

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

### SITE: 64

Condition: Excellent 

Great Good Poor Mixed Condition Improving





#### Comments:

Dry retention area. Conservation buffer zones clear and well maintained.

WATER: ★ Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria

GRASSES: 

X N/A Minimal Moderate Substantial

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

## SITE: 65

Condition: ✓Excellent **Mixed Condition Improving** Great Good Poor





#### Comments:

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

WATER: X Clear Turbid Tannic ALGAE:  $\mathbf{X}$  N/A Subsurface Filamentous

> Planktonic Cyanobacteria Minimal Moderate Substantial

Surface Filamentous

GRASSES: X N/A **NUISANCE SPECIES OBSERVED:** 

Chara Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

SITE: 1

Condition: Excellent **Mixed Condition** Great √Good Poor **Improving** 





#### Comments:

Mild submerged filamentous algae growth present. Other nearby ponds are set for algaecide treatments, so this one will be included. No nuisance grass growth observed.

**X** Clear Turbid Tannic WATER: ALGAE: X Subsurface Filamentous

Planktonic Cyanobacteria Minimal Moderate Substantial

Surface Filamentous

Chara

**NUISANCE SPECIES OBSERVED:** 

GRASSES: X N/A

Torpedo Grass Pennywort Babytears

Hydrilla Slender Spikerush Other:

#### **MANAGEMENT SUMMARY**











Growing season is here. Frequent rainfall, high temperatures, and more sunlight are ideal conditions for vegetation growth. All plants, native and nuisance alike, will experience accelerated growth throughout the summer. Algae also benefits from these conditions. High water temperature (>85°F) will be more common which promotes algae growth. Fortunately, rain events help break up decaying algae and refresh ponds to keep subsurface growth from emerging. A proper treatment schedule and regular rain can clear a pond of algae in a week.

Technicians are fully aware of current growing conditions and well equipped to handle any situations that

Most ponds were in good or better condition during today's inspection. Nuisance shoreline grasses were noted in small amounts. Filamentous and planktonic algae are mostly under control and only present in patches on a few ponds. Regular treatments for all nuisance growth will continue to be administered.

#### **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
136 2025-07-08 1 Mesor	ero 3476 Twin	Request for cleanup of the		
	Flower Ct	Pond behind my home. Based		
		on the following report I		
		recieved from Vesta District,		
		our Pond was not cleaned for		
		debris. Thank you for your		
		cooperation.		
		Daily Logs List		
		Printed: Jul 3, 2025		
		30435 Commerce Drive Unit		
		102, San Antonio, FL 33576		
		Phone: 844-347-0702		
		Fax: 813-501-1432		
		Job: SE1032 Avalon Groves		
		CDD		
		Title:		
		Added By: Matt Goldrick		
		Log Notes:		
		Treated the following ponds		
		for grasses, submerged		
		vegetation, and algae:		
		1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,		
		12, 13, 15, 16, 17, 18, 19, 58,		
		59, 60		
		Picked up trash as needed		
		No downed trees noticed on		
		pond 13		
		Weather Conditions:		
		Partly cloudy with showers		
		and scattered storms Wed, Jul	I	

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
132	2025-07-02 19	Anderson	3448 Yellowtop Loop	I had sent a message a few hours ago and realized I didn't upload the correct picture of the Algae that is all over our pond. I have not seen anyone out here in weeks, it is getting worse everyday. Also there is a large plastic u-shaped thing that the builders let behind that needs to be removed. I pay a lot for CDD taxes not really sure why I am not receiving the services. Please email me should you have any questions.	7/3 Vendor response - Every pond mentioned in the past few requests (13, 17, 18, 15) were all treated. The technician didn't mention any dead trees on pond 13.  7/2 Weston response - Good evening Patricia, As your Supervisor for Avalon Groves CDD, I am in receipt of your MachForm application. Thank you for bringing this to our attention and for your vigilance in maintaining the community. Your input is valuable to us. I appreciate the concern you provided about Pond 17. We recently became aware of this issue, and remediation will be conducted to address it effectively. In regards to the large plastic u-shape (concrete) you described, it is actually an inlet for storm drainage, which collects rainwater from the street. Because of the low water level, the inlet can be seen.  If you have any more concerns, please feel free to reach out.	
129	2025-06-25 17	: Weston	17686 Blazing Star Cir	See pics. I am already inspecting several ponds for trash which I have found I noticed that this pond the algae has been increasing in size.	7/3 Vendor response - Every pond mentioned in the past few requests (13, 17, 18, 15) were all treated. The technician didn't mention any dead trees on pond 13.	

7/3/25, 12:03 PM Daily Log Print



Printed: Jul 3, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Jul 2, 2025

**Job:** SE1032 Avalon Groves CDD

Title:

Added By: Matt Goldrick

Log Notes:

Treated the following ponds for grasses, submerged vegetation, and algae:

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 58, 59, 60

Picked up trash as needed

No downed trees noticed on pond 13

**Weather Conditions:** 

Partly cloudy with showers and scattered storms

Wed, Jul 2, 2025, 12:00 AM



Wind: 5 mph
Humidity: 91%
Total Precip: 1.01"

Attachments: 40













## **Shirley M. Conley**

**From:** Matt Goldrick <mgoldrick@steadfastalliance.com>

**Sent:** Friday, July 18, 2025 8:32 AM

**To:** Shirley M. Conley

**Subject:** Re: CDD - Avalon Groves Field Maintenance Request [#136] **Attachments:** Avalon Groves CDD 7-16-2025 Treatment Report.pdf

## Good morning,

Pond 18 was treated and had debris pickup done on Wednesday. It appears to have had a nutrient or oxygen event shortly before then causing an algae bloom and small fish kill. The treatment will clear the algae and shore birds will take care of the fish.

Matt Goldrick | Account Manager

Steadfast Alliance Environmental Division Cell: (352) 232-1874 Office: (844) 347-0702

30349 Commerce Drive | San Antonio, Fl | 33576

https://steadfastalliance.com/

7/18/25, 8:29 AM Daily Log Print



Printed: Jul 18, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

## Jul 16, 2025

Job: SE1032 Avalon Groves CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds for:(Grasses&Algae)

48,62,61,41,47,50,45,31,40,28,23,24,25,26,37,27,38,18,2,59.

(Picked up trash on 18.-Also noticed dead bluegill due to heavy rains that caused algae bloom.)

## **Weather Conditions:**

Partly cloudy with scattered storms

Wed, Jul 16, 2025, 1:02 PM



90°F

Wind: 11 mph Humidity: 94% Total Precip: 0.74"

**Attachments:** 11













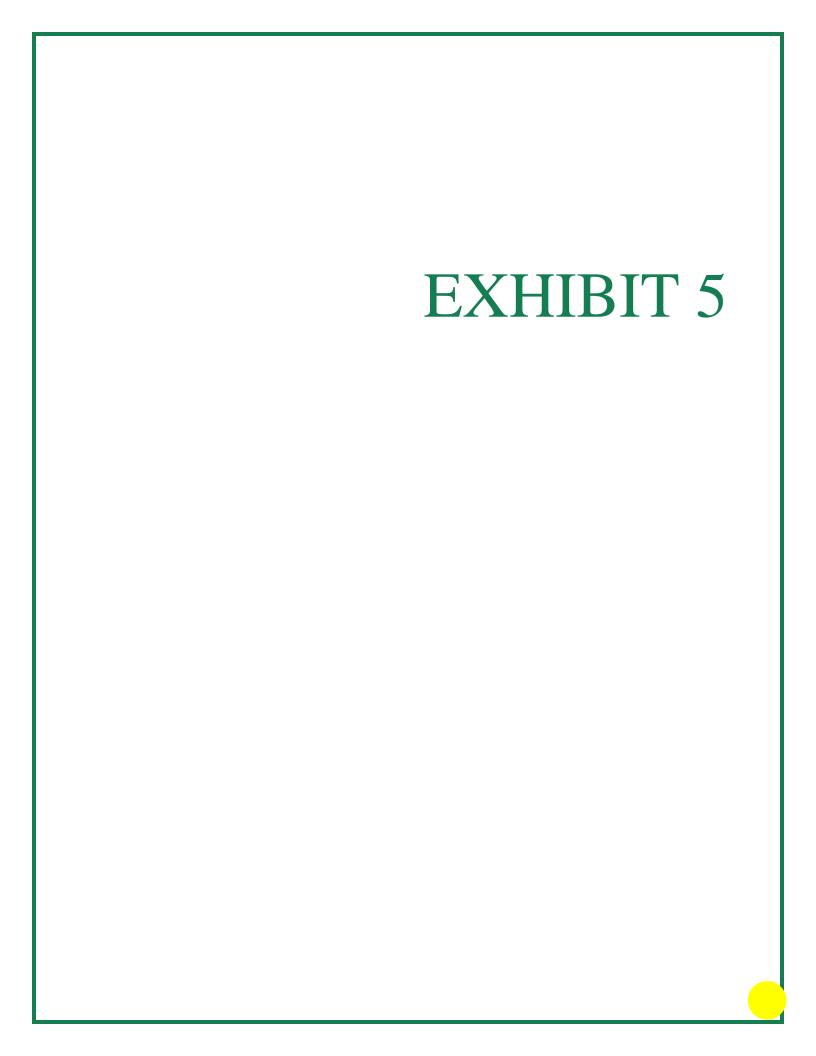














 6/23 Mow, string trimmed, hard edged all areas. Completed detail section 3 this includes weed control (post-emergent Herbicide and hand pulling). Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Irrigation mainline and wire project completed. Enhancement of Village 1 completed.





 6/30 Mow, string trimmed, hard 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. Play ground mulch install completed.





 7/7 Mow, string trimmed, hard edged all areas. Started detail section 2 this includes weed control (post-emergent Herbicide and hand pulling). Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Four and a half pallets were complimentary installed on Village one entrance to help highlight the newly installed plant beds.



 7/14 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.

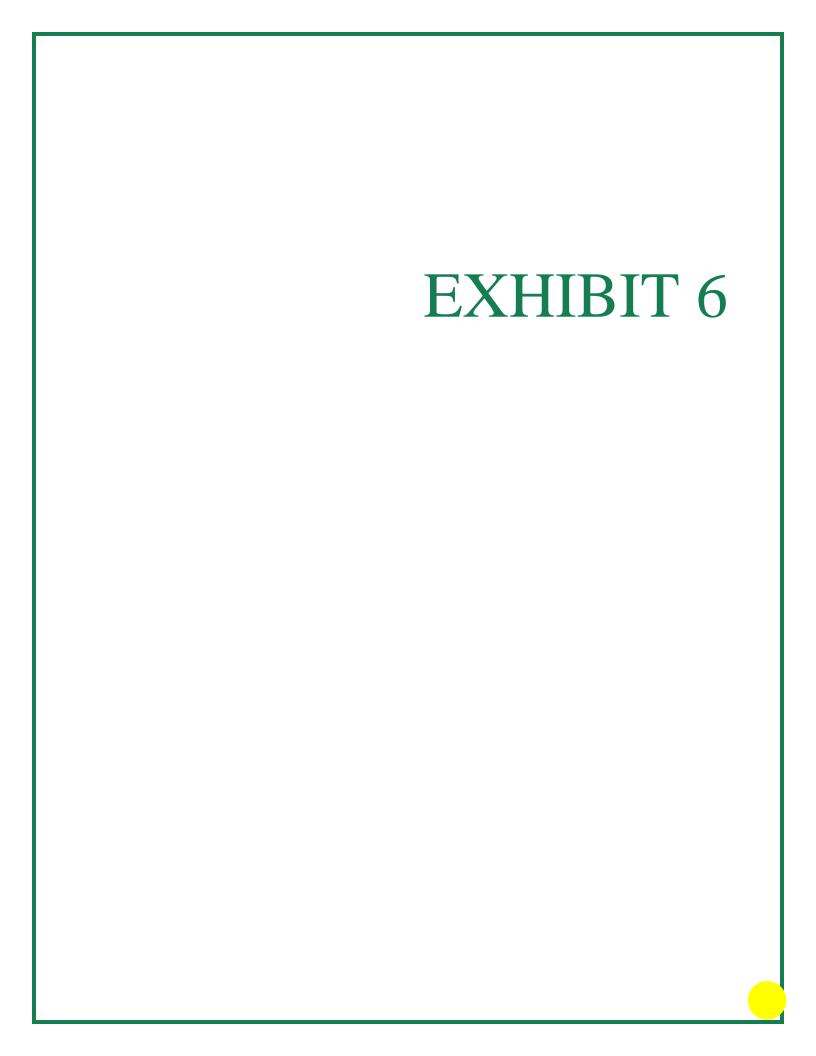


 7/21 Mow, string trimmed, hard edged all areas. Completed detail section 3 this includes weed control (post-emergent Herbicide and hand pulling). Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Chinch bug preventive application completed to all St Augustine areas. Alligator Flag warranty work to be completed. Installation of sabal palms in Edgemont to be completed.

## Landscape

Landscape					
Entry Date # Created	Name	Address	Message	Response	Resolution / Date
142 2025-07-17 13:05:34	Burtis	2524 Alligator Flag Ct	Another day on Alligator Flag Ct.  1. Another piece of equipment (mower this time) stuck in the CDD area behind our houses.  2. Another vehicle drove down our side yard (the gentleman did ask permission) in order to rescue said piece of equipment.  This CDD area behind the houses on the east side of Alligator Flag Ct. is supposed to be Bahia turf that is regularly maintained. In 21 months a mower has never been able to pass through the area behind our house (2524) due to the overgrown brush and now the damage caused by the bush hog in November 2024.  As I was finishing this note, Mr. Holden happened to stop by and saw what had been done today.		
140 2025-07-15 10:29:49	Corona	17555 Sawgrass Bay Blvd	The first photo shows the bushes preventing the gate at Village 3 from closing properly when you exit to close it. You have to stand there to ensure it closes. (This is on the left side as you enter the complex.)  The second photo shows a fallen sign on the grass. Landscaper was trimming there today. We're not sure if the landscaper would report the issue. It could be the pedestrian sign.		
139 2025-07-14 12:01:37	Romero	3550 lovegrass way	Pond at lovegrass way, dead tree at pond edge. Been there for over a month, landscapers keep going around it but never remove it. Can you have someone remove it please. I believe it is pond #13		
137 2025-07-08 17:11:50	Borges	2400 Palm Park Loop	Grass around pond 56 has not been maintain .		
135 2025-07-08 12:58:12	LANDRY	17555 SAWGRASS BAY BLVD	Around the pond located behind 2400 Palm Park Loop		
134 2025-07-07 16:35:59	Rubino	2528 Alligator Flag Ct	Since the area behind my home was "bush hogged" a few months ago, the landscape company has FAILED to upkeep the area. Residents are back in the same position of having to clear the weeds along the same track of land. THIS IS NOT ACCEPTABLE AND NEEDS TO ADDRESSED PERMANENTLY. This is the fourth time in 13 months that I have had to escalate the problem!		
127 2025-06-21 03:19:00	Romero	3550 lovegrass way	Dead tree at pond edge can it be removed?		
124 2025-06-16	2 Weston	Bay Cedar Way	Trees are in downward position and is prohibitive for HOA to mow the lawn.		
121 2025-06-11	(Yeager		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		
117 2025-06-07	1Burtis	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
106	2025-05-06	1Mirjah	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		
98	2025-04-30	1Cosme-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	
92	2025-04-23	1Bernard	17244 Bay Cedar Way	Trees around pond 2 growing suckers on the trunks		
90	2025-04-19	1Sciba	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		





**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** 

Estimate: #123489

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

**Job** 

**Estimated Job Start Date** 

Proposed By

**Due Date** 

End of Sawgrass Blvd Service.

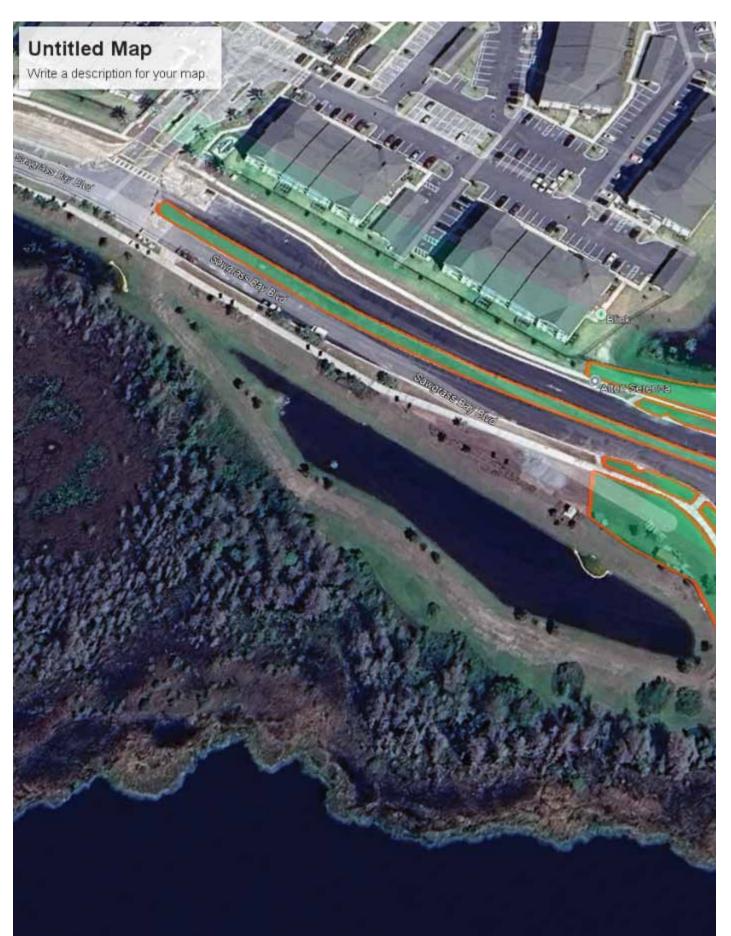
July 28, 2025

Justin Sarka

<u>Estimate Details</u>						
Description of Services & Materials	Unit	Quantity	Rate	Amount		
Tree/Plant Installation						
One Time Service				\$500.00		
Palm Bracking Kit w/ Ratches; 2 straps;2 Ratches,	Each	15	\$51.25	\$768.75		
Irrigation	Each	1	\$165.00	\$165.00		
			Subtotal	\$1,433.75		
			Estimated Tax	\$0.00		
			Job Total	\$1,433,75		

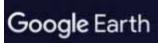
## Scope of Work;

- Mow, string trim, edge, and blow new areas of Sawgrass Blvd.
- Add metal bands to the palm Batham kits that are missing.
- Spray crack weeds and open bed space with non-selective herbicide.
- Make necessary irrigation repairs.



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 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 forms.

Conditions at <a href="https://dtelandscape.com/terms-and-conditions/">https://dtelandscape.com/terms-and-conditions/</a>.



mage @ 2025 Airbus

Proposed By:		Agreed & Accepted By:	
Justin Sarka	07/21/2025		
Down to Earth	 Date	Avalon Groves CDD	Date

## WALK-ON EXHIBIT A



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

**Physical Job Address** 

Estimate: #124261

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

Shirley Conley , sconley@vestapropertyservices.com

**Customer Address** 

Job

**Estimated Job Start Date** 

Proposed By
Justin Sarka

**Due Date** 

Hybrid Mulch Install 2025

September 29, 2025 J

Estimate Details					
Description of Services & Materials	Unit	Quantity	Rate	Amount	
Mulch Installation					
Mini Pine Bark Mulch "Blown In"	Cubic Yard	450	\$75.00	\$33,750.00	
Pine Bark Mulch	Cubic Yard	200	\$69.00	\$13,800.00	
Delivery	Dollar	1	\$400.00	\$400.00	
			Subtotal	\$47,950.00	
			Estimated Tax	\$0.00	
			Job Total	\$47,950.00	

## Scope of Work;

- Refresh mulch in all landscape beds on property with Pine Bark.
- This includes added areas of Edgemont.
- Areas of close to road will be blown in.

Proposed By:		Agreed & Accepted By:	
Justin Sarka	07/23/2025		
Down to Earth	Date	Avalon Groves CDD	Date



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

**Physical Job Address** 

Estimate: #124267

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

Shirley Conley , sconley@vestapropertyservices.com

**Customer Address** 

**Estimated Job Start Date** 

Proposed By

**Due Date** 

<u>Job</u> 2025 Mulch Install Phase 1

September 1, 2025 Justin Sarka

Estimate Details						
Description of Services & Materials	Unit	Quantity	Rate	Amount		
Mulch Installation						
Pine Bark Mulch	Cubic Yard	330	\$69.00	\$22,770.00		
Delivery	Dollar	1	\$300.00	\$300.00		
			Subtotal	\$23,070.00		
			Estimated Tax	\$0.00		
			Job Total	\$23,070.00		

## Scope of Work;

Refresh mulch in all landscape beds along Sawgrass Bay Blvd with Pine Bark

Proposed By:		Agreed & Accepted By:	
Justin Sarka	07/23/2025		
Down to Earth	 Date	Avalon Groves CDD	Date



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

**Physical Job Address** 

Estimate: #124269

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

Shirley Conley
,
sconley@vestapropertyservices.com

**Customer Address** 

2025 Mulch Install Phase 2

Job

Estimated Job Start Date
September 1, 2025

Proposed By
Justin Sarka

**Due Date** 

**Estimate Details Description of Services & Materials** Unit Quantity Rate **Amount Mulch Installation** Pine Bark Mulch Cubic Yard 300 \$69.00 \$20,700.00 Dollar 1 \$300.00 \$300.00 Delivery Subtotal \$21,000.00

Estimated Tax \$0.00

Job Total \$21,000.00

## Scope of Work;

Refresh mulch in all landscape beds that were not included with Phase 1 with Pine Bark.

Proposed By:		Agreed & Accepted By:	
Justin Sarka	07/23/2025		
Down to Earth	 Date	Avalon Groves CDD	Date

## WALK-ON EXHIBIT B



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

**Physical Job Address** 

Estimate: #124298

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

**Shirley Conley** 

**Customer Address** 

sconley@vestapropertyservices.com

**Estimated Job Start Date** 

August 11, 2025

**Proposed By** Bismark Quiles **Due Date** 

**Job** Adding new turf zone missing due the Pacific

Estimato Dotaile

<u>Estimate Details</u>						
Description of Services & Materials	Unit	Quantity	Rate	Amount		
Irrigation Installation						
Irrigation Labor				\$2,550.00		
Irrigation Parts	Each	1	\$2,450.00	\$2,450.00		
			Subtotal	\$5,000.00		
			Estimated Ta	x \$0.00		
			Job Tota	\$5,000.00		

This opportunity is to install two new zone on both side of Pacific Road (Sanctuary). During the road construction, the existing zone were removed, and the area is currently not receiving irrigation.

As part of this project, we will install one new zone on each side of the road to irrigate the turf areas. The scope of work includes running new irrigation piping under the sidewalk and installing new sprinkler heads to ensure full coverage.



roposed By:		Agreed & Accepted By:	
Bismark Quiles	07/23/2025		
Down to Earth	Date	Avalon Groves CDD	Date



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

**Physical Job Address** 

Estimate: #124316

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

Shirley Conley
,
sconley@vestapropertyservices.com

**Customer Address** 

Job Estimated Job Start Date

Proposed By

**Due Date** 

Missing Decoders center islands

August 4, 2025 Bismark Quiles

Estimate Details				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
Irrigation Labor				\$340.00
Hunter ICD Decoder 1 station for use with ACC Controllers	Each	8	\$346.94	\$2,775.52
24" Valve Box (Jumbo)	Each	1	\$149.63	\$149.63
HUNTER MP ROTAOTR 90-210 13'-21' BLACK MULTIPLE ROATATING NOZZLE 1000 SERIES 90-210 DEGREE 31'-21	Each	20	\$16.25	\$325.00
			Subtotal	\$3,590.15
			Estimated Tax	\$0.00
			Job Total	\$3,590.15

This opportunity is to reinstall the missing irrigation zones. After the main line was installed, we conducted a thorough inspection of all areas and found that the center island irrigation reconnected following the road widening. However, the decoder needed to operate these zones was never installed. As part of this project, we will,

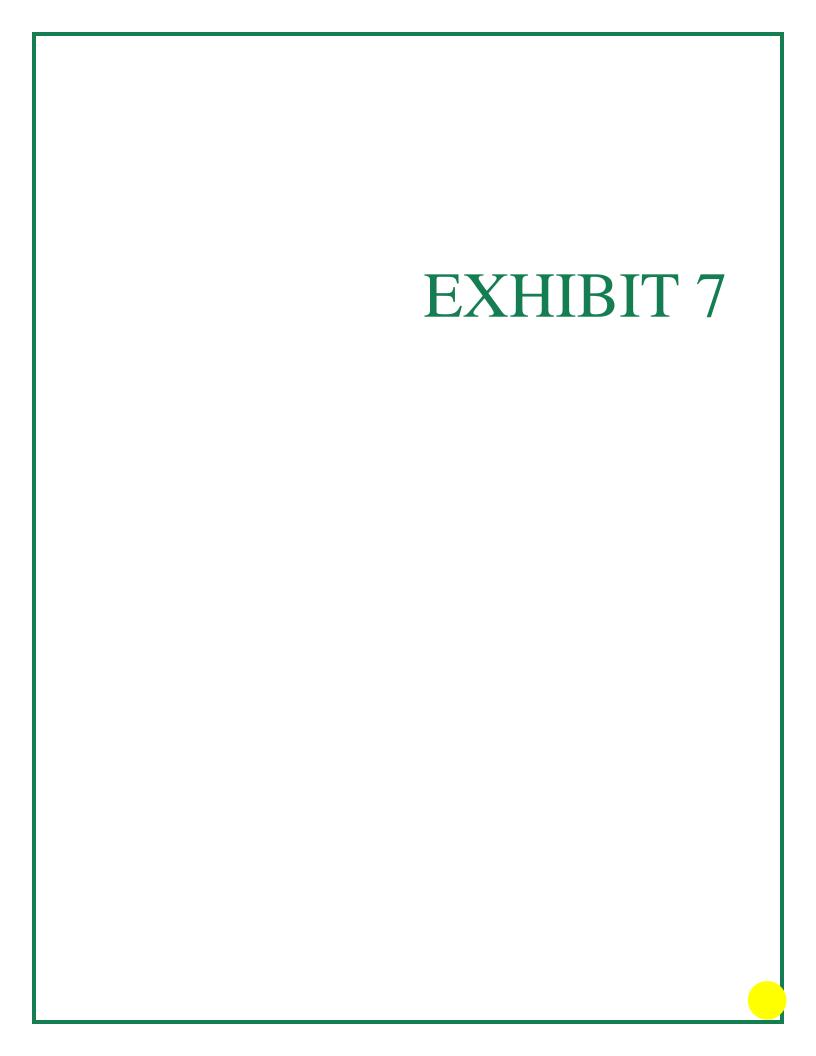
- . Install the missing decoder to activate the zones
- . Flush all irrigation lines
- . Replace all clogged nozzles

Once the repairs are completed, the system will be fully operational and controlled through the existing irrigation controller.





Proposed By:		Agreed & Accepted By:	
Bismark Quiles	07/23/2025		
Down to Earth	Date	Avalon Groves CDD	Date



# FIELD OPERATIONS REPORT FOR AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT JULY 2025

## **AVALON GROVE**

- Pedestrian Gate at Village 3.
  - Justin will have his team cut back this area so the gate will be able to close freely.
- Alligator Flag CT.
  - Had an onsite meeting with Justin and Gab about the plan to get this area taken care of.
  - Justin is going to be bringing in clay and sod to fix the resident's yard by the wetland area.
- Tent across from Edgemont.
  - There was a tent set up by someone in this area.
  - It is being taken care of with Police non-emergency team.
- Edgemont Fence.
  - We are continuing to have issues with this fence and panels blowing out of it.
- Light Pole Outlets.
  - We have reached out to Joel to get these installed.
  - I have not gotten confirmation on a start day as of now.
- Pet Waste Stations.
  - These have been getting cleaned regularly, no issues present.
- Light Pole Rework.
  - I have reached out to Robert a few times for an update on this. I am still waiting for a response. Last we heard, he was waiting on the parts to come in.









## THANK YOU

Michael Bush

727-403-8981

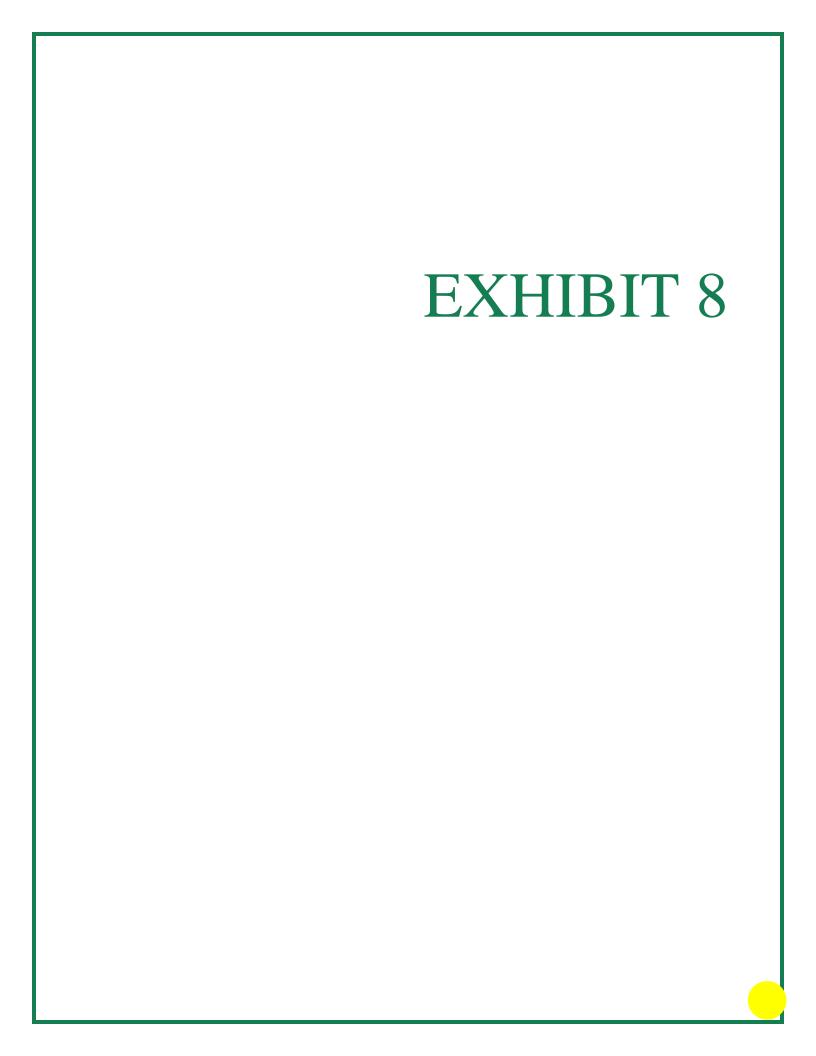
Mbush@VESTAPROPERTSERVICES.COM

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## **Field Operations**

Entry ‡ Date Create Name	Address	Message	Response	Resolution /
				Date
138 2025-07-09 LANDRY	17555	Resident Mike Deslauriers at 17613		
	SAWGRASS BAY	Serenoa Blvd reports, As we hit July,		
	BLVD	it marks 3 years since I reported that		
		the monument lights at the first half		
		of Sawgrass Bay Blvd don't work. This		
		includes the ones at the entrance to		
		Villages 1 & 2. There's been back and		
		forth about installing power for		
		Christmas lights. It doesn't make		
		sense to me why they would have		
		this go on this long to try to solve for		
		a couple of weeks a year. I'm not		
		sure if the POA may have more		
		influence on the work, but I keep		
		getting "we're working on it" when I put in Work Orders with the CDD.		
		The portion of the road past the Club		
		House does still work.		
		Tiouse does still work.		
133 2025-07-07 LANDRY	17555	at the edge of the neighborhood, a		
	SAWGRASS BAY	tent in the woods. just as you get		
	BLVD	past the Sawgrass neighborhoods on		
		the right, you can see a cream		
		colored tent of some sort in the		
		woods.		
131 2025-06-30 Mastrangeli		The area at Sawgrass Bay Blvd and		
17:04:53	Passionflower Cir	Pacifica Way where the future		
		commercial property sits is in need		
		trimming and mowing and general		
		clean-up of debris that has		
		accumulated over time. Can you		
		please request the owners of that		
		property address the current		
120 2025 06 20 Masters and	17000	appearance.		
130 2025-06-30 Mastrangeli	17908 Passionflower	Fountain is off or needs attention as its current not working, thanks Gene		
	Circle	Mastrangeli		
128 2025-06-24 Holden	3855 Goldenrod	The Water Fountain faucet handle		
	Court	sticks and stays on causing the water		
		to run endlessly until dislodged.		
.19 2025-06-10 Leonard	3921 Duval Ct	Notifying of the deteriorating	District Engineer to review 6/13	
		condition of the sidewalk expansion	5 11 12 12 12 14 14 14 14 14 14 14 14 14 14 14 14 14	
		joint material		

Entry #	Date Create Name	Address	Message	Response	Resolution / Date
108	2025-05-12 Weston	17686 Blazing Star Cir	Here we go again on a smaller scalethe 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.	
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 Countymaintained right-of-way)	



1	MINUT	TES OF MEETING				
2	AVALON GROVES					
3	COMMUNITY DEVELOPMENT DISTRICT					
4 5 6 7	The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, June 26, 2025 at 10:00 a.m., at the Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are summarized as follows:					
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 12 13 14 15	Carl Weston (S1) John Holden (S2)  Gabriel Ruperez (S3) Robert Wolski (S4)	Board Supervisor, Vice Chair Board Supervisor, Assistant Secretary (Joined inprogress) Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary				
16	Eugene Mastrangeli (S5)	Board Supervisor, Chair				
17	7 Also present were:					
18 19 20 21 22 23 24 25	Heath Beckett Michael Bush Bennett Davenport Greg Woodcock Justin Sarka Kevin Riemensperger	District Manager, Vesta District Services Field Manager, Vesta District Services District Counsel, Kutak Rock LLP (Virtually) District Engineer, Stantec (Virtually) Account Manager, Down to Earth Landscape & Irrigation Aquatics Division Manager, Steadfast Environmental (Virtually)				
26 27	SECOND ORDER OF BUSINESS:	Audience Comments – Agenda Items (Limited to 3 minutes per individual for agenda items)				
28 29 30 31	Comments were heard on "No Trespassing" signs and the Florida statute, and responses to homeowner requests, maintenance of CDD property behind Alligator Flag Court. Mr. Sarka advised that a resident's pool construction has blocked access. Sod replacement at Alligator Flag Court is anticipated in the next two weeks.					
32	THIRD ORDER OF BUSINESS:	Staff & Vendor Reports				
33	A. Community Managers					
34	1. Palms at Serenoa H	OA Update – Shannon Bernard/John Holden				
35 36		Consideration of License Agreement for HOA and Maintenance of "No Trespassing" Signage				
37 38 39	agreement p	ort explained the agreement is a standard license roviding the HOA the right to enter CDD property for of installing and maintaining "No Trespassing" signs				

Avalon Groves CDD June 26, 2025 Regular Meeting Page 2 of 8 40 on the stormwater tract adjacent to their community, with the CDD 41 with termination and indemnification provisions. 42 Mr. Holden questioned exclusive right language, the language outlining the sign placement location, HOA insurance coverage for 43 the signs, and the actual consideration for the license. 44 On a MOTION by Mr. Holden, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board 45 46 approved the presented license agreement to allow the HOA to install and maintain "No Trespassing" signs in the locations outlined within the agreement, for Avalon Groves Community 47 48 Development District. Serenoa POA Update – David Landry/Gene Mastrangeli 49 2. Mr. Mastrangeli presented the update on Serenoa POA activities. 50 В. 51 Exhibit 2: Aquatic Maintenance Report – Steadfast Environmental 52 Mr. Riemensperger presented the Aquatic Maintenance Report. Board consensus was to manage and maintain lilies in the ponds so they remain 53 beneficial. In response to Supervisor questions, Mr. Riemensperger 54 discussed the planktonic algae in Pond 51 - the pond appears to have a 55 higher than average nutrient load with nothing else using the nutrients. 56 Copper treatments are applied but without alternate planting to use the 57 nutrients in growing season the algae bounces back. He also explained 58 that the majority of nutrients in stormwater ponds are from natural nitrate 59 cycles, phosphates in the soil and greenspace and road run-off. The 60 purpose of stormwater ponds is to catch these nutrients and allow them to 61 settle at the bottom of the pond so the clean water can pass through the 62 63 control structures into the wetlands. Mr. Riemensperger was thanked for the improved condition of pond 18. Mr. Woodcock was asked to confirm 64 whether any permits were approved for developers to pump reclaimed 65 water into the District's stormwater pond 18. 66 1. Review of 5/15/2025 - 6/18/2025 Pond Requests 67 C. 68 Exhibit 3: Landscape Maintenance Report – Justin Sarka, Down To Earth 69 Mr. Sarka presented the Landscape Maintenance Report and responded to Supervisor questions. Staff were directed to send a letter to the resident who has 70 attached a hose to the District's irrigation line. Communications regarding the 71 Blazing Star easement sod and irrigation repairs at the Palms, mowing in wetland 72 buffer in the Palms, mowing frequency, and progress of the conservation 73 74 boundary cutbacks were discussed. 75

- Review of 5/15/2025 6/18/2025 Landscape Requests 1.
- 2. Consideration of Down To Earth Proposals

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- Palms at Edgemont Entrance a.
  - i. Exhibit 4: #116748 Remove 4 Palms - \$2,575.00
  - ii. Exhibit 5: #116726 Install 4 Palms - \$3,609.14

Mr. Sarka advised the palms never established. DR Horton 80 will not replace them. Mr. Davenport explained the debt 81 service reserve fund. If there are funds in the Acquisition 82 83 Construction Fund, the District is required to use them to purchase the developer's improvements. If there were no 84 items on the punch list, the funds would be disbursed to the 85 developer. Since there are items on the punch list, they can 86 87 be used to address the punch list items. Whether the tree replacement would be contemplated in the improvements 88 89 would require further research. 90 Mr. Woodcock advised that a revised proposal for the 91 District to address the punch list was requested, and DR 92

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Horton appears to still be trying to address the punch list items. He recommended the District wait another month to monitor their progress.

Mr. Sarka discussed the pricing differences and scope for Exhibits 4-7.

Supervisors requested Mr. Sarka provide a report on whether the Palms were properly installed.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board approved Yellowstone proposal #116726 to install four hurricane cut trees at the Edgemont entrance at \$445/tree for a total amount of \$3,089, inclusive of documentation by Down To Earth evaluating whether the original installation contributed to tree failure, for Avalon Groves Community Development District.

Exhibit 6: #121394 Flush Cut 1 Palm - \$349.90

Exhibit 7: #121936 Install 1 Palm - \$684.99

These scopes addressed only one out of the four palms under the previous exhibits. These items were struck as the scope is included under proposal #116726.

Exhibit 8: #119202 Mainline Irrigation Repairs to Village 1 b. Entrance - \$17,270.60

> Supervisors discussed fiscal responsibility for covering the repair costs, the proposal scope and whether further damage is anticipated with future road widening. Mr. Davenport was asked to provide input on the whether pursuing reimbursement for damages from the County or their vendors was an option. He advised that since the Lake County construction appears to be the source of damaged District infrastructure, the District could solicit Lake County's assistance in funding for the repairs, however there would be no assurance of Lake County's cooperation. He requested pictures and a proposal to support the request.

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On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Ruperez, OPPOSED by Mr. Holden, the 121 122 Board approved Yellowstone proposal #119202 for mainline irrigation repairs to Village 1 entrance in the amount of \$17,270.60, for Avalon Groves Community Development District. 123 Exhibit 9: #121228 Replenish Playground Mulch - \$2,250.00 124 c. Mr. Sarka advised the scoop was for ADA mulch within the 125 playground only. Mulch is periodically raked to level out the play 126 127 area. On a MOTION by Mr. Ruperez, SECONDED by Mr. Mastrangeli, WITH ALL IN FAVOR, the 128 Board approved Yellowstone proposal #121228 to replenish playground mulch, for Avalon Groves 129 130 Community Development District. d. Exhibit 10: 2025 Hurricane Recovery Agreement 131 On a MOTION by Mr. Ruperez, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board 132 approved the 2025 Hurricane Recovery agreement with Down To Earth, for Avalon Groves 133 134 Community Development District. #121838 Mulch Replenishment - \$44,020.00 135 e. Mr. Sarka advised the mulch would be applied over the top of the 136 existing to a depth of 1"-2". A second proposal was requested for 137 blowing mulch into the beds, and for cocoa mulch. Consideration 138 139 of this item was postponed until August. The option of splitting the cost between the two fiscal years was raised by Supervisors. 140 Discussion followed on maintenance of new sod at the Blazing Star 141 easement. There is no irrigation in this area, and installation should take 142 place during the rainy season. 143 Discussion moved to G.2. Consideration of Edgemont & Village 1 Outlets Proposals 144 before proceeding to the next item. 145 D. District Engineer – Greg Woodcock, Stantec 146 1. Update on Village 3 Fence and Landscape Maintenance Responsibility 147 148 Mr. Woodcock advised the landscape and fence between the homes at the 149 end of Saw Palmetto and the CDD boundary is owned and maintained by 150 the CDD. The construction plans associated with the permit indicate a 151 wetland buffer compensation area around the residents between the ponds. Mr. Woodcock's research has exposed a discrepancy for the land 152 assignment between the two ponds which is not clarified by the plat; he 153 154 has reached out to an environmentalist to determine the assignment and the District's maintenance responsibilities. An update should be available 155 at the next meeting. 156 2. Exhibit 11: Update on Edgemont Punch List Fulfillment 157 158 This item will be added to the next meeting agenda to allow DR Horton's contractor time to work on the punch list items. 159

160 3. Discussion on Installing Identification Signage at Villages 1 and 2 Entrances 161 162 Mr. Woodcock clarified that as long as the signs are installed outside the right of way, generally the installer pulls the permits. There shouldn't be 163 an engineering issue. No further action is required by the CDD until the 164 165 HOA presents options for the signs they wish to install on CDD property. 4. Walk-on Exhibit A: Consideration of Easement Encroachment Agreement 166 167 - 17418 Saw Palmetto (Dunn) Mr. Woodcock explained that there is a 30' easement, with the 168 neighboring property already having a fence installed. The resident's 169 intent is to connect to the existing fence. He advised that maintenance 170 vendors should confirm that vehicles and equipment can pass through the 171 172 proposed 6' gate. Equipment for repairs to the drain and control structure would likely need a 10' gate. Supervisors queried whether the neighbor's 173 fence had an approved easement encroachment agreement on file. 174 Initial Board consensus was to not approve the request. Mr. Woodcock 175 176 and Mr. Davenport provided additional considerations for this item and 177 responded to Supervisor questions regarding easement encroachments and 178 stipulations for approving license agreements. 179 Quorum held when Mr. Ruperez left the meeting. Mr. Ruperez re-joined the meeting virtually. 180 181 Staff were asked to review the easement report and request easement 182 encroachment agreements from residents not already on record. 183 On a MOTION by Mr. Weston, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved an easement encroachment agreement at 17418 Saw Palmetto in substantial form, subject 184 to the inclusion of a provision requiring the installation of a 10' gate and no additional fence 185 encroaching the easement at the rear of the property, for Avalon Groves Community Development 186 187 District. 188 E. District Counsel – Bennett Davenport, Kutak Rock 189 1. Discussion on Lake County Roundabout Conveyance This item was partially discussed during C. Landscape Maintenance 190 191 Report. Mr. Bennett explained that Lake County has requested an amended 192 193 Interlocal Agreement for the District to accept the improvements in the area of the roundabout on Sawgrass Bay Blvd – specifically landscape 194 195 improvements and streetlights. 196 On a MOTION by Mr. Weston, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board 197 authorized the Chair to execute an amended Interlocal Agreement with Lake County for conveyance of the roundabout area capital improvements which benefit the District, subject to 198

District Counsel's review of the amended agreement and the District's punch list items being

addressed, for Avalon Groves Community Development District.

199

200

Avalon Groves CDD

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201 In response to a request at the last meeting Mr. Davenport advised that he had 202 reviewed the District's Bonds for possible refinancing and found the current rates 203 to be higher than the issued rate; refinancing is not a good option at this time. He 204 added that the underwriters typically track the market and will notify the District of refinancing opportunity as they become available; he will also continue to 205 monitor the market. 206 Mr. Davenport was asked to restate his position on the easement encroachments. 207 He recommended following District Engineer's advice regarding allowing 208 requested encroachments, and requesting encroachment agreements of the 209 property owners who do not currently have agreements on file. 210 F. District Manager – Heath Beckett, Vesta District Services 211 G. Exhibit 12: Field Manager – Michael Bush, Vesta District Services 212 213 There were no questions or action items for Mr. Bush. 214 1. Review of 5/15/2025 - 6/18/2025 Field Requests 2. Exhibit 13: Consideration of Edgemont & Village 1 Outlets Proposals 215 This item was discussed out of order after III.C. Landscape Maintenance 216 217 Report. 218 a. Klinger Electrical Services #1257 - \$47,111.00 – previously 219 presented 220 b. TPG Lighting #1114 - \$68,665.20 – previously presented 221 Recovered Energy Technology Proposal Pending c. Mr. Beckett presented the Recovered Energy Technology options. Mr. 222 Beckett also advised that the streetlight assignment between the CDD and 223 HOA had been rectified, and the materials for the streetlight upgrades had 224 225 not yet been received by the vendor, which will impact the start date. On a MOTION by Mr. Ruperez, SECONDED by Mr. Weston, OPPOSED by Mr. Holden, the 226 Board approved Recovered Energy Technology proposal to lease five outlet poles to be installed 227 at the Edgemont and Village 1 entrances in the amount of \$3,420 per year, for Avalon Groves 228 Community Development District. 229 230 Mr. Bush provided an update on the monument repairs. Ouorum held when Mr. Mastrangeli left the meeting at 12:22 p.m. Discussion moved 231 back to III.D. District Engineer and proceeded according to the agenda. 232 FOURTH ORDER OF BUSINESS: 233 **Consent Agenda** Exhibit14: Consideration and Acceptance of the Minutes of the Board of 234 A. Supervisors Budget Workshop Held May 15, 2025 235 В. Exhibit 15: Consideration and Approval of the Minutes of the Board of 236 Supervisors Regular Meeting Held May 22, 2025 237

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238 239	C.	Exhibit 16: Consideration an Supervisors Workshop Held .	d Acceptance of the Minutes of the Board of June 12, 2025
240 241	D.	Exhibit 17: Consideration an Statements	d Acceptance of the Unaudited May 2025 Financial
242 243 244	E.	*	rbitrage Report for Assessment Area Two Project, Indicating No Cumulative Rebate Requirement
245 246 247		•	by Mr. Weston, OPPOSED by Mr. Holden, the Board esented, for Avalon Groves Community Development
248	FIFTH ORI	DER OF BUSINESS:	Liaison Reports
249	Board	d consensus was to hold discuss	ion on the Liaison Reports until the next meeting.
250	A.	Landscape and Environmenta	ıl – Gabriel Ruperez/Carl Weston
251		1. Exhibit 19: Landscap	e Scoresheets
252	B.	Amenities and Infrastructure	– John Holden/Gene Mastrangeli
253 254		1. Walk-on Exhibit B: Fountain Report	Presentation of Goldcrest Loop Playground Drinking
255	C.	Public Safety - Carl Weston/	Robert Wolski
256	D.	Finance – Gene Mastrangeli/	Robert Wolski
257 258	SIXTH OR	DER OF BUSINESS:	<b>Supervisor Requests</b> (Includes Next Meeting Agenda Item Requests)
259	A.	Next Workshop Agenda Item	s
260		• Use of Roberts Rules	of Order
261		• Evaluation of damage	s by multi-unit apartment complex contractor
262 263 264		<u> </u>	iction – Mr. Woodcock advised that the areas are d by the District but the Water Management District sement over them.
265	B.	Next Meeting Agenda Items	
266 267	SEVENTH	ORDER OF BUSINESS:	Audience Comments – New Business (Limited to 3 minutes per individual for non-agenda items)
268	Com	ments were heard about fishing	in CDD ponds and dumping.
269	EIGHTH O	RDER OF BUSINESS:	<b>Next Workshop Attendance Check</b>
270 271 272		•	pment District workshop is scheduled for 10 a.m. on se, 17244 Bay Cedar Way, Clermont, Florida
273	Mr. N	Mastrangeli advised he would no	ot be present at this workshop.

Avalon Groves CDD
Regular Meeting

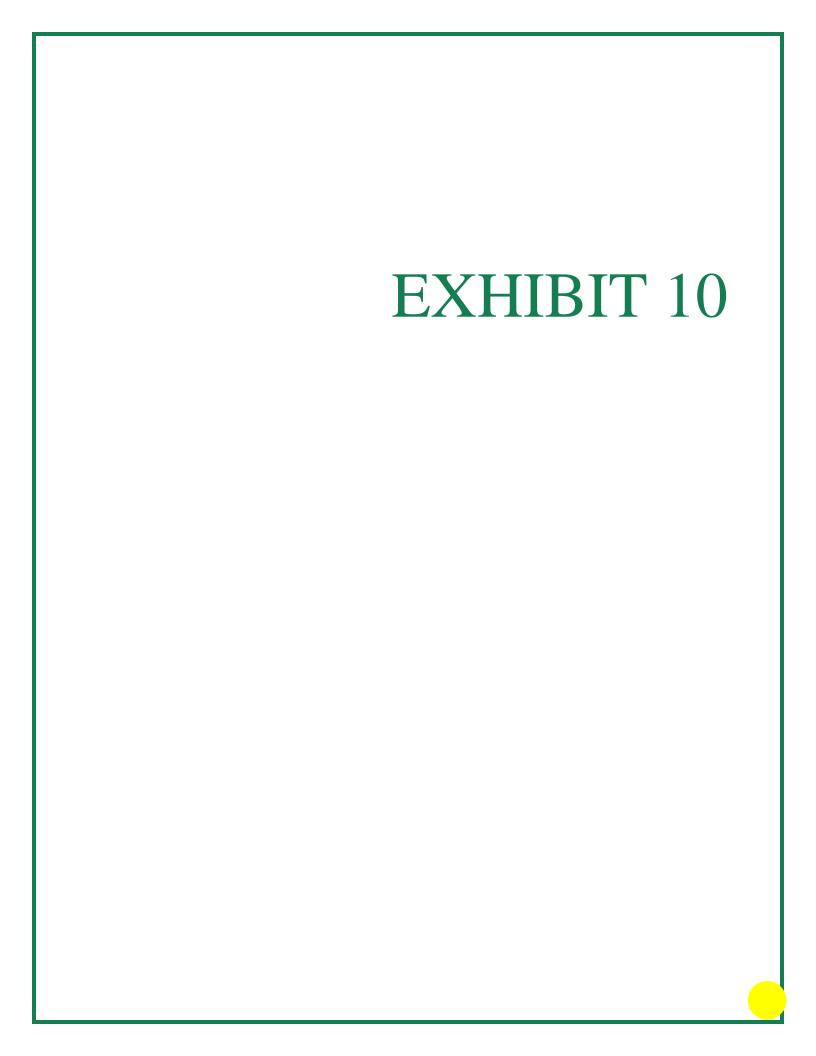
NINTH ORDER OF BUSINESS:

Next Meeting Quorum Check

The next Avalon Groves Community Development District meeting is scheduled for 6 p.m. on

274 275 The next Avalon Groves Community Development District meeting is scheduled for 6 p.m. on 276 July 26, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 277 *34714*. 278 TENTH ORDER OF BUSINESS: **Exhibit 20: Action Items Summary** Send written notice to resident at 3736 Paragon Ln regarding removal of 279 280 unauthorized hose connection to CDD irrigation. Follow up with Blazing Star resident about sod and irrigation replacement by pool 281 282 company 283 Send roundabout punch list to District Counsel 284 Reach out to homeowners with fences on easement regarding easement encroachment agreements. 285 **ELEVENTH ORDER OF BUSINESS:** Adjournment 286 287 On a MOTION by Mr. Weston, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:58 p.m., for Avalon Groves Community Development District. 288 \*Each person who decides to appeal any decision made by the Board with respect to any matter 289 considered at the meeting is advised that person may need to ensure that a verbatim record of the 290 291 proceedings is made, including the testimony and evidence upon which such appeal is to be based. Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly 292 293 noticed meeting held on July 26, 2025.

294		
295 296	☐ Heath Beckett, Assistant Secretary	□ Eugene Mastrangeli, Chair □ Carl Weston, Vice Chair



# Avalon Groves CDD Summary for June 2025

At the end of May there was spendable cash in the amount of \$754,017. This cash balance is net of items, such as, accounts payable and any monies due to others. There are no assessments outstanding which means that 100% of assessments have been collected by the tax collector and forwarded to the District.

By the end of June, 75% of the annual budget is "expected" to be expended. Expenses through the month of June amount to \$783,800 which is 59.26% of the budget for the fiscal year. This means the District is under budget through June.

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 59.26% of the budget there are several items that are either overbudget or have expended more than the 75% 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 \$57,865, 105.98% of the budget.

# Avalon Groves Financial Summary June 30, 2025

		Cash &	Asset Re-cap				
	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Cash Balance	\$ 835,888						
Trust Balances (Restricted to DS)		265,961	811,846	280,727	78,539	279,595	81,809
Trust Balances (Restricted to A&C)		0	1	14,843	5	84,014	10,216
Less: Accounts Payable	29,963	-	-	-	-	-	-
Less: Due to Other Funds	51,908						
Net Cash Balance	\$ 754,017	\$ 265,962	\$ 811,847	\$ 295,570	\$ 78,544	\$ 363,609	\$ 92,025
Plus: Prepaids & Deposits	7,541	-	-	-	-	-	-
Plus: Assessments Receivable	-	-	-	-	-	-	-
Plus: Due from Other Funds	-	5,744	16,880	7,090	6,511	11,344	4,339
Less: Deferred Revenue	-	-	-	-	-	-	-
Net Current Assets	761,558	271,706	828,727	302,659	85,055	374,953	96,364
Cash Available to Spend	754,017						
·	•		enues & Expenditu	ires			
	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	1,321,676	178,582	526,172	218,461	195,516	347,293	131,435
Expenses:							
Administrative	88,177						
Insurance	31,836						
Debt Service Administration	24.050						
Debt Service Administration	21,058						
Utilities	21,058 186,933						
Utilities Physical Environment	186,933		155,000	75,000	80,000	135,000	40,000
Utilities	186,933		155,000 376,441	75,000 133,404	80,000 112,738	135,000 202,450	
Utilities Physical Environment Principal Payments DS Interest	186,933	50,000 122,669					89,275
Utilities Physical Environment Principal Payments	186,933 455,797	50,000 122,669	376,441	133,404	112,738	202,450	40,000 89,275 <b>129,275</b>

# Avalon Groves Community Development District

Financial Statements
(Unaudited)

June 30, 2025



# Avalon Groves CDD Balance Sheet June 30, 2025

	General Fund		Debt Service 2017		bt Service 017 A-1	De	bt Service 2019		t Service 1 Ph 3/4	Del	ot Service 2021		ot Service 2022	TOTAL
1 ASSETS			•	•	• • • • •			•				•		
2 Operating Account	\$ 835,8	88	\$ -	\$	20.00	\$	-	\$	-	\$	-	\$	-	835,908
3 Trust Accounts:														
4 Revenue Fund		-	65,443		218,305		157,560		57,694		94,517		49,264	642,782
5 Interest Fund		-	43		132		15,032		1,299		14,793		16	31,314
6 Reserve Fund		-	200,425		593,196		106,422		19,517		170,003		32,513	1,122,077
7 Prepayment Fund		-	18		124		1,576		-		247		-	1,965
8 Sinking Fund		-	32		89		22		30		34		17	224
9 Principal		-	-		-		40		-		-		-	40
10 Cost Of Issuance		-	-		-		23		-		-		(1)	23
11 Bond Redemption		-	-		-		52		-		0		-	52
12 Acquisition & Construction		-	0		1		14,843		5		84,014		10,216	109,080
13 Accounts Receivable		-	-		-		-		-		-		-	-
14 On-Roll Assessments Receivable		-	-		-		-		-		-		-	-
15 Due From Other Funds		-	5,744		16,880		7,090		6,511		11,344		4,339	51,908
16 Undeposited Funds		-	_		-		_		-		-		-	-
17 Prepaid Expenses	7,0	00	_		-		_		-		-		-	7,000
18 Deposits	5	41	_		-		_		-		-		-	541
19 TOTAL ASSETS	843,4	29	271,706		828,747		302,659		85,055		374,953		96,364	2,802,913
20 <u>LIABILITIES</u>														
21 Accounts Payable	29,9	63	-		-		-		-		-		-	29,963
22 On-Roll Deferred Revenue		-	-		-		-		-		-		-	-
23 Accrued Expenses		-	-		-		-		-		-		-	-
24 Due To Other Funds	51,9	80	-		-		-		-		-		-	51,908
25 TOTAL LIABILITIES	81,8	71												81,871
26 FUND BALANCE														
27 Nonspendable														
28 Prepaid & Deposits	5	41	_		_		_				_		_	541
29 Capital Reserves	3	71	-		-		-		_		_		-	J <del>-1</del> 1
30 Operating Capital	220,4	- 25	-		-		-		-		-		-	220,425
31 Unassigned	540,5		271,706		828,747		302,659		85,055		374,953		96,364	2,500,077
32 TOTAL FUND BALANCE	761,5		271,706		828,747		302,659		85,055		374,953		96,364	
32 IOIAL FUND DALANCE	/01,5	<u> </u>	2/1,/00		040,/4/		302,039		03,033		314,933		70,304	2,721,043
33 TOTAL LIABILITIES & FUND BALANCE	843,4	29	271,706		828,747		302,659		85,055		374,953		96,364	2,802,913

# **Avalon Groves CDD**

## **General Fund**

			FY 2025 Adopted Budget	FY 2025 Month of June			FY 2025 Actual ear-to-Date	Ove	RIANCE r (Under) Budget	% Actual YTD / FY Budget
1	REVENUES		Duaget		<del>June</del>		to Bute		Duuget	11 Dauget
2	Special Assessment	\$	1,319,762	\$	9,046	\$	1,321,676	\$	1,914	100%
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	\$	9,046	\$	1,321,676	\$	(876)	100.15%
7	<u>EXPENDITURES</u>									
8	GENERAL ADMINISTRATIVE									
9	Supervisor Compensation	\$	12,000	\$	-	\$	7,400	\$	(4,600)	62%
10	District Management Services		34,608		2,884		25,956		(8,652)	75%
11	Bank Fees		150		-		267		117	178%
12	Auditing		3,800		-		3,250		(550)	86%
13	Regulatory and Permit Fees		175		-		175		-	100%
14	Legal Advertisements		4,000		-		1,339		(2,661)	33%
15	Engineering Services		40,000		2,711		18,477		(21,523)	46%
16	Legal Services		60,000		3,459		23,143		(36,857)	39%
17	Technology & Website Admin.		2,015		-		1,755		(260)	87%
18	Miscellaneous (Appraisal, Mailing, Etc.)		1,500		-		6,415		4,915	428%
19	TOTAL GENERAL ADMINISTRATIVE		158,248		9,054		88,177		(70,071)	55.72%
20	INCHE ANCE									
20	INSURANCE		25.000				21.026		(2.164)	0.10/
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		(1,350)	33%
26	Trustee Fees		17,500		10,500		14,000		(3,500)	80%
27	TOTAL DEBT SERVICE ADMINISTRATION		24,908		10,500		21,058		(3,850)	84.54%
,					,		,		( ) /	
28	UTILITIES:									
29	Utilities-Electricity		20,000		727		5,791		(14,209)	29%
30	Streetlights		295,000		-		168,040		(126,960)	57%
31	Utility Water		45,000		2,572		13,102		(31,898)	29%
32	TOTAL UTILITIES:		360,000		3,299		186,933		(173,067)	51.93%
33	PHYSICAL ENVIRONMENT:									
34	Lake & Pond Maintenance		54,600		3,460		57,865		2 265	105.98%
			ŕ		*		ŕ		3,265	70%
35 36	Landscape Maintenance		314,715 76,000		27,110		219,627		(95,088)	61%
	Landscape - Replenishment		,		9,345		46,567		(29,433)	
37	Wetland Mitigation & Monitoring		49,800		5,900		22,700		(27,100)	46%
38	Field Cartingary		6,489		541		4,867		(1,622)	75%
39	Field Contingency		88,900		27,413		34,379		(54,521)	39%
40	Hardscape Repairs & Maint.		15,000		-		22,477		7,477	150%
41	Stormwater Reporting		25,000		-		-		(25,000)	0%
42	Porter Services		10,000		630		4,319		(5,681)	43%
43	Pond Plantings and Erosion Control		15,000		-		-		(15,000)	0%
44	Fountain Repair		2,700		-		-		(2,700)	0%
45	Midge Fly Treatment		53,592		-		26,796		(26,796)	50%

	FY 2025 Adopted Budget	FY 2025 Month of June	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
46 Playground Repairs & Maint.	9,000	2,250	2,250	(6,750)	25%
47 Wildlife Removal	18,600	1,550	13,950	(4,650)	75%
48 Reserve Study	5,000	-	-	(5,000)	0%
49 TOTAL PHYSICAL ENVIRONMENT	744,396	78,199	455,797	(288,599)	61.23%
50 TOTAL EXPENDITURES	1,322,552	101,052	783,800	(538,751)	59.26%
51 REVENUES OVER (UNDER) EXPENDITURES		(92,006)	537,875	537,875	
52 OTHER FINANCING SOURCES & USES					
53 Transfers In	-	-	-	-	
54 Transfers Out					
55 TOTAL OTHER FINANCING SOURCES & USES	<u> </u>				
56 NET CHANGE IN FUND BALANCE		(92,006)	537,875	537,875	
57 Fund Balance - Beginning			223,683	223,683	
58 FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 761,558	\$ 761,558	

# Avalon Groves CDD Debt Service 2017 (AA1)

	A	Y 2025 dopted Budget		Y 2025 Actual ar-to-Date	VARIANCE Over (Under) to Budget	
1 <u>REVENUES</u>				_		
2 Special Assessments	\$	170,338	\$	170,585	\$	247
3 Lot Closings		-		-		-
4 Interest		-		7,997		7,997
5 Prepayments						_
6 TOTAL REVENUES		170,338		178,582		8,244
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		5,913		3,663
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		5,913		3,663
22 Fund Balance - Beginning				265,792		
23 FUND BALANCE - ENDING - PROJECTED	\$	2,250	\$	271,705	\$	269,455
* ^ 11 ·	· · · · · · · · · · · · · · · · · · ·	·		·		

<sup>\*</sup> financed by prior year revenues

# Avalon Groves Community Development District Debt Service 2017A1 - 2 (AA2)

		FY 2025 Adopted Budget		FY 2025 Actual Year-to-Date		RIANCE er (Under) Budget
	REVENUES					
2	Special Assessments	\$	500,600	\$ 501,326	\$	726
3	Lot Closings		-	-		-
4	Interest		-	24,846		24,846
5	Prepayments					_
6	TOTAL REVENUES		500,600	526,172		25,572
7 8	EXPENDITURES 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	(5,269)		(6,903)
	OTHER FINANCING SOURCES (USES) Transfers In					
18	Transfers Out		-	(20, 922)		(20, 922)
19	TOTAL OTHER FINANCING SOURCES (USES)			 (20,822)		(20,822)
20	TOTAL OTHER FINANCING SOURCES (USES)			 (20,822)		(20,822)
21	NET CHANGE IN FUND BALANCE		1,634	 (26,091)		(27,725)
22	Fund Balance - Beginning			854,816		
23	FUND BALANCE - ENDING - PROJECTED	\$	1,634	\$ 828,725	\$	827,090
	* financed by prior year revenues					

<sup>\*</sup> financed by prior year revenues

# **Avalon Groves Community Development District Debt Service 2019 (AA1)**

	P	FY 2025 Adopted Budget		FY 2025 Actual ar-to-Date	VARIANCE Over (Under) to Budget	
1 <u>REVENUES</u>						
2 Special Assessments	\$	210,250	\$	210,555	\$	305
3 Lot Closings		-		-		-
4 Interest		-		7,497		7,497
5 Prepayments						
6 TOTAL REVENUES		210,250		218,052		7,802
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		9,648		6,546
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	-	(55,402)		(58,504)
23 Fund Balance - Beginning				343,218		
24 FUND BALANCE - ENDING - PROJECTED	\$	3,103	\$	287,816	\$	284,714
* for an and by prior many remaining						

<sup>\*</sup> financed by prior year revenues

# Avalon Groves Community Development District Debt Service 2021 Ph 3 & 4 (AA1)

	A	Y 2025 dopted Budget		Y 2025 Actual ar-to-Date	VARIANCE Over (Under) to Budget	
1 REVENUES		<u> </u>				
2 Special Assessments	\$	193,100	\$	193,380	\$	280
3 Lot Closings		_		-		-
4 Interest		-		2,131		2,131
5 Prepayments		-		-		-
6 TOTAL REVENUES		193,100		195,511		2,411
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		2,774		1,511
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		2,774		1,511
22 Fund Balance - Beginning		<u> </u>	-	82,277		
23 FUND BALANCE - ENDING - PROJECTED	\$	1,263	\$	85,051	\$	83,788
* financed by prior year revenues						

<sup>\*</sup> financed by prior year revenues

# **Avalon Groves Community Development District Debt Service 2021 (AA3)**

	1 DEVENIUES		Y 2025 Adopted Budget	FY 2025 Actual ar-to-Date	VARIANCE Over (Under) to Budget	
1	REVENUES					
2	Special Assessments	\$	336,400	\$ 336,888	\$	488
3	Lot Closings		-	-		-
4	Interest		-	7,866		7,866
5	Prepayments					
6	TOTAL REVENUES		336,400	344,754		8,354
7 8	EXPENDITURES 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	7,304		6,751
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	<u> </u>	553	 79,704		79,151
22	Fund Balance - Beginning			211,235		
23	FUND BALANCE - ENDING - PROJECTED	\$	553	\$ 290,938	\$	290,385
_	* C	-				

<sup>\*</sup> financed by prior year revenues

# **Avalon Groves Community Development District Debt Service 2022 (AA4)**

	DEVENITIES		TY 2025 Adopted Budget	-	Y 2025 Actual ar-to-Date	VARIANCE Over (Under) to Budget	
1	REVENUES						
2	Special Assessments	\$	128,675	\$	128,862	\$	187
3	Lot Closings		-		-		-
4	Interest		-		2,265		2,265
5	Prepayments		_				
6	TOTAL REVENUES		128,675		131,126		2,451
7 8	EXPENDITURES 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		1,851		1,651
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		254		54
22	Fund Balance - Beginning				85,895		
23	FUND BALANCE - ENDING - PROJECTED	\$	200	\$	86,148	\$	85,948
-	* financed by prior year revenues			_			

<sup>\*</sup> financed by prior year revenues

# **Avalon Groves Community Development District**

# **Construction in Progress**

	Act	(AA1) tual to-Date	2017A-1 Actu Year-to-	al	20 Act Year-te	ual	2021 P Actu Year-to	ıal	A	1 (AA3) ctual -to-Date	A	2 (AA4) .ctual :-to-Date		Total
1 <u>REVENUES</u>														
2 Developer Funding	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
3 Insurance Claim		-		-		-		-		-		-		-
4 Interest		-				408		5		2,539		309		3,261
5 TOTAL REVENUES						408		5		2,539		309		3,261
6 EXPENDITURES														
7 Dissemination Agent		_		_		-		_		_		_		-
8 Trust Fund Accounting		-		_		-		-		_		-		-
9 Arbitrage		-		_		-		-		_		-		-
10 Trustee Fees		-		-		-		-		-		-		-
11 Requisitions		-		-		-		-		_		-		-
12 TOTAL EXPENDITURES		_		_						_				
13 REVENUES OVER (UNDER) EXPENDITURES						408		5		2,539		309		3,261
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			-			5,459				10,962		1,907	-	18,331
19 Fund Balance - Beginning	_	0	-	21		9,385			-	73,053	-	8,310		90,768
20 FUND BALANCE - ENDING - PROJECTED	\$	0	\$	21	\$	14,843	\$	5	\$	84,014	\$	10,216	\$	109,099

# Avalon Groves CDD Cash Reconciliation - General Fund June 30, 2025

	ank United rating Account)	
Balance per Bank Statement	\$ 880,967.13	
Construction Cash in Operating Account	(20.00)	
Plus: Deposits in Transit	-	
Less: Outstanding Checks	45,058.94	
Adjusted Bank Balance	\$ 835,888.19	
Beginning Bank Balance per Books	943,424.55	
Deposits	19,596.85	
Disbursements	127,133.21	
Balance per Book	\$ 835,888.19	

# 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			179,019.94
11/06/2024	110624ACH3				2,774.27	179,019.94
11/06/2024	11002470110	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/29/24 - 9/27/24		2,774.27	178,785.86
11/08/2024	110624ACH4	Sunshine Water Services Sunshine Water Services	Goldcrest Loop Playground 8/22/24 - 9/24/24		234.08 13.60	178,785.86 178,772.26
	110624ACH4 100295		Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. )		234.08 13.60 3,424.75	178,785.86 178,772.26 175,347.51
11/08/2024	110624ACH4 100295 100296	Sunshine Water Services Vesta District Services Down to Earth	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. ) Invoice: 118482 (Reference: Landscape Maintenance Oct 24. ) Invoice: 121470 (Reference:	Monthl	234.08 13.60 3,424.75 32,060.41	178,785.86 178,772.26 175,347.51 143,287.10
	110624ACH4 100295	Sunshine Water Services Vesta District Services	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. )	Monthl	234.08 13.60 3,424.75	178,785.86 178,772.26 175,347.51
11/08/2024	110624ACH4 100295 100296	Sunshine Water Services Vesta District Services Down to Earth SchoolNow HV Solar Lighting	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. ) Invoice: 118482 (Reference: Landscape Maintenance Oct 24. ) Invoice: 121470 (Reference:		234.08 13.60 3,424.75 32,060.41	178,785.86 178,772.26 175,347.51 143,287.10
11/08/2024 11/08/2024	110624ACH4 100295 100296 100297	Sunshine Water Services Vesta District Services Down to Earth SchoolNow	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. ) Invoice: 118482 (Reference: Landscape Maintenance Oct 24. ) Invoice: 121470 (Reference: Invoice: INV-SN-248 (Reference: Website Hosting. ) Invoice: 251 (Reference: Street Light Project Oct 24. ) Invoice: 250 (Reference: Light Install Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24. )		234.08 13.60 3,424.75 32,060.41 1,515.00	178,785.86 178,772.26 175,347.51 143,287.10 141,772.10
11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/08/2024	110624ACH4 100295 100296 100297 100298	Sunshine Water Services Vesta District Services Down to Earth SchoolNow HV Solar Lighting	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. ) Invoice: 118482 (Reference: Landscape Maintenance Oct 24. ) Invoice: 121470 (Reference: Invoice: INV-SN-248 (Reference: Website Hosting. ) Invoice: 251 (Reference: Street Light Project Oct 24. ) Invoice: 250 (Reference: Light Install		234.08 13.60 3,424.75 32,060.41 1,515.00 41,360.00	178,785.86 178,772.26 175,347.51 143,287.10 141,772.10 100,412.10 97,041.96 96,731.96
11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/14/2024	110624ACH4 100295 100296 100297 100298 100299	Sunshine Water Services Vesta District Services Down to Earth SchoolNow HV Solar Lighting Steadfast Environmental, LLC	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. ) Invoice: 118482 (Reference: Landscape Maintenance Oct 24. ) Invoice: 121470 (Reference: Invoice: INV-SN-248 (Reference: Website Hosting. ) Invoice: 251 (Reference: Street Light Project Oct 24. ) Invoice: 250 (Reference: Light Install Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24. )	. 33,316.02	234.08 13.60 3,424.75 32,060.41 1,515.00 41,360.00 3,370.14	178,785.86 178,772.26 175,347.51 143,287.10 141,772.10 100,412.10 97,041.96 96,731.96 130,047.98
11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/14/2024 11/21/2024	110624ACH4 100295 100296 100297 100298 100299 100300	Sunshine Water Services Vesta District Services Down to Earth SchoolNow HV Solar Lighting Steadfast Environmental, LLC Clean Star Services	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. ) Invoice: 118482 (Reference: Landscape Maintenance Oct 24. ) Invoice: 121470 (Reference: Invoice: INV-SN-248 (Reference: Website Hosting. ) Invoice: 251 (Reference: Street Light Project Oct 24. ) Invoice: 250 (Reference: Light Install Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24. ) Invoice: 13553 (Reference: Trash Service Oct 24. ) Deposit Deposit		234.08 13.60 3,424.75 32,060.41 1,515.00 41,360.00 3,370.14 310.00	178,785.86 178,772.26 175,347.51 143,287.10 141,772.10 100,412.10 97,041.96 96,731.96 130,047.98 275,174.63
11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/14/2024 11/21/2024 11/25/2024	110624ACH4 100295 100296 100297 100298 100299 100300	Sunshine Water Services Vesta District Services Down to Earth SchoolNow HV Solar Lighting Steadfast Environmental, LLC	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. ) Invoice: 118482 (Reference: Landscape Maintenance Oct 24. ) Invoice: 121470 (Reference: Invoice: INV-SN-248 (Reference: Website Hosting. ) Invoice: 251 (Reference: Street Light Project Oct 24. ) Invoice: 250 (Reference: Light Install Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24. ) Invoice: 13553 (Reference: Trash Service Oct 24. ) Deposit Deposit FY 2024/2025 Special District Fee Invoice/Update Form	33,316.02 145,126.65	234.08 13.60 3,424.75 32,060.41 1,515.00 41,360.00 3,370.14 310.00	178,785.86 178,772.26 175,347.51 143,287.10 141,772.10 100,412.10 97,041.96 96,731.96 130,047.98 275,174.63 274,999.63
11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/14/2024 11/21/2024 11/25/2024 11/25/2024	110624ACH4 100295 100296 100297 100298 100299 100300	Sunshine Water Services Vesta District Services Down to Earth SchoolNow HV Solar Lighting Steadfast Environmental, LLC Clean Star Services  DEPT OF ECONOMIC OPPORTUNITY Vesta District Services	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. ) Invoice: 118482 (Reference: Landscape Maintenance Oct 24. ) Invoice: 121470 (Reference: Invoice: INV-SN-248 (Reference: Website Hosting. ) Invoice: 251 (Reference: Street Light Project Oct 24. ) Invoice: 250 (Reference: Light Install Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24. ) Invoice: 13553 (Reference: Trash Service Oct 24. ) Deposit Deposit Per 2024/2025 Special District Fee Invoice/Update Form Invoice: 423154 (Reference: Dissemination Agent 10.24. ) Invoice: 423125 (Reference: Billat	33,316.02 145,126.65	234.08 13.60 3,424.75 32,060.41 1,515.00 41,360.00 3,370.14 310.00	178,785.86 178,772.26 175,347.51 143,287.10 141,772.10 100,412.10 97,041.96 96,731.96 130,047.98 275,174.63 274,999.63 269,531.63
11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/14/2024 11/21/2024 11/25/2024 11/25/2024	110624ACH4 100295 100296 100297 100298 100299 100300 1716 100302 100303	Sunshine Water Services Vesta District Services Down to Earth SchoolNow HV Solar Lighting Steadfast Environmental, LLC Clean Star Services  DEPT OF ECONOMIC OPPORTUNITY Vesta District Services Down to Earth	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. ) Invoice: 118482 (Reference: Landscape Maintenance Oct 24. ) Invoice: 121470 (Reference: Invoice: INV-SN-248 (Reference: Website Hosting. ) Invoice: 251 (Reference: Street Light Project Oct 24. ) Invoice: 250 (Reference: Light Install Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24. ) Invoice: 13553 (Reference: Trash Service Oct 24. ) Deposit Deposit FY 2024/2025 Special District Fee Invoice/Update Form Invoice: 423154 (Reference: Dissemination Agent 10.24. ) Invoice: 423125 (Reference: Billal Invoice: 120335 (Reference: Irrigation Repairs after Controller Replacement. )	33,316.02 145,126.65	234.08 13.60 3,424.75 32,060.41 1,515.00 41,360.00 3,370.14 310.00 175.00 5,468.00 1,506.62	178,785.86 178,772.26 175,347.51 143,287.10 141,772.10 100,412.10 97,041.96 96,731.96 130,047.98 275,174.63 274,999.63 269,531.63 268,025.01
11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/14/2024 11/21/2024 11/25/2024 11/25/2024 11/25/2024 11/25/2024	110624ACH4 100295 100296 100297 100298 100299 100300 1716 100302 100303 100304	Sunshine Water Services Vesta District Services Down to Earth SchoolNow HV Solar Lighting Steadfast Environmental, LLC Clean Star Services  DEPT OF ECONOMIC OPPORTUNITY Vesta District Services Down to Earth Clean Star Services	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. ) Invoice: 118482 (Reference: Landscape Maintenance Oct 24. ) Invoice: 121470 (Reference: Invoice: INV-SN-248 (Reference: Website Hosting. ) Invoice: 251 (Reference: Street Light Project Oct 24. ) Invoice: 250 (Reference: Light Install Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24. ) Invoice: 13553 (Reference: Trash Service Oct 24. ) Deposit Deposit FY 2024/2025 Special District Fee Invoice/Update Form Invoice: 423154 (Reference: Dissemination Agent 10.24. ) Invoice: 423125 (Reference: Billal Invoice: 120335 (Reference: Irrigation Repairs after Controller Replacement. ) Invoice: 13771 (Reference: Monthly Trash Collection - October 2024. )	33,316.02 145,126.65	234.08 13.60 3,424.75 32,060.41 1,515.00 41,360.00 3,370.14 310.00 175.00 5,468.00 1,506.62 310.00	178,785.86 178,772.26 175,347.51 143,287.10 141,772.10 100,412.10 97,041.96 96,731.96 130,047.98 275,174.63 274,999.63 269,531.63 268,025.01 267,715.01
11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/14/2024 11/21/2024 11/25/2024 11/25/2024 11/25/2024 11/25/2024 11/25/2024	110624ACH4 100295 100296 100297 100298 100299 100300 1716 100302 100303 100304 100305	Sunshine Water Services Vesta District Services Down to Earth SchoolNow HV Solar Lighting Steadfast Environmental, LLC Clean Star Services  DEPT OF ECONOMIC OPPORTUNITY Vesta District Services Down to Earth Clean Star Services Stantec Consulting Services,Inc	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. ) Invoice: 118482 (Reference: Landscape Maintenance Oct 24. ) Invoice: 121470 (Reference: Invoice: INV-SN-248 (Reference: Website Hosting. ) Invoice: 251 (Reference: Street Light Project Oct 24. ) Invoice: 250 (Reference: Light Install Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24. ) Invoice: 13553 (Reference: Trash Service Oct 24. ) Deposit Deposit FY 2024/2025 Special District Fee Invoice/Update Form Invoice: 423154 (Reference: Dissemination Agent 10.24. ) Invoice: 423125 (Reference: Billal Invoice: 120335 (Reference: Irrigation Repairs after Controller Replacement. ) Invoice: 13771 (Reference: Monthly Trash Collection - October 2024. ) Invoice: 2308908 (Reference: General Consulting October 2024. )	33,316.02 145,126.65	234.08 13.60 3,424.75 32,060.41 1,515.00 41,360.00 3,370.14 310.00 175.00 5,468.00 1,506.62 310.00 3,690.00	178,785.86 178,772.26 175,347.51 143,287.10 141,772.10 100,412.10 97,041.96 96,731.96 130,047.98 275,174.63 274,999.63 269,531.63 268,025.01 267,715.01 264,025.01
11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/08/2024 11/14/2024 11/21/2024 11/25/2024 11/25/2024 11/25/2024 11/25/2024	110624ACH4 100295 100296 100297 100298 100299 100300 1716 100302 100303 100304	Sunshine Water Services Vesta District Services Down to Earth SchoolNow HV Solar Lighting Steadfast Environmental, LLC Clean Star Services  DEPT OF ECONOMIC OPPORTUNITY Vesta District Services Down to Earth Clean Star Services	Goldcrest Loop Playground 8/22/24 - 9/24/24 Invoice: 423010 (Reference: Management Fees Nov 24. ) Invoice: 118482 (Reference: Landscape Maintenance Oct 24. ) Invoice: 121470 (Reference: Invoice: INV-SN-248 (Reference: Website Hosting. ) Invoice: 251 (Reference: Street Light Project Oct 24. ) Invoice: 250 (Reference: Light Install Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24. ) Invoice: 13553 (Reference: Trash Service Oct 24. ) Deposit Deposit FY 2024/2025 Special District Fee Invoice/Update Form Invoice: 423154 (Reference: Dissemination Agent 10.24. ) Invoice: 423125 (Reference: Billal Invoice: 120335 (Reference: Irrigation Repairs after Controller Replacement. ) Invoice: 13771 (Reference: Monthly Trash Collection - October 2024. )	33,316.02 145,126.65	234.08 13.60 3,424.75 32,060.41 1,515.00 41,360.00 3,370.14 310.00 175.00 5,468.00 1,506.62 310.00	178,785.86 178,772.26 175,347.51 143,287.10 141,772.10 100,412.10 97,041.96 96,731.96 130,047.98 275,174.63 274,999.63 269,531.63 268,025.01 267,715.01

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	Complete a Materia Complete			
01/02/2025		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 Sunshine Water Services	Basswood Ln Island Irrigation 10/28/24 - 11/25/24 Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24		2,641,540.16 2,641,489.70
01/02/2025	010225ACH3 010225ACH4			555.26	
01/02/2025		Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24	555.26 50.46	2,641,489.70 2,641,475.71 2,641,389.71
	010225ACH4 010225ACH5 010225ACH6	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24	555.26 50.46 13.99	2,641,489.70 2,641,475.71 2,641,389.71 2,641,350.71
01/02/2025	010225ACH4 010225ACH5	Sunshine Water Services Sunshine Water Services SECO Energy	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24	555.26 50.46 13.99 86.00 39.00 338.00	2,641,489.70 2,641,475.71 2,641,389.71
	010225ACH4 010225ACH5 010225ACH6	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17052 Basswood Lane AvalonGroves1!	555.26 50.46 13.99 86.00 39.00	2,641,489.70 2,641,475.71 2,641,389.71 2,641,350.71
01/02/2025 01/02/2025 01/02/2025	010225ACH4 010225ACH5 010225ACH6 010225ACH7 010225ACH8 010225ACH9	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24	555.26 50.46 13.99 86.00 39.00 338.00	2,641,489.70 2,641,475.71 2,641,389.71 2,641,350.71 2,641,012.71 2,640,972.71 2,640,852.71
01/02/2025 01/02/2025 01/02/2025 01/07/2025	010225ACH4 010225ACH5 010225ACH6 010225ACH7 010225ACH8 010225ACH9 100325	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy HV Solar Lighting	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17052 Basswood Lane AvalonGroves1! 17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24 Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025. ) Invoice: 307 (Reference: St	555.26 50.46 13.99 86.00 39.00 338.00 40.00	2,641,489.70 2,641,475.71 2,641,389.71 2,641,350.71 2,641,012.71 2,640,972.71
01/02/2025 01/02/2025 01/02/2025 01/07/2025 01/08/2025	010225ACH4 010225ACH5 010225ACH6 010225ACH7 010225ACH8 010225ACH9 100325 100326	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy HV Solar Lighting Fountain Design Group, Inc.	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17052 Basswood Lane AvalonGroves1! 17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24 Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025. ) Invoice: 307 (Reference: St Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN. )	555.26 50.46 13.99 86.00 39.00 338.00 40.00	2,641,489.70 2,641,475.71 2,641,389.71 2,641,350.71 2,641,012.71 2,640,972.71 2,640,852.71
01/02/2025 01/02/2025 01/02/2025 01/07/2025	010225ACH4 010225ACH5 010225ACH6 010225ACH7 010225ACH8 010225ACH9 100325	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy HV Solar Lighting	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17052 Basswood Lane AvalonGroves1! 17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24 Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025. ) Invoice: 307 (Reference: St	555.26 50.46 13.99 86.00 39.00 338.00 40.00 120.00 20,680.00	2,641,489.70 2,641,475.71 2,641,389.71 2,641,350.71 2,641,012.71 2,640,972.71 2,640,852.71 2,620,172.71
01/02/2025 01/02/2025 01/02/2025 01/07/2025 01/08/2025 01/08/2025 01/09/2025	010225ACH4 010225ACH5 010225ACH6 010225ACH7 010225ACH8 010225ACH9 100325 100326 100327 1722	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy HV Solar Lighting Fountain Design Group, Inc. Vesta District Services Carl M. Weston	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17052 Basswood Lane AvalonGroves1! 17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24 Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025. ) Invoice: 307 (Reference: St Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN. ) Invoice: 424074 (Reference: Management Fees Jan 25. ) BOS Meeting 1/2/25	555.26 50.46 13.99 86.00 39.00 338.00 40.00 120.00 20,680.00 175.00 3,424.75 200.00	2,641,489.70 2,641,475.71 2,641,389.71 2,641,012.71 2,640,972.71 2,640,852.71 2,620,172.71 2,619,997.71 2,616,572.96 2,616,372.96
01/02/2025 01/02/2025 01/02/2025 01/07/2025 01/08/2025 01/08/2025 01/09/2025 01/09/2025	010225ACH4 010225ACH5 010225ACH6 010225ACH7 010225ACH8 010225ACH9 100325 100326 100327 1722	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy HV Solar Lighting Fountain Design Group, Inc. Vesta District Services Carl M. Weston Eugene J. Mastrangeli	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17052 Basswood Lane AvalonGroves1! 17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24 Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025. ) Invoice: 307 (Reference: St Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN. ) Invoice: 424074 (Reference: Management Fees Jan 25. ) BOS Meeting 1/2/25 BOS Meeting 1/2/25	555.26 50.46 13.99 86.00 39.00 338.00 40.00 120.00 20,680.00 175.00 3,424.75 200.00 200.00	2,641,489.70 2,641,475.71 2,641,389.71 2,641,012.71 2,640,972.71 2,640,852.71 2,620,172.71 2,616,572.96 2,616,372.96 2,616,172.96
01/02/2025 01/02/2025 01/02/2025 01/07/2025 01/08/2025 01/08/2025 01/09/2025 01/09/2025	010225ACH4 010225ACH5 010225ACH6 010225ACH7 010225ACH8 010225ACH9 100325 100326 100327 1722 1723 1724	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy HV Solar Lighting Fountain Design Group, Inc. Vesta District Services Carl M. Weston Eugene J. Mastrangeli John Holden	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17052 Basswood Lane AvalonGroves1! 17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24 Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025. ) Invoice: 307 (Reference: St Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN. ) Invoice: 424074 (Reference: Management Fees Jan 25. ) BOS Meeting 1/2/25 BOS Meeting 1/2/25 BOS Meeting 1/2/25	555.26 50.46 13.99 86.00 39.00 338.00 40.00 120.00 20,680.00 175.00 3,424.75 200.00 200.00 200.00	2,641,489.70 2,641,475.71 2,641,389.71 2,641,012.71 2,640,972.71 2,640,852.71 2,620,172.71 2,616,572.96 2,616,372.96 2,616,172.96 2,615,972.96
01/02/2025 01/02/2025 01/02/2025 01/07/2025 01/08/2025 01/08/2025 01/09/2025 01/09/2025 01/09/2025	010225ACH4 010225ACH5 010225ACH6 010225ACH7 010225ACH8 010225ACH9 100325 100326 100327 1722 1723 1724 1725	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy HV Solar Lighting Fountain Design Group, Inc. Vesta District Services Carl M. Weston Eugene J. Mastrangeli John Holden Robert J. Wolski	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17052 Basswood Lane AvalonGroves1! 17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24 Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025. ) Invoice: 307 (Reference: St Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN. ) Invoice: 424074 (Reference: Management Fees Jan 25. ) BOS Meeting 1/2/25 BOS Meeting 1/2/25 BOS Meeting 1/2/25 BOS Meeting 1/2/25	555.26 50.46 13.99 86.00 39.00 338.00 40.00 120.00 20,680.00 175.00 3,424.75 200.00 200.00 200.00 200.00	2,641,489.70 2,641,475.71 2,641,389.71 2,641,350.71 2,641,012.71 2,640,972.71 2,640,852.71 2,620,172.71 2,616,572.96 2,616,372.96 2,616,172.96 2,615,972.96 2,615,972.96
01/02/2025 01/02/2025 01/02/2025 01/07/2025 01/08/2025 01/08/2025 01/09/2025 01/09/2025 01/09/2025 01/09/2025 01/10/2025	010225ACH4 010225ACH5 010225ACH6 010225ACH7 010225ACH9 100325 100326 100327 1722 1723 1724 1725 100328	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy HV Solar Lighting Fountain Design Group, Inc. Vesta District Services Carl M. Weston Eugene J. Mastrangeli John Holden Robert J. Wolski Platinum Exterior Services LLC	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17052 Basswood Lane AvalonGroves1! 17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24 Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025. ) Invoice: 307 (Reference: St Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN. ) Invoice: 424074 (Reference: Management Fees Jan 25. ) BOS Meeting 1/2/25 BOS Meeting 1/2/25 BOS Meeting 1/2/25 Invoice: 1341 (Reference: Deposit for Pressure Cleaning. )	555.26 50.46 13.99 86.00 39.00 338.00 40.00 120.00 20,680.00 175.00 3,424.75 200.00 200.00 200.00 200.00 3,468.83	2,641,489.70 2,641,475.71 2,641,389.71 2,641,350.71 2,641,012.71 2,640,972.71 2,640,852.71 2,620,172.71 2,619,997.71 2,616,572.96 2,616,372.96 2,616,172.96 2,615,972.96 2,615,772.96 2,615,772.96 2,615,772.96 2,612,304.13
01/02/2025 01/02/2025 01/02/2025 01/07/2025 01/08/2025 01/08/2025 01/09/2025 01/09/2025 01/09/2025 01/10/2025 01/10/2025	010225ACH4 010225ACH5 010225ACH6 010225ACH7 010225ACH8 010225ACH9 100325 100326 100327 1722 1723 1724 1725 100328 100329	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy HV Solar Lighting Fountain Design Group, Inc. Vesta District Services Carl M. Weston Eugene J. Mastrangeli John Holden Robert J. Wolski	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17052 Basswood Lane AvalonGroves1! 17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24 Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025. ) Invoice: 307 (Reference: St Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN. ) Invoice: 424074 (Reference: Management Fees Jan 25. ) BOS Meeting 1/2/25 BOS Meeting 1/2/25 BOS Meeting 1/2/25 BOS Meeting 1/2/25 Invoice: 1341 (Reference: Deposit for Pressure Cleaning. ) Invoice: 2335708 (Reference: 2025 FY General Consulting - Dec 2024 & Jan 2025. )	555.26 50.46 13.99 86.00 39.00 338.00 40.00 120.00 20,680.00 175.00 3,424.75 200.00 200.00 200.00 200.00 3,468.83 1,410.00	2,641,489.70 2,641,475.71 2,641,389.71 2,641,012.71 2,640,972.71 2,640,852.71 2,616,572.96 2,616,372.96 2,616,172.96 2,615,972.96 2,615,772.96 2,615,772.96 2,612,304.13 2,610,894.13
01/02/2025 01/02/2025 01/02/2025 01/07/2025 01/08/2025 01/08/2025 01/09/2025 01/09/2025 01/09/2025 01/10/2025 01/11/2025 01/15/2025	010225ACH4 010225ACH5 010225ACH6 010225ACH7 010225ACH8 010225ACH9 100325 100326 100327 1722 1723 1724 1725 100328 100329 100330	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy HV Solar Lighting Fountain Design Group, Inc. Vesta District Services Carl M. Weston Eugene J. Mastrangeli John Holden Robert J. Wolski Platinum Exterior Services LLC Stantec Consulting Services,Inc Vesta District Services	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17052 Basswood Lane AvalonGroves1! 17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24 Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025. ) Invoice: 307 (Reference: St Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN. ) Invoice: 424074 (Reference: Management Fees Jan 25. ) BOS Meeting 1/2/25 BOS Meeting 1/2/25 BOS Meeting 1/2/25 BOS Meeting 1/2/25 Invoice: 1341 (Reference: Deposit for Pressure Cleaning. ) Invoice: 2335708 (Reference: 2025 FY General Consulting - Dec 2024 & Jan 2025. ) Invoice: 424186 (Reference: Billable Expenses - Dec 2024. )	555.26 50.46 13.99 86.00 39.00 338.00 40.00 120.00 20,680.00 175.00 3,424.75 200.00 200.00 200.00 200.00 3,468.83 1,410.00 940.29	2,641,489.70 2,641,475.71 2,641,389.71 2,641,350.71 2,641,012.71 2,640,972.71 2,640,852.71 2,620,172.71 2,616,572.96 2,616,372.96 2,616,172.96 2,615,972.96 2,615,772.96 2,612,304.13 2,610,894.13 2,609,953.84
01/02/2025 01/02/2025 01/02/2025 01/07/2025 01/08/2025 01/08/2025 01/09/2025 01/09/2025 01/09/2025 01/10/2025 01/14/2025	010225ACH4 010225ACH5 010225ACH6 010225ACH7 010225ACH8 010225ACH9 100325 100326 100327 1722 1723 1724 1725 100328 100329	Sunshine Water Services Sunshine Water Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy HV Solar Lighting Fountain Design Group, Inc. Vesta District Services Carl M. Weston Eugene J. Mastrangeli John Holden Robert J. Wolski Platinum Exterior Services LLC Stantec Consulting Services, Inc	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24 Goldcrest Loop Playground 10/28/24 - 11/25/24 16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24 17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24 17052 Basswood Lane AvalonGroves1! 17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24 Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025. ) Invoice: 307 (Reference: St Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN. ) Invoice: 424074 (Reference: Management Fees Jan 25. ) BOS Meeting 1/2/25 BOS Meeting 1/2/25 BOS Meeting 1/2/25 BOS Meeting 1/2/25 Invoice: 1341 (Reference: Deposit for Pressure Cleaning. ) Invoice: 2335708 (Reference: 2025 FY General Consulting - Dec 2024 & Jan 2025. )	555.26 50.46 13.99 86.00 39.00 338.00 40.00 120.00 20,680.00 175.00 3,424.75 200.00 200.00 200.00 200.00 3,468.83 1,410.00	2,641,489.70 2,641,475.71 2,641,389.71 2,641,350.71 2,641,012.71 2,640,972.71 2,640,852.71 2,620,172.71 2,616,572.96 2,616,372.96 2,616,172.96 2,615,972.96 2,615,772.96 2,612,304.13 2,610,894.13

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
02/20/2025 <b>2/28/2025</b>	100343	Platinum Exterior Services LLC	Invoice: 1341-1 (Reference: Final Payment. )  38,761.13	·	2,602,292.05 <b>2,602,292.05</b>
<b>2/28/2025 2/28/2025</b> 03/03/2025	1732	Carl M. Weston	38,761.13	<b>77,665.55</b>	2,602,292.05
2/28/2025		Carl M. Weston	,	77,665.55	<b>2,602,292.05</b> 2,602,092.05
<b>2/28/2025</b> 03/03/2025	1732		38,761.13 BOS Meeting 2/27/25 BOS Meeting 2/27/25	<b>77,665.55</b> 200.00	2,602,292.05
2/28/2025 03/03/2025 03/03/2025	1732 1733	Carl M. Weston Eugene J. Mastrangeli	38,761.13 BOS Meeting 2/27/25	<b>77,665.55</b> 200.00 200.00	2,602,292.05 2,602,092.05 2,601,892.05
2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025	1732 1733 1734 1735	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez	38,761.13  BOS Meeting 2/27/25  BOS Meeting 2/27/25  BOS Meeting 2/27/25	77,665.55 200.00 200.00 200.00 200.00	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05
2/28/2025 03/03/2025 03/03/2025 03/03/2025	1732 1733 1734 1735	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden	38,761.13  BOS Meeting 2/27/25  BOS Meeting 2/27/25  BOS Meeting 2/27/25  BOS Meeting 2/27/25	77,665.55 200.00 200.00 200.00	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05
2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025	1732 1733 1734 1735 1736	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski	38,761.13  BOS Meeting 2/27/25  Invoice: 3526955 (Reference: General Counsel Jan. )	77,665.55 200.00 200.00 200.00 200.00 200.00	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05 2,596,428.55
2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025	1732 1733 1734 1735 1736 100344	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski Kutak Rock LLP	38,761.13  BOS Meeting 2/27/25	77,665.55 200.00 200.00 200.00 200.00 200.00 4,863.50	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05 2,596,428.55 2,568,985.23
2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025	1732 1733 1734 1735 1736 100344 100345	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski Kutak Rock LLP Down to Earth	BOS Meeting 2/27/25 Invoice: 3526955 (Reference: General Counsel Jan. ) Invoice: 131565 (Reference: Landscape Maintenance Feb 25. ) Invoice: 135456 (Reference: Monthl Invoice: 424934 (Reference: Management Fees Mar 25. )	77,665.55 200.00 200.00 200.00 200.00 200.00 4,863.50 27,443.32	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05 2,596,428.55
2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025	1732 1733 1734 1735 1736 100344 100345 100346	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski Kutak Rock LLP Down to Earth Vesta District Services	BOS Meeting 2/27/25 Invoice: 3526955 (Reference: General Counsel Jan. ) Invoice: 131565 (Reference: Landscape Maintenance Feb 25. ) Invoice: 135456 (Reference: Monthl	77,665.55 200.00 200.00 200.00 200.00 200.00 4,863.50 27,443.32 3,424.75	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05 2,596,428.55 2,568,985.23 2,565,560.48 2,562,100.48
2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025	1732 1733 1734 1735 1736 100344 100345 100346 100347	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski Kutak Rock LLP Down to Earth Vesta District Services Steadfast Environmental, LLC	BOS Meeting 2/27/25 Invoice: 3526955 (Reference: General Counsel Jan. ) Invoice: 131565 (Reference: Landscape Maintenance Feb 25. ) Invoice: 135456 (Reference: Monthl Invoice: 424934 (Reference: Management Fees Mar 25. ) Invoice: SE-26186 (Reference: Routine Aquatic Maintenance Feb 25. ) Invoice: 14467 (Reference: Trash Service Feb 25. )	77,665.55 200.00 200.00 200.00 200.00 200.00 4,863.50 27,443.32 3,424.75 3,460.00	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05 2,596,428.55 2,568,985.23 2,565,560.48 2,562,100.48 2,561,790.48
2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025	1732 1733 1734 1735 1736 100344 100345 100346 100347 100348 030425ACH1	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski Kutak Rock LLP Down to Earth Vesta District Services Steadfast Environmental, LLC Clean Star Services SECO Energy	BOS Meeting 2/27/25 Invoice: 3526955 (Reference: General Counsel Jan. ) Invoice: 131565 (Reference: Landscape Maintenance Feb 25. ) Invoice: 135456 (Reference: Monthl Invoice: 424934 (Reference: Management Fees Mar 25. ) Invoice: SE-26186 (Reference: Routine Aquatic Maintenance Feb 25. ) Invoice: 14467 (Reference: Trash Service Feb 25. ) 17650 Sawgrass Bay Blvd 1/14/25 - 2/13/25	77,665.55  200.00 200.00 200.00 200.00 200.00 4,863.50 27,443.32 3,424.75 3,460.00 310.00 127.00	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05 2,596,428.55 2,568,985.23 2,565,560.48 2,562,100.48 2,561,790.48 2,561,663.48
2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025	1732 1733 1734 1735 1736 100344 100345 100346 100347 100348 030425ACH1 030425ACH2	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski Kutak Rock LLP Down to Earth Vesta District Services Steadfast Environmental, LLC Clean Star Services SECO Energy SECO Energy	BOS Meeting 2/27/25 Invoice: 3526955 (Reference: General Counsel Jan. ) Invoice: 131565 (Reference: Landscape Maintenance Feb 25. ) Invoice: 135456 (Reference: Monthl Invoice: 424934 (Reference: Management Fees Mar 25. ) Invoice: SE-26186 (Reference: Routine Aquatic Maintenance Feb 25. ) Invoice: 14467 (Reference: Trash Service Feb 25. ) 17650 Sawgrass Bay Blvd 1/14/25 - 2/13/25 17052 Basswood Lane 1/14/25 - 2/13/25	77,665.55  200.00 200.00 200.00 200.00 200.00 4,863.50 27,443.32 3,424.75 3,460.00 310.00 127.00 40.00	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05 2,596,428.55 2,568,985.23 2,565,560.48 2,562,100.48 2,561,790.48 2,561,663.48 2,561,663.48
2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/04/2025 03/04/2025	1732 1733 1734 1735 1736 100344 100345 100346 100347 100348 030425ACH1 030425ACH2 030425ACH2	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski Kutak Rock LLP Down to Earth Vesta District Services Steadfast Environmental, LLC Clean Star Services SECO Energy SECO Energy SECO Energy	BOS Meeting 2/27/25 Invoice: 3526955 (Reference: General Counsel Jan. ) Invoice: 131565 (Reference: Landscape Maintenance Feb 25. ) Invoice: 135456 (Reference: Monthl Invoice: 424934 (Reference: Management Fees Mar 25. ) Invoice: SE-26186 (Reference: Routine Aquatic Maintenance Feb 25. ) Invoice: 14467 (Reference: Trash Service Feb 25. ) 17650 Sawgrass Bay Blvd 1/14/25 - 2/13/25 17325 Sawgrass Bay Blvd 1/14/25 - 2/13/25	77,665.55  200.00 200.00 200.00 200.00 200.00 4,863.50 27,443.32 3,424.75 3,460.00 310.00 127.00 40.00 336.00	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05 2,596,428.55 2,568,985.23 2,565,560.48 2,562,100.48 2,561,790.48 2,561,663.48 2,561,663.48 2,561,623.48 2,561,287.48
2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/04/2025 03/04/2025 03/04/2025	1732 1733 1734 1735 1736 100344 100345 100346 100347 100348 030425ACH1 030425ACH2 030425ACH3	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski Kutak Rock LLP Down to Earth Vesta District Services Steadfast Environmental, LLC Clean Star Services SECO Energy SECO Energy SECO Energy SECO Energy	BOS Meeting 2/27/25 Invoice: 3526955 (Reference: General Counsel Jan. ) Invoice: 131565 (Reference: Landscape Maintenance Feb 25. ) Invoice: 135456 (Reference: Monthl Invoice: 424934 (Reference: Management Fees Mar 25. ) Invoice: SE-26186 (Reference: Routine Aquatic Maintenance Feb 25. ) Invoice: 14467 (Reference: Trash Service Feb 25. ) 17650 Sawgrass Bay Blvd 1/14/25 - 2/13/25 17052 Basswood Lane 1/14/25 - 2/13/25 17325 Sawgrass Bay Blvd 1/14/25 - 2/13/25 17494 Sawgrass Bay Blvd (Well #2) 1/14/25 - 2/13/25	77,665.55  200.00 200.00 200.00 200.00 200.00 4,863.50 27,443.32 3,424.75 3,460.00 310.00 127.00 40.00 336.00 39.00	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05 2,596,428.55 2,568,985.23 2,565,560.48 2,562,100.48 2,561,790.48 2,561,663.48 2,561,623.48 2,561,287.48 2,561,248.48
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2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/04/2025 03/04/2025 03/04/2025 03/04/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025	1732 1733 1734 1735 1736 100344 100345 100346 100347 100348 030425ACH1 030425ACH2 030425ACH3 030425ACH4 030425ACH5 100349 030725ACH1 030725ACH1 030725ACH2 030725ACH4 100350 100351	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski Kutak Rock LLP Down to Earth Vesta District Services Steadfast Environmental, LLC Clean Star Services SECO Energy SUBECO Energy SECO Energy SUBECO Energy SU	BOS Meeting 2/27/25 Invoice: 3526955 (Reference: General Counsel Jan. ) Invoice: 131565 (Reference: Landscape Maintenance Feb 25. ) Invoice: 135456 (Reference: Monthl Invoice: 424934 (Reference: Management Fees Mar 25. ) Invoice: SE-26186 (Reference: Routine Aquatic Maintenance Feb 25. ) Invoice: 14467 (Reference: Trash Service Feb 25. ) 17650 Sawgrass Bay Blvd 1/14/25 - 2/13/25 17052 Basswood Lane 1/14/25 - 2/13/25 17325 Sawgrass Bay Blvd 1/14/25 - 2/13/25 17494 Sawgrass Bay Blvd 1/14/25 - 2/13/25 Invoice: 570 (Reference: Monthly Trapping Service. ) Goldcrest Loop Playground 12/23/24 - 1/22/25 Butterfly Pea Ct Cul-De-Sac 12/23/24 - 1/22/25 Basswood Ln Island Irrigation 12/23/25 - 1/22/25 Paragon Ln - Playground Irrigation 12/30/24 - 1/28/25 Invoice: 363 (Reference: Street Light Project March 25. ) Invoice: 362 (Reference: Light Insta Invoice: 2364257 (Reference: General Consulting Feb 25. )	77,665.55  200.00 200.00 200.00 200.00 200.00 4,863.50 27,443.32 3,424.75 3,460.00 310.00 127.00 40.00 336.00 39.00 105.00 1,550.00 13.67 31.21 737.75 209.89 20,680.00 1,980.00	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,292.05 2,596,428.55 2,568,985.23 2,565,560.48 2,562,100.48 2,561,663.48 2,561,663.48 2,561,287.48 2,561,287.48 2,561,248.48 2,561,248.48 2,559,593.48 2,559,579.81 2,559,579.81 2,559,579.81 2,559,548.60 2,558,810.85 2,558,600.96 2,537,920.96 2,535,940.96
2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/04/2025 03/04/2025 03/04/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/10/2025 03/11/2025	1732 1733 1734 1735 1736 100344 100345 100346 100347 100348 030425ACH1 030425ACH2 030425ACH3 030425ACH4 030425ACH5 100349 030725ACH1 030725ACH1 030725ACH2 030725ACH3 030725ACH4 100350 100351 100352	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski Kutak Rock LLP Down to Earth Vesta District Services Steadfast Environmental, LLC Clean Star Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy SUME Solutions, LLC Sunshine Water Services Sunshine Water Services Sunshine Water Services Sunshine Water Services HV Solar Lighting Stantec Consulting Services,Inc	BOS Meeting 2/27/25 Invoice: 3526955 (Reference: General Counsel Jan.) Invoice: 313565 (Reference: Landscape Maintenance Feb 25.) Invoice: 135456 (Reference: Monthl Invoice: 424934 (Reference: Management Fees Mar 25.) Invoice: SE-26186 (Reference: Routine Aquatic Maintenance Feb 25.) Invoice: 14467 (Reference: Trash Service Feb 25.) 17650 Sawgrass Bay Blvd 1/14/25 - 2/13/25 17052 Basswood Lane 1/14/25 - 2/13/25 17325 Sawgrass Bay Blvd 1/14/25 - 2/13/25 17494 Sawgrass Bay Blvd (Well #2) 1/14/25 - 2/13/25 16920 Sawgrass Bay Blvd 1/14/25 - 2/13/25 Invoice: 570 (Reference: Monthly Trapping Service.) Goldcrest Loop Playground 12/23/24 - 1/22/25 Butterfly Pea Ct Cul-De-Sac 12/23/24 - 1/22/25 Basswood Ln Island Irrigation 12/23/25 - 1/22/25 Paragon Ln - Playground Irrigation 12/30/24 - 1/28/25 Invoice: 363 (Reference: Street Light Project March 25.) Invoice: 362 (Reference: Light Insta Invoice: 2364257 (Reference: General Consulting Feb 25.) Invoice: 1000726 (Reference: Bat Houses.)	77,665.55  200.00 200.00 200.00 200.00 200.00 4,863.50 27,443.32 3,424.75 3,460.00 310.00 127.00 40.00 336.00 39.00 105.00 1,550.00 13.67 31.21 737.75 209.89 20,680.00 1,980.00 1,846.37	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05 2,596,428.55 2,568,985.23 2,565,560.48 2,562,100.48 2,561,663.48 2,561,663.48 2,561,623.48 2,561,287.48 2,561,287.48 2,561,248.48 2,561,143.48 2,559,593.48 2,559,593.48 2,559,579.81 2,559,579.81 2,559,548.60 2,558,810.85 2,558,600.96 2,537,920.96 2,537,920.96 2,534,094.59
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2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/04/2025 03/04/2025 03/04/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/10/2025 03/11/2025 03/11/2025 03/13/2025	1732 1733 1734 1735 1736 100344 100345 100346 100347 100348 030425ACH1 030425ACH2 030425ACH3 030425ACH4 030425ACH5 100349 030725ACH1 030725ACH1 030725ACH2 030725ACH3 030725ACH4 100350 100351 100352	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski Kutak Rock LLP Down to Earth Vesta District Services Steadfast Environmental, LLC Clean Star Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy SUME Solutions, LLC Sunshine Water Services Sunshine Water Services Sunshine Water Services Sunshine Water Services HV Solar Lighting Stantec Consulting Services,Inc	BOS Meeting 2/27/25 BOS Moeting 2/27/25 BOS Moeting 2/27/25 BOS Moeting 2/27/25 BOS Moeting 2/27/25 BOS Me	77,665.55  200.00 200.00 200.00 200.00 200.00 4,863.50 27,443.32 3,424.75 3,460.00 310.00 127.00 40.00 336.00 39.00 105.00 1,550.00 13.67 31.21 737.75 209.89 20,680.00 1,980.00 1,846.37	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05 2,596,428.55 2,568,985.23 2,565,560.48 2,562,100.48 2,561,623.48 2,561,623.48 2,561,287.48 2,561,248.48 2,561,248.48 2,561,143.48 2,559,593.48 2,559,579.81 2,559,579.81 2,559,548.60 2,558,810.85 2,558,600.96 2,537,920.96 2,537,920.96 2,531,824.21 2,531,715.46
2/28/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/03/2025 03/04/2025 03/04/2025 03/04/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/07/2025 03/10/2025 03/11/2025 03/11/2025	1732 1733 1734 1735 1736 100344 100345 100346 100347 100348 030425ACH1 030425ACH2 030425ACH3 030425ACH4 030425ACH5 100349 030725ACH1 030725ACH2 030725ACH2 030725ACH4 100350 100351 100352 100353	Carl M. Weston Eugene J. Mastrangeli Gabriel Ruperez John Holden Robert J. Wolski Kutak Rock LLP Down to Earth Vesta District Services Steadfast Environmental, LLC Clean Star Services SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy SECO Energy Suine Solutions, LLC Sunshine Water Services Sunshine Water Services Sunshine Water Services Sunshine Water Services HV Solar Lighting Stantec Consulting Services,Inc Fly by Night, Inc. Vesta District Services Orlando Sentinel	BOS Meeting 2/27/25 Invoice: 3526955 (Reference: General Counsel Jan. ) Invoice: 31565 (Reference: Landscape Maintenance Feb 25. ) Invoice: 135456 (Reference: Monthl Invoice: 424934 (Reference: Management Fees Mar 25. ) Invoice: 5E-26186 (Reference: Routine Aquatic Maintenance Feb 25. ) Invoice: 14467 (Reference: Trash Service Feb 25. ) 17650 Sawgrass Bay Bivd 1/14/25 - 2/13/25 17052 Basswood Lane 1/14/25 - 2/13/25 17325 Sawgrass Bay Bivd 1/14/25 - 2/13/25 17494 Sawgrass Bay Bivd 1/14/25 - 2/13/25 16920 Sawgrass Bay Bivd 1/14/25 - 2/13/25 Invoice: 570 (Reference: Monthly Trapping Service. ) Goldcrest Loop Playground 12/23/24 - 1/22/25 Butterfly Pea Ct Cul-De-Sac 12/23/24 - 1/22/25 Basswood Ln Island Irrigation 12/23/25 - 1/22/25 Paragon Ln - Playground Irrigation 12/30/24 - 1/28/25 Invoice: 363 (Reference: Street Light Project March 25. ) Invoice: 362 (Reference: Light Insta Invoice: 2364257 (Reference: General Consulting Feb 25. ) Invoice: 1000726 (Reference: Billable Expenses - Feb 2025. )	77,665.55  200.00 200.00 200.00 200.00 200.00 4,863.50 27,443.32 3,424.75 3,460.00 310.00 127.00 40.00 336.00 39.00 105.00 1,550.00 13.67 31.21 737.75 209.89 20,680.00 1,980.00 1,980.00 1,980.00 1,846.37 2,270.38	2,602,292.05 2,602,092.05 2,601,892.05 2,601,692.05 2,601,492.05 2,601,292.05 2,596,428.55 2,568,985.23 2,565,560.48 2,562,100.48 2,561,663.48 2,561,663.48 2,561,663.48 2,561,287.48 2,561,248.48 2,561,248.48 2,561,143.48 2,559,593.48 2,559,579.81 2,559,548.60 2,558,810.85 2,558,600.96 2,537,920.96 2,537,920.96 2,534,094.59 2,531,824.21

Date	Number	Name	Memo Deposi	t	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 04/03/2025	040325ACH5 040325ACH6	SECO Energy	16920 Sawgrass Bay Blvd  2/13/25 - 3/17/25 17494 Sawgrass Bay Blvd (Well #2) 2/13/25 - 3/17/25		102.00 41.00	964,484.89 964,443.89
04/03/2025	040325ACH0 040325ACH7	SECO Energy SECO Energy	17454 Sawgrass Bay Blvd (Weil #2) 2/15/25 - 3/17/25 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		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			<u> </u>	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				865.33	930,907.51
05/30/2025			·	517.04	943,424.55
5/31/2025			·	82.37 55,621.97	943,424.55
06/02/2025	060225ACH1	SECO Energy	16920 Sawgrass Bay Blvd 4/15/25 - 5/14/25	107.00	943,317.55
06/02/2025	060225ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 4/15/25 - 5/14/25	44.00	943,273.55
06/02/2025	060225ACH3	SECO Energy	17325 Sawgrass Bay Blvd 4/15/25 - 5/14/25	355.00	942,918.55
06/02/2025	060225ACH4	SECO Energy	17052 Basswood Lane 4/15/25 - 5/14/25	46.00	942,872.55
06/02/2025	060225ACH5	SECO Energy	17650 Sawgrass Bay Blvd 4/15/25 - 5/14/25	137.00	942,735.55
06/02/2025	100385	Vesta District Services	Invoice: 426735 (Reference: Management Fees June 25. )	3,424.75	939,310.80
06/04/2025	100386	Steadfast Environmental, LLC	Invoice: SA-11866 (Reference: Routine Aquatic Maintenance May 25. ) Invoice: SA-12484 (Referen	10,159.00	929,151.80
06/04/2025	100387	Down to Earth	Invoice: 140638 (Reference: Landscape Maintenance May 25. ) Invoice: 144343 (Reference: Irriga	28,320.40	900,831.40
06/04/2025	100388	Platinum Exterior Services LLC	Invoice: 1401 (Reference: Pressure washing Sidewalks & Curbs. )	3,965.80	896,865.60
06/04/2025	100389	HV Solar Lighting	Invoice: 436 (Reference: Street Light Project June 25. )	2,600.00	894,265.60
06/04/2025	100390	LLS Tax Solutions Inc.	Invoice: 003763 (Reference: Arbitrage Services. )	650.00	893,615.60
06/06/2025	1753	David Jordan Lake County Tax Collector	Account #2424260001-000-01800	6,261.26	887,354.34
06/09/2025	100391	Down to Earth	Invoice: 144479 (Reference: Conservation Cutbacks. ) Invoice: 144848 (Reference: Landscape Ins	17,802.08	869,552.26
06/10/2025	100392	Vesta District Services	Invoice: 427131 (Reference: Billable Expenses - May 2025. )	127.87	869,424.39
06/10/2025	100393	Stantec Consulting Services,Inc	Invoice: 2406000 (Reference: General Consulting May 25. )	2,710.90	866,713.49
06/11/2025	061125ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 3/28/25 - 4/29/25	186.25	866,527.24
06/11/2025	061125ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 3/25/25 - 4/29/25	707.39	865,819.85
06/11/2025	061125ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 3/25/25 - 4/29/25	22.25	865,797.60
06/11/2025	061125ACH4	Sunshine Water Services	Goldcrest Loop Playground 3/25/25 - 4/29/25	13.86	865,783.74
06/12/2025	1754	Regions Bank.	Annual Trustee Fees Series 2022	3,500.00	862,283.74
06/12/2025	1755	Regions Bank.	Annual Trustee Fees Series 2021	3,500.00	858,783.74
06/12/2025	061225ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 5/5/25 - 5/19/25	161.73	858,622.01
06/12/2025	061225ACH2	Sunshine Water Services	17851 Blazing Star Circle Irrigation 5/5/25 - 5/19/25	107.73	858,514.28
06/16/2025	100394	Orlando Sentinel	Invoice: 117420815000 (Reference: Legal Advertising. )	114.00	858,400.28
06/24/2025	100395	BIO-TECH CONSULTING, INC.	Invoice: 185198 (Reference: Mitigation Monitoring. )	5,900.00	852,500.28
06/24/2025	100396	Kutak Rock LLP	Invoice: 3581950 (Reference: General Counsel May 25. )	3,458.69	849,041.59
06/30/2025	100390	Steadfast Environmental, LLC	Invoice: SA-12388 (Reference: Routine Aquatic Maintenance June 25. )	3,460.00	845,581.59
06/30/2025	100397	Clean Star Services	Invoice: 15389 (Reference: Trash Service June 25. )	630.00	844,951.59
06/30/2025	100398	Swine Solutions, LLC	Invoice: 631 (Reference: Monthly Trapping Service. )	1,550.00	843,401.59
06/30/2025	100399	Down to Earth	Invoice: 143883 (Reference: Landscape Maintenance June 25. )	27,110.25	816,291.34
06/30/2025	100700	DOMINIO EGITI	invoiss. I 10000 (Notoronos. Eunacoupo maintenanos duno 20. )	21,110.25	010,201.04
			Deposit 19,9	596.85	835,888.19



LANDSCAPE MAINTENANCE	SATISFACTORY	UNSATISFACTORY	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	<b>√</b>		
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)			NIA
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	$\checkmark$		_
WEED CONTROL – TURF AREAS (reasonably free of weeds)			
WEED CONTROL – BED AREAS (reasonably free of weeds)	5		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)	$\checkmark$		)
CLEANLINESS (debris free, leaf litter, landscape debris, grass clippings)	<b>/</b>		
MULCHING (distributed appropriately, bare areas, recommended is 3")			N/A
WATER/IRRIGATION MANAGEMENT	$\checkmark$		
PRIOR MAINTENANCE ITEMS ADDRESSED	<b>√</b>		

**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)







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

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

#### **NOTES:**

- 1) I observed miss mowed area. See Exhibit "B"
- **2)** PAS CDD rear (behind homes) has not beenmowed on a weekly basis. This continues to be overlooked on a regular basis. .
- 3) At the end of the Paragon Lane (cul-de-sac), along the sidewalk, the weed and grass are not mowed/trimmed back to conserve boundary line. Looks messy and not neatly mowed.

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

Date of Inspection: 3 JULY 2025 Auditor: Weston Ruperez

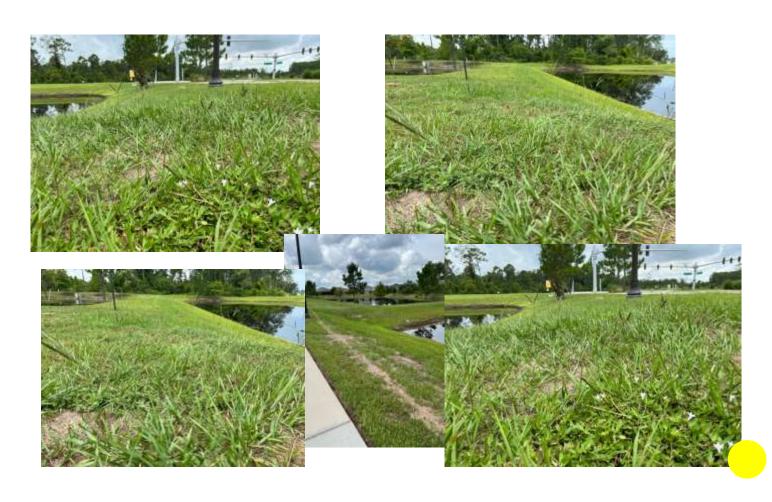
#### Exhibit "A"

Edgemont: Along Duval Ct. & Edgemont Lane



Exhibit "B"

Intersection of Sawgrass Bay Blvd / Pacific Ace Way.



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

#### **NOTES:**

- 1) PAS CDD rear (behind homes) has not been mowed on a weekly basis. This continues to be overlooked on a regular basis. .(6 X)
- 2) 2<sup>nd</sup> notice. At the end of the Paragon Lane (cul-de-sac), along the sidewalk, the weed and grass are not mowed/trimmed back to conserve boundary line. Looks messy and not neatly mowed.

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

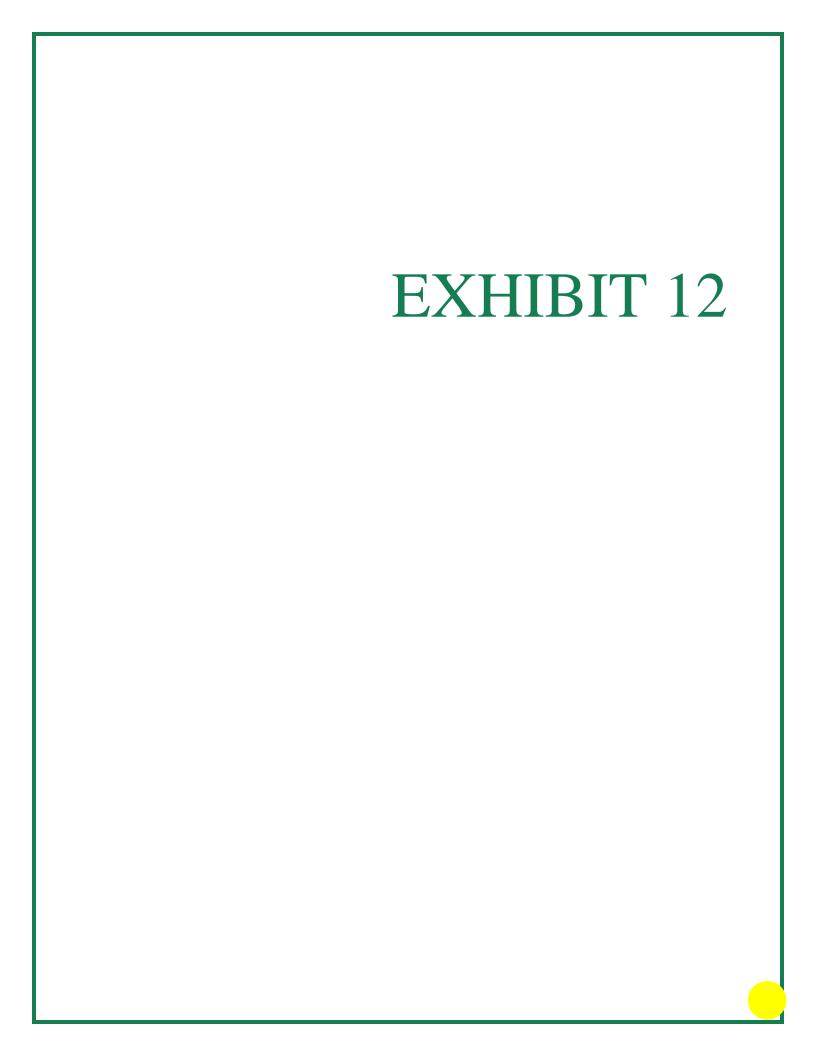
Date of Inspection: 18 JULY 2025 Auditor: Weston Ruperez

#### Exhibit "A"

None

#### Exhibit "B"

None



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 Fountian 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.

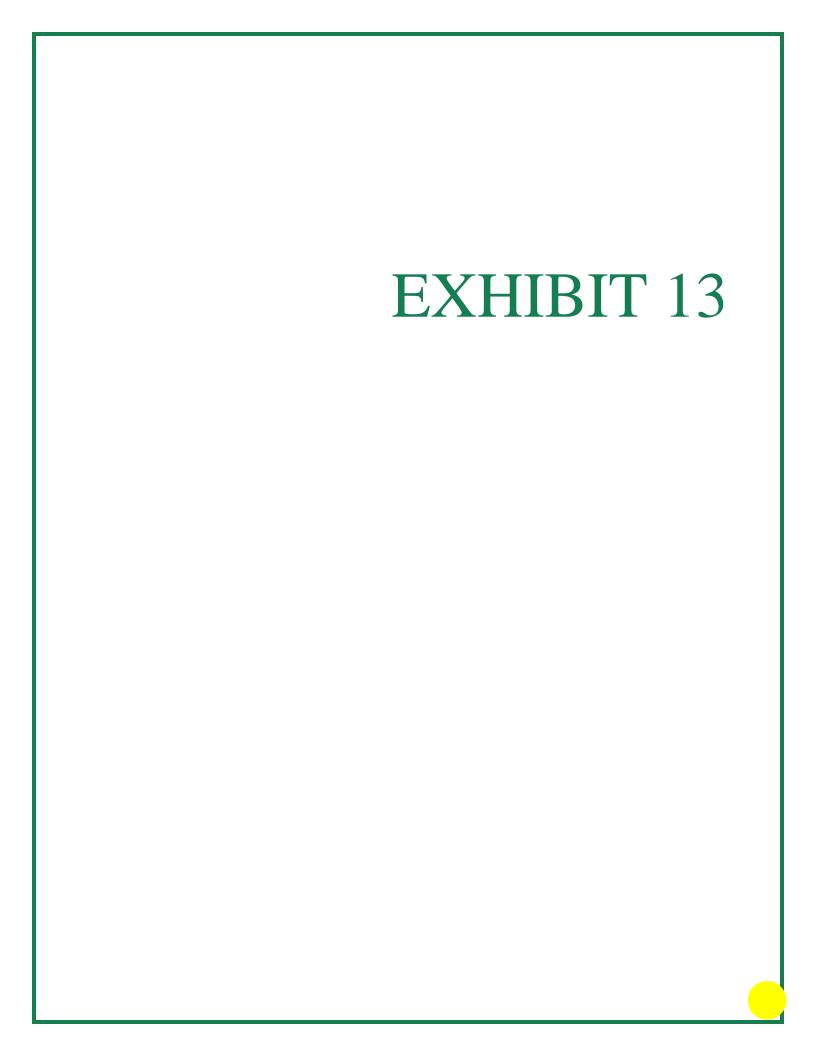
The temperatures on the metal surfaces and nearby plastic housing were between 98- and 125-degrees Fahrenheit. Temperatures were taken on June 12<sup>th</sup> and 13<sup>th</sup>, 2025, at various times during the afternoon. The water fountain metal parts were never over 107 degrees.

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



#### 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, Stantee)
FM - Field Manager (Michael Bush, Vesta)

Assigned	Assignment	Date	Date	Notes
То:	Assignment	Assigned	Completed Completed	. Total
DE		5/22/2025		
	the appropriate permit to			
	release water into the stormwater system			
DE	Confirm fence	5/22/2025		
	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)			
DE	Confirm SJRWMD	5/22/2025		(Note: Bio-Tech agreement is for 5 years of annual monitoring & quarterly maintenance events)
	reporting/maintenance requirements (Bio-Tech			
	Consulting)			
DE	Plans for the streets?	4/24/2025		Sawgrass Bay Blvd widening - as may affect landscape projects
B.O	W. 1 11 50 C 0 H		1	
DC	Work with DM to follow up with KB Homes regarding	5/22/2025		
	compensation for the			
	landscape material lost as a			
	result of the irrigation damage			
DC	Letter to lighting company	3/27/2025		
DC	from either District Manager	3/2//2023		
	or District Council			
DC	Provide District Manager with	3/27/2025		
	verbiage on fireworks for letter to residents			
DC	Senate Bill 140	3/27/2025		
DC/DE	Compose letter detailing	6/27/2024		Staff drafted, awaiting Board edits
	information on wetland			
	buffers to be mailed to entire			
	community.			
DM		6/26/2025		
	Send written notice to resident	1		
	at 3736 Paragon Ln regarding removal of unauthorized hose			
	connection to CDD irrigation.			
DM				
DIVI	Follow up with Blazing Star			
15/1/1	resident about sod and			
DIVI	resident about sod and irrigation replacement by pool			
DM	resident about sod and irrigation replacement by pool company			
DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel	6/26/2025		
	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners	6/26/2025		
DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement	6/26/2025		
DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement	6/26/2025		
DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.	6/26/2025		
DM DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.  Follow up on pool contractor re-sod easement	6/26/2025 6/26/2025 5/22/2025		
DM DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.  Follow up on pool contractor re-sod easement  Follow up on the Edgemont	6/26/2025 6/26/2025		
DM DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.  Follow up on pool contractor re-sod easement Follow up on the Edgemont punch list next week	6/26/2025 6/26/2025 5/22/2025		
DM DM DM DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.  Follow up on pool contractor re-sod easement Follow up on the Edgemont punch list next week  Process for adding GL Codes to the proposals presented on	6/26/2025 6/26/2025 5/22/2025 5/22/2025		
DM DM DM DM DM DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.  Follow up on pool contractor re-sod easement  Follow up on the Edgemont punch list next week  Process for adding GL Codes to the proposals presented on the agenda	6/26/2025 6/26/2025 5/22/2025 5/22/2025 5/22/2025		
DM DM DM DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.  Follow up on pool contractor re-sod easement  Follow up on the Edgemont punch list next week  Process for adding GL Codes to the proposals presented on the agenda  Heath to have lines of	6/26/2025 6/26/2025 5/22/2025 5/22/2025		5/22: Follow up with KB Homes regarding compensation for the landscape material lost as a result of
DM DM DM DM DM DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.  Follow up on pool contractor re-sod easement  Follow up on the Edgemont punch list next week  Process for adding GL Codes to the proposals presented on the agenda  Heath to have lines of communication with KB	6/26/2025 6/26/2025 5/22/2025 5/22/2025 5/22/2025		5/22: Follow up with KB Homes regarding compensation for the landscape material lost as a result of the irrigation damage
DM DM DM DM DM DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.  Follow up on pool contractor re-sod easement  Follow up on the Edgemont punch list next week  Process for adding GL Codes to the proposals presented on the agenda  Heath to have lines of	6/26/2025 6/26/2025 5/22/2025 5/22/2025 5/22/2025		
DM DM DM DM DM DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.  Follow up on pool contractor re-sod easement  Follow up on the Edgemont punch list next week  Process for adding GL Codes to the proposals presented on the agenda  Heath to have lines of communication with KB  Homes for grass and plant damage that occurred due to the irrigation lines not	6/26/2025 6/26/2025 5/22/2025 5/22/2025 5/22/2025		
DM DM DM DM DM DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.  Follow up on pool contractor re-sod easement  Follow up on the Edgemont punch list next week  Process for adding GL Codes to the proposals presented on the agenda  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	6/26/2025 6/26/2025 5/22/2025 5/22/2025 5/22/2025		
DM DM DM DM DM DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.  Follow up on pool contractor re-sod easement  Follow up on the Edgemont punch list next week  Process for adding GL Codes to the proposals presented on the agenda  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	6/26/2025 6/26/2025 5/22/2025 5/22/2025 5/22/2025		
DM DM DM DM DM DM	resident about sod and irrigation replacement by pool company  Send roundabout punch list to District Counsel  Reach out to homeowners with fences on easement regarding easement encroachment agreements.  Follow up on pool contractor re-sod easement  Follow up on the Edgemont punch list next week  Process for adding GL Codes to the proposals presented on the agenda  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	6/26/2025 6/26/2025 5/22/2025 5/22/2025 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, Stantee)
FM - Field Manager (Michael Bush, Vesta)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
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		
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		6/27/2024		
DTE	Connect with Brightview to	5/22/2025		
DIE	discuss shared irrigation and schedules	3/22/2023		
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		
			IMPROVEM	ENT PROJECTS (BUDGET CONSIDERATIONS)
1	Pond Erosion  Edgemont & Village 1 Outlets and Monument Lighting	5/15/2025 5/15/2025		Review with DE annual report  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

#### 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
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
	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