Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
September 25, 2025
10:00 a.m.

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

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

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

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

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, September 25, 2025** at **10:00 a.m.** at **Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, FL 34714**.

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

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

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records

AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, September 25, 2025
Time: 10:00 a.m.
Location: Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

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

Agenda

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

I. Roll Call Carl Weston (1-VC) John Holden (2) Gabriel Ruperez (3)
Robert Wolski (4) Gene Mastrangeli (5-C)

II. Audience Comments – Agenda Items *(Limited to 3 minutes per individual for agenda items.)*

III. Ethics Policy – Supervisor Code of Conduct

A. Discussion on Proposed Ethics Policy – Supervisor Code of Conduct *(Weston)* Exhibit 1

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* Exhibit 2

1. Review of Pond Requests through 9/18/2025
2. Review Supervisor-Prepared List on Pond Care and Maintenance *(Holden)*
3. Consideration of Steadfast Aquatic Maintenance Services Agreement Amendment 3 for Cost-of-Living Increase - $42,972.00/Yr (Annual Increase of $1,452.00) Exhibit 3

C. Landscape Maintenance Report – *Justin Sarka, Down To Earth* Exhibit 4

1. Review of Open Landscape Requests through 9/18/2025
2. Review List of Palms at Serenoa Residents Landscape Concerns *(Weston)*
3. Consideration of Down To Earth Proposals
   a. #128268 to Remove Tree from Conservation Area - $1,500.00 Exhibit 5
   b. #128264 to Address Erosion Between Ponds 57 and 64 - $6,280.05 Exhibit 6
   c. #129133 for Edgemont Sign Enhancement - $2,999.93 Walk-on Exhibit A

IV. Staff & Vendor Reports (Continued)

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

1. Open Field Requests through 9/18/2025
2. Update on Light Contractor Service Exhibit 8
   a. Open Streetlight Requests through 9/18/2025
3. Consideration of Field Operation Proposals
   a. Consideration of Swine Solutions Proposals for Renewal of Hog Trapping Services – *Previously Presented* Exhibit 9
      i. 1-Year Term - $22,200-yr + $385 per trap
      ii. 3-Year Term - $19,800-yr + $385 per trap
   b. Consideration of Proposals to Repair Monuments, Fences, and Monument Lighting Along Sawgrass Bay Blvd Exhibit 10
      i. Rapid Response Proposal - $155,736.03
      ii. *Proposal Pending*
   c. Consideration of Proposals for Village 3 Entrance Sidewalk and Curb Pressure Washing Walk-on Exhibit B
      i. Mighty Clean Pressure Washing #5005 - $750
      ii. Under Pressure Pressure Washing #165 - $835.20

E. District Engineer – *Greg Woodcock, Stantec*

1. Update on Edgemont Turn Lane

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

1. Discussion on Easement Encroachments and Policy Update *(Mastrangeli)* Exhibit 11
   a. Easement Encroachment Log
      i. Unapproved Easement Encroachment at 17438-17434 Saw Palmetto *(Weston)*
   b. Palms at Serenoa Map Updates
   c. Revised License Agreement for Fence Installation
2. Discussion on District Policy for Landscape Requests Such as #181 and #347 Exhibit 12
3. Discussion on Edgemont Fence Repairs Exhibit 13
   a. Outdoor Ninja Proposal #2025-EDG-01-31 - $13,300.00
      i. Panel Repairs - $5,420.00
      ii. Post Reinforcement - $7,880.00

IV. Staff & Vendor Reports (Continued)

G. District Manager – *Heath Beckett, Vesta District Services*

1. Discussion on District's Performance Measures/Standards

a. Consideration of Report of FY 2025 Achieved Goals and Objectives — Exhibit 14

b. Adoption of **Resolution 2025-14 Establishing Performance Measures/Standards & Annual Reporting Form for FY 2026** — Exhibit 15

V. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 21, 2025 — Exhibit 16

B. Consideration and Acceptance of the Unaudited August 2025 Financial Statements — Exhibit 17

VI. Liaison Reports

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

1. Review of Landscape Scoresheets — Exhibit 18

2. Discussion on Revised Landscape Scoresheets & Visual Inspection Calendar — Exhibit 19

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

1. Update on Pulte Sign Posted on District Property (Holden) — Exhibit 20

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

VII. Supervisor Requests

A. Next Workshop Agenda Items

B. 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)			

October 9, 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)			

October 23, 2025 at 10 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

XI. Action Item Summary *(For Inclusion in Minutes)* Exhibit 21

XII. Adjournment

EXHIBIT 1

Avalon Groves Community Development District

Ethics Policy - Board of Supervisors' Code of Conduct

The Board of Supervisors of Avalon Groves Community Development District ("District") has adopted the following ethics policy for its Supervisors ("Ethics Policy"). This policy is intended to provide guidance with ethical issues and a mechanism for addressing unethical behavior. Members of the Board of Supervisors of the District are "Public Officers" as described in Sections 112.311-3261, Florida Statutes ("Code of Ethics") and further explained in the *Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees* published by the State of Florida Commission on Ethics, and are subject to the provisions thereof. In the event of any conflict between the Code of Ethics and this Ethics Policy, the Code of Ethics shall control.

I. MEETING PROCEDURES.

A. Presiding Officer.

1. The "Presiding Officer" is the individual who conducts all meetings. The Chair of the Board is the Presiding Officer. In the absence of the Chair, the Vice Chair, shall perform the duties and functions of the Presiding Officer. The Chair or Vice Chair may delegate the responsibility of conducting the meeting to the District Manager or District Counsel, in whole or in part.

2. Responsibilities. The Presiding Officer's responsibilities shall include, but not be solely limited to:
   (a) Open the meeting at the appointed time and call the meeting to order, having ascertained that a quorum is present.
   (b) Designate an individual, generally the District Manager, to serve as the meeting's timekeeper.
   (c) Announce the amount of time, if different from the standard of three minutes, that shall be allocated to a Supervisor each time they are recognized by the Presiding Officer and given the floor.
   (d) Announce the business to come before the Board, in accordance with the agenda.
   (e) Recognize all Supervisors, District staff, and members of the public who seek the floor under established procedure.
   (f) Preserve decorum and order, and in case of disturbance or disorderly conduct, may cause the same to be cleared or cause any disruptive individual to be removed consistent with the District's adopted Public Comment Policy as adopted under Resolution 2016-07.
   (g) Call to order any Supervisor who violates any of these rules and decide questions of order; provided, however, that the Board may overrule a decision on order by a majority vote.
   (h) Declare the Board meeting adjourned when all agenda items have been introduced and disposed of by the Board, or at any time in the event of an emergency affecting the safety of those present.

B. Rules of Discussion.

1. Every Supervisor desiring to speak will address the Presiding Officer, and once recognized by the Presiding Officer, shall confine discussion to the item under discussion.
2. An issue may be raised by any Supervisor, either extemporaneously or according to the agenda set forth before the meeting.
   (a) The Presiding Officer shall decide whether to open discussion on an issue that was not included on the agenda. If discussion and a decision is to be made on an item not on the agenda, the public will also have a right to make comments on said item before a decision is rendered.
   (b) No discussion will be held unless the Presiding Officer opens the floor and recognizes a speaker. Alternatively, the Presiding Officer may choose to defer discussion until a later point in the meeting or to a future workshop or meeting.
   (c) A majority vote of the attending Supervisors may override the Presiding Officer's decision.

3. A Supervisor may claim the floor only when recognized by the Presiding Officer and must yield the floor at the expiration of their allotted time.

4. The timekeeper shall track the time allowed for each speaker and shall notify the Presiding Officer when time is up. The Presiding Officer will then announce "Time" and move to the next Supervisor.

5. Supervisors shall refrain from:
   (a) attacking another Supervisor's motives or opinions;
   (b) speaking adversely on a prior motion or a motion not currently pending;
   (c) interrupting or otherwise speaking while the Presiding Officer or another Supervisor has the floor;
   (d) speaking against their own motions;
   (e) using inappropriate or obscene language or gestures, shouting, or otherwise exhibiting conduct unbecoming of an elected official.

6. A Supervisor, once recognized, cannot be interrupted when speaking unless the Supervisor is being called to order. The Supervisor is required to then cease speaking until the question of order is determined, without debate, by the Presiding Officer. If in order, said Supervisor shall be at liberty to proceed for the remainder of their allotted time.

7. A Supervisor will be deemed to have yielded the floor when he or she has finished speaking, even if the allotted time has not yet expired.

II. SUPERVISOR CONDUCT.

A. Basic Tenants.

1. **Act in the Public Interest.** Recognizing that stewardship of the public interest should be a Supervisor's principal concern, all members of the Board should work for the common good of the District and not for private or personal interest, and

each Supervisor should endeavor to treat all persons (residents, staff, vendors), claims and transactions in a fair and respectful manner.

2. **Comply with the Law.** All Supervisors and Staff shall comply with the laws of the nation and the State of Florida in the performance of their public duties. These laws include, but are not limited to, the United States and Florida constitutions; the State of Florida laws pertaining to code of ethics for public officers and employees; conflict of interest related laws; election campaigns laws; legally required financial disclosures; and the open processes of government, including Florida's public records and Sunshine Law.

3. **Act Professionally and Civilly**. All Supervisors should refrain from abusive conduct and verbal attacks upon the character or motives of other members of the Board of Supervisors or District staff. This is not to discourage public discourse and debate but rather to emphasize Supervisors should engage with the public in a thoughtful, respectful and civil manner. Supervisors should also refrain from abusive conduct and verbal attacks on the public, on District vendors and other service providers of and for the District. All Supervisors should deal fairly and equitably with District staff, vendors, contractors, and members of the public, and are expected to treat others with dignity and respect. Supervisors shall demonstrate the same level of respect and professionalism shown towards fellow Supervisors and District staff to the District's vendors and contractors, and shall refrain from making threats of violence, discriminatory remarks, personal insults, bullying, stalking, or advocating for any of the aforementioned behavior. Supervisors should refrain from social media and other communication that only tells one version of the story as to spread misinformation or confusing information to residents. This tenet applies to in-person contact, telephone conversations, social media posts and communications, and to any electronic communication or other written communication between and/or about any of the parties mentioned above. Specific examples and points of conduct are:
    (a) **Use of Decorum with Public.** Supervisors should use decorum in addressing fellow Supervisors and members of the public. No signs of partiality, prejudice or disrespect should be evident on the part of individual Board members toward an individual participating in a public forum. Supervisors should make every effort to be fair and impartial in listening to public comments.
    (b) **Civility to Speakers.** Speaking in front of the Board of Supervisors can be a difficult experience for some people. The way in which the Board treats people during public meetings can help members of the public relax or it can cause tense emotions. Supervisors should attempt to treat all members of the public and public comments with respect.
    (c) **Actively Listening to Public Comments.** Supervisors should endeavor to actively engage in each meeting, including actively listening to public comments. It is acceptable to look down at documents or to make notes, but reading for a long period of time or gazing around the room gives the appearance of disinterest. Supervisors should be aware of facial expressions, especially those that could be interpreted as "smirking,"

disbelief, anger or boredom.

(d) **Avoiding Uncivil Debate and Argument with Members of the Public and District staff.** Supervisors should not belligerently challenge or intentionally belittle a member of the public or District staff who is providing public comment, update or otherwise. While public discourse is desirable, disagreements should be civil.

(e) **Avoiding Personal Attacks.** Supervisors agree that they will be aware that their body language and tone of voice, as well as the words they use, can appear to be intimidating or aggressive and they should refrain from such actions. Supervisors shall avoid making any personal, uncivil attacks on any member of the public, including fellow Supervisors or District staff.

(f) **Providing Advanced Notice.** Supervisors agree to notify District staff of any communications pertaining to operations and maintenance that can and should be addressed in a timely manner. Items relating to policy discussions should include an exhibit of the original, unedited documentation as provided by residents for inclusion in a meeting agenda packet. Supervisors acknowledge that the inclusion of this documentation as part of the meeting agenda packet allows for transparency and provides all Supervisors and staff the opportunity to review and consider in preparation for a productive discussion during the meeting.

4. **Follow Laws, Rules, and Policies.** All Supervisors should perform their duties in accordance with the laws, rules and policies that affect the operations of the District, including the Rules of Procedure, processes and District policies approved or otherwise adopted by the Board. This includes, but is not necessarily limited to, the following:

(a) **Sunshine Law.** All communication between and among members of the Board shall always be in compliance with Florida's Government in the Sunshine Law, found in Chapter 286, Florida Statutes. This includes communication between and among board members via social media or other online forums regarding District business. Board members should be aware that any discussion or exchange by two or more Board Supervisors regarding District business on social media triggers the requirements of the Sunshine Law. Any questions regarding those requirements shall be directed to the District's legal counsel.

(b) **Conflicts of Interest.** In order to assure independence and impartiality on behalf of the public good, and to comply with Florida law, Board members shall comply with Florida's Code of Ethics for Public Officers and Employees, as found in Chapter 112, Florida Statutes. This shall include that no member of the Board or staff shall use its position to gain favor or material benefit to themselves not otherwise available to residents/users of the District. Any questions about what may be required in a potential matter of conflict of interest should be referred to the District's legal counsel.

(c) **Gifts and Favors.** Board members and staff shall comply with Florida's "gift laws" found in Florida's Code of Ethics for Public Officers and Employees, sections 112.3148 and 112.3129, *Florida Statutes*, and other

laws.

(d) **Confidential Information.** Board members should recognize that Florida has broad public records laws, as found in Chapter 119 of the Florida Statutes. It is the general rule that all documents received or disseminated in the conduct of District-related business is a public record and not confidential in nature. However, when in doubt, Supervisors should consult with the District's legal counsel as there are limited exemptions to Florida's public records laws.

(e) **Misrepresentation.** Supervisors may not knowingly misrepresent facts. All District data records and reports must be accurate and truthful and prepared in a truthful manner.

(f) **Civility.** Supervisors are prohibited from harassing, intimidating or threatening District vendors, management, other Supervisors, and/or residents, whether verbally, physically or otherwise. Supervisors shall not criticize other Supervisors' decision making to any constituents.

(g) **Adherence to Assigned Roles.** Supervisors acknowledge that the District Manager is responsible for the day-to-day running of the District and that the role of an individual Supervisor is to receive input from constituents, ensure that input is directed to the appropriate individual to address, propose new policies or policy changes, and to vote on proposals brought before the Board at regular meetings. In order to fulfill the fiduciary responsibility of their office, Supervisors shall consider staff input, and make decisions based on the adopted budget, available revenue, the cost-benefit of a project to the District and its residents, and the required maintenance of infrastructure financed with public bonds. In addition, certain Supervisors may be tasked with information gathering as it pertains to specific areas as assigned under a liaison role. Supervisors may not duplicate existing liaison or staff roles or interfere with the tasks assigned to existing liaisons or staff. Further, Supervisors shall refrain from placing themselves as an intermediary between residents and the District Manager or assigned liaisons which could foster a counterproductive "us and them" attitude and negate the efforts made by the Board and staff to respond to resident requests and concerns. Supervisors shall direct constituents to submit a request or concern using the District's website, which will be forwarded to the appropriate staff member, vendor, and Liaison, and shall encourage constituents to attend a regular meeting to discuss any unresolved concerns with the Board as a whole. If a constituent cannot attend a meeting in person or virtually, they shall be encouraged to resubmit their request via the District's website (which allows Supervisors to track the request and resolution) or to email their feedback to District Manager who can then forward this information to all Supervisors should Board direction on further action be required.

5. **Social Media Use.** Board members should comply with all of the above Basic Tenants while using any form of social media websites and other online forums. Board members shall refrain from posting or disseminating information related to

District business on social media websites and other online forums, that is, or appears to be derogatory, disrespectful, or discriminatory towards another Board member, the Board as a whole, a member of staff, a vendor or vendor representative. Although not prohibited, Board members are encouraged to refrain from using any social media websites or other online forums to discuss District business. If a Board member does post information related to District business on any social media website and other online forum, the Board member must create a copy of that page, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian to comply with the Sunshine Law.

B. Duties and Responsibilities. All Supervisors are expected to exercise the duties and responsibilities of their positions with integrity, collegiality, and care. This includes:

1. Making attendance at all meetings of the board a high priority.
2. Being prepared to discuss the issues and business on the agenda, having reviewed the supporting material relevant to the topics at hand.
3. Behaving courteously in all board and committee meetings by cooperating with and respecting the opinions of fellow Supervisors and leaving personal prejudices out of all board discussions.
4. Conducting public deliberations and processes openly, in an atmosphere of respect and civility.
5. Representing the District in a positive and supportive manner at all times and in all places, which includes supporting actions of the Board even when the Supervisor personally did not support the action taken.

C. Violation

Supervisors who violate the District's Ethics Policy are deemed to be acting outside the course and scope of their authority. Any Supervisor in violation of this policy will first receive a warning letter from District Council and/or Chairperson. Further or continued violations may be subject the Supervisor to public reprimand, immediate censure by the Board and/or referral to the Florida Commission of Ethics where appropriate.

I, _____, recognizing the important responsibility I am undertaking in serving as a member of the Board of Supervisors of Avalon Groves Community Development District, hereby pledge to carry out in a trustworthy and diligent manner the duties and obligations associated with my role as a Supervisor and abide by this Code of Conduct.

_____ _____

Signature Date

EXHIBIT 2

STEADFAST
ENVIRONMENTAL



Avalon Groves CDD Aquatics

Inspection Date:

9/17/2025 1:23 PM

Prepared by:

Matt Goldrick

Account Manager

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

Inspection Report

SITE: 12

Condition: Excellent Great Good ✓Poor Mixed Condition Improving





Comments:

The clarity of the water has allowed more light to penetrate and caused benthic algae on the bottom to bloom and surface. A technician was on-site today for a preliminary treatment. We are discussing options for further treatment via boat for better coverage.
No nuisance grasses observed.

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

SITE: 13

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Possible early signs of a planktonic algae bloom present. Technicians will monitor during subsequent visits and treat accordingly.
No other algae or nuisance grasses observed.

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

Inspection Report

SITE: 14

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Small patches of nuisance grasses present. They appear to be primrose which often takes multiple herbicide applications to fully control. Technicians will continue to treat.
No algae observed.

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

SITE: 15

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Small patches of nuisance grasses present around the perimeter. A technician will address these during an upcoming maintenance event.
The floating orange patch on the top side is either decayed cyanobacteria or pollen.
No algae growth observed.

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

Inspection Report

SITE: 16

Condition: Excellent Great Good Poor ✓Mixed Condition ✓Improving





Comments:

This pond was treated shortly before pictures were taken. The bluish patches are filamentous algae treated with algaecides. A technician will follow up if decay has not progressed by next visit.
Any nuisance grasses present will be sprayed again if needed as well.

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

SITE: 17

Condition: Excellent Great Good ✓Poor Mixed Condition ✓Improving





Comments:

All filamentous algae present is decaying, I suspect from a recent rain event. Technicians will monitor and treat if decay is not progressing by next visit.
No nuisance grasses observed.

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

Inspection Report

SITE: 18

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving





Comments:

Possible early signs of a planktonic algae bloom present. Algaecide treatments applied to the filamentous algae here will help abate future planktonic growth.
No nuisance grasses observed.

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

SITE: 19

Condition: Excellent Great Good ✓Poor Mixed Condition Improving





Comments:

Most of the algae present appears to have recently been affected by rain. Technicians will monitor and treat if needed.
Nuisance grasses will be addressed next maintenance event regardless.

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

Inspection Report

SITE: 20

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

One small section of nuisance grasses present. A technician was present to apply herbicides while pictures were taken.
No algae observed.

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

SITE: 21

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Small sections of nuisance grasses present around the perimeter. These were treated immediately before the previous set of photos were taken.
No algae observed.

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

MANAGEMENT SUMMARY



With increased rainfall, the water levels of retention ponds have increased. Higher rainfall and water levels can aid in improving aesthetics of the ponds as fresh rainwater pushes out stagnant water into wetlands. A continued occurrence to be mindful of is the compounds that runoff water entering the ponds contains fertilizers and organic debris. These are primarily composed of nitrogen and phosphorus, both nutrients that largely contribute to algal growth, and their influx can provide the needed ingredients for a bloom. In periods between rains, hot daytime temperatures and high humidity continue, treating a perfect storm for rapid algae takeover.

Full spectrum Copper Sulfate treatments continue to combat these seasonal algal blooms, and have most likely prevented the worst of them. In ponds whose construction lends to backflow and high nutrient retention, or those adjacent to greenery, this will be a constant battle against the algal growth until fresh rains once again bring relief, or until we see a reduction in growth rates during the onset of Fall, where many nutrients will have time to settle on the bottom and get locked away.

On this visit, all ponds noted were in mixed condition. The lower numbered ponds (bordering Blazing Star Cir) are newer and have not had as much time to form an equilibrium of nutrients as older ponds on property. Thusly, these are more susceptible to algae growth. Technicians are aware of this and treat these areas accordingly.

Another thing to note; With high rain volumes it is more common for debris items to wash into the ponds, and so technicians are on alert.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

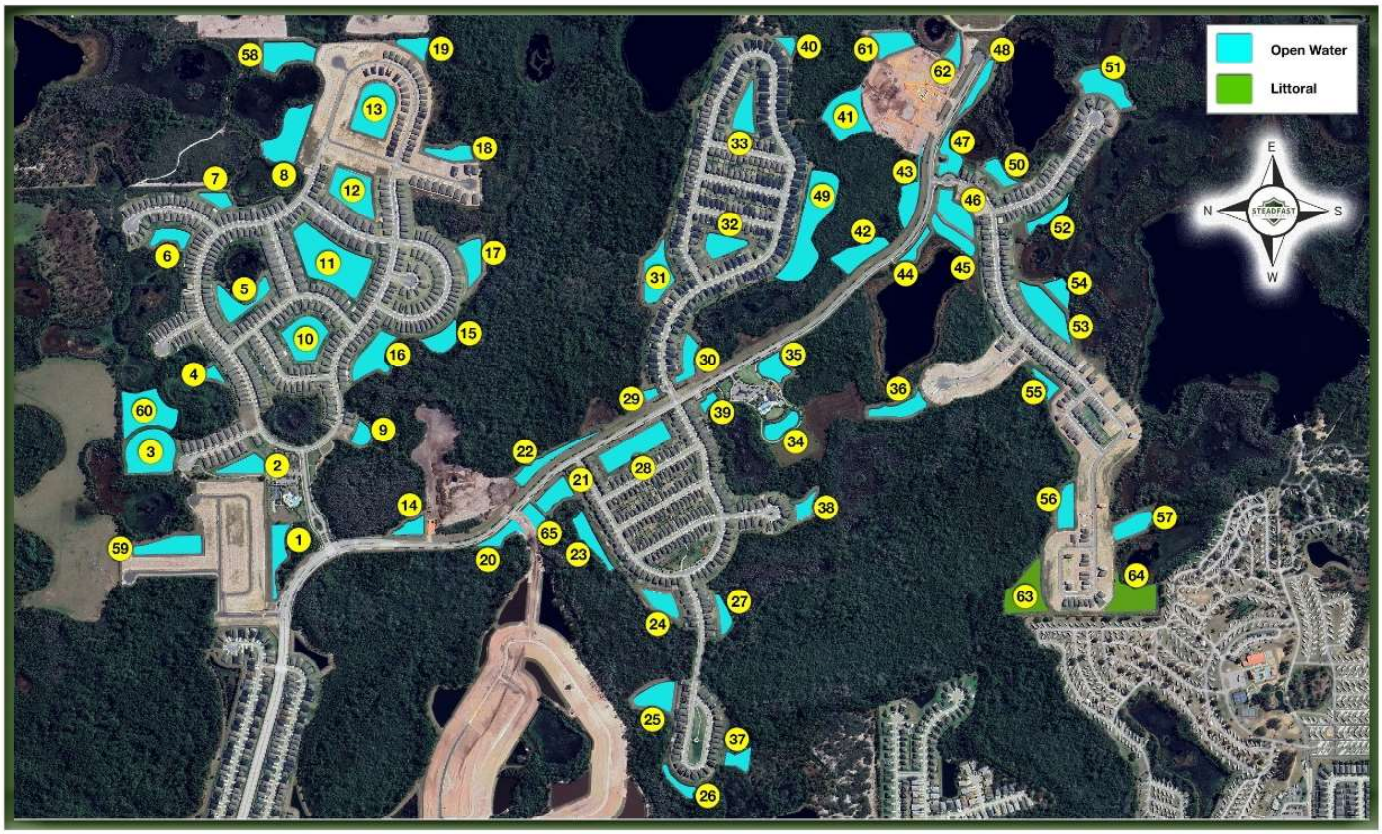
MAINTENANCE AREA

STEADFAST ENVIRONMENTAL

Avalon Groves CDD

Sawgrass Bay Blvd, Clermont

Gate Code:



Ponds/Stormwater System

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
187	2025-09-17	Ardelean	3433 meadow beauty way	We have sent in multiple requests now asking please, can SOMETHING be done about pond 11 on SOUTH END. Vegetation has been growing in water and NEVER gets cleaned out or properly sprayed! They do a light spraying but it never kills it! Now the scum in it looks GREEN. We have driven through all of Serenoa area and Palms at Serenoa and this pond has to be the worst one!! Three years of living with this!! Please give it some attention! Also there is almost never any weedeating along edges! I have had to do it for the last 2 mowings or it would be SO overgrown! Is anyone ever coming around and checking on this work, or lack thereof?? Thank you for consideration! Neighbors around pond 11. (South end mostly)	9/17 Vendor Response: A technician treated this pond today. Green in the water means algaecide was applied. I'll have a log once it syncs tomorrow.	Ongoing treatments as required
186	2025-09-16	Montminy	3440 Twin Flower Ct	There is trash, plastic containers, plastic bottles some kinds nd of tube in the pond. Please address. Thank you		Trash pick up part of 9/16 site visit
179	2025-09-11	Maerz	17810 Blazing star circle	not sure of our pond #. Pond is in poor condition not sure why. 17810 Blazing star circle		Ongoing treatments as required

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
172	2025-09-04	Ardelean	3433 meadow beauty way	Pond 11 has had a very bad smell recently. So much so that we can not sit out on screened porch in morning! It looks like a murky swamp and has junk floating on top of water! Looking very poorly maintained! And the last sprayings are doing nothing for the stuff growing in the water! The guy FLYS by so fast the spray barely gets on what he sprays! Who is suppose to be checking this pond, because none of us who live around it are seeing anyone come and give it any attention? Its unhealthy!!	9/5 vendor response: Good morning, If there is an odor coming off the pond, it's likely from decaying algae. This pond was treated last month and the algae in the photo looks dead. A tech will follow up on it. See 8-6-2025 Treatment Report	Ongoing treatments as required
170	2025-09-02	Donnelly	17727 Blazing Star Cir, Clermont, FL 34714	Hi Avalon Groves CDD Team, We back to pond #12 within The Palms community and over the past year much Algae Growth has formed on top of Pond #12 water surface. We asked about this earlier in the year and it has gotten worse. Please have someone who services the ponds investigate. Thank You, William Donnelly		Ongoing treatments as required
169	2025-09-01	Anderson	3448 Yellowstone Loop	See email sent from seat1. Pond 17 Yellowtop Loop - Algae - Pond or Pond Bank Vegetation		Ongoing treatments as required
151	2025-08-17	Jankowski	17720 Passionflower Cir	Large accumulation of lily pads along the shore	[Lilies are beneficial and generally not treated - pond is monitored and reduction will occur if coverage exceeds optimal]	
148	2025-08-03	Anderson	3448 Yellowtop Loop	Algae - Pond 17	8/7 Vendor response: The algae on this pond was treated yesterday. 8/6 Treatment Log included in 8/21 agenda packet	Ongoing treatments as required

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
136	2025-07-08	Mesonero	3476 Twin Flower Ct	Request for cleanup of the 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	7/18 Vendor response: 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.	18-Jul

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
132	2025-07-02	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.	Ongoing treatments as required
129	2025-06-25	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.	Ongoing treatments as required

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
120	2025-06-10	Davis	17816 Passionflower Circle	With the lake built right across the fence in Orange County they keep draining and filling that lake; however, every time they drain that lake, our pond goes down with it. Its in bad shape. Someone needs to talk with developers across the fence in Orange County and get them to fill our pond every time they refill their lake. Also, we were promised that CDD would maintain the Orange County fence line. They have not.	6/19 email: There is no requirement to manually refill a stormwater pond as this interferes with its purpose of collecting rainwater runoff to prevent flooding in the community. Our aquatic technician checked out pond 40 during yesterday's service and didn't notice anything out of the ordinary besides the low water. While it may be more noticeable due to the neighboring dewatering, low water levels are seasonal and the pond will slowly refill when the rainy season starts. The wire perimeter fence lies within conservation setback/buffer. These areas are left in their natural state rather than actively maintained in accordance with the conservation easement permit requirements.	19-Jun
115	2025-06-01	McQueen	3440 Yellowtop Loop	There is a debris net that is in the pond we just noticed it bc of low water	6/5 emailed: No net was found in this pond, but the submerged vegetation was treated by the aquatics vendor today.	5-Jun
112	2025-05-19	Weston	17686 Blazing Star Cir	Netting in the pond. It has settled at the bottom of the pond. See pics.	6/5 vendor response: A technician inspected pond 17 today. There is no sign of a net in the pond. His assessment is the submerged vegetation growing at the bottom looks like netting from a distance. Based on his pictures and those from residents, I also think it is this vegetation. This growth was treated today as well.	5-Jun
110	2025-05-14	LANDRY	17555 SAWGRASS BAY BLVD	Homeowner sent in the attached picture of pond #32 with a lot of trash. Is there anyway to get this cleaned up?	duplicate of #109	21-May
109	2025-05-14	Joyner	2937 Marlberry Lane	I notified David. Pond has a lot of trash.	Will be addressed by pond tech on 5/21 site visit	21-May

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
107	2025-05-10	Wolski	3708 Beautyberry Way	I know water levels are critically low, but residents were wondering if the pipes that are now showing because of these low levels in this pond are detrimental to the system and area. Thank you	5/14 email: Pipes are part of the anchor system for fountain	14-May

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

Daily Logs List

Sep 3, 2025

Job: SE1032 Avalon Groves CDD
Title:
Added By: David Smeltz
Log Notes:
Treated ponds for:(Grasses&Algae)
12,17,14,28,39,34,44,45,46,51,52,53,54,56,57
(Pond 12 needs a sonar treatment for submerged vegetation)- vegetation is all out in the middle of the pond.
Weather Conditions:
Partly cloudy with showers

Wed, Sep 3, 2025, 1:09 PM

88°F
72°F

Wind: 9 mph
Humidity: 91%
Total Precip: 0.02"

Attachments: 8










Printed: Sep 18, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Sep 17, 2025

Job: SE1032 Avalon Groves CDD
Title:
Added By: David Smeltz
Log Notes:
Treated ponds for:(Grasses&Algae)
59,1,2,3,60,4,5,6,7,8,58,13,18,11,10,9,16,15,17,20,65,28.(picked up trash pond 18)
Weather Conditions:
Partly cloudy with isolated storms

Wed, Sep 17, 2025, 1:22 PM

86°F
72°F

Wind: 7 mph
Humidity: 94%
Total Precip: 0.75"

Attachments: 10












EXHIBIT 3

2025

STEADFAST ENVIRONMENTAL



Vesta PROPERTY SERVICES

VESTA

Proposal for Pond Maintenance:

Avalon Groves CDD

Sawgrass Bay Blvd, Clermont, FL 34714

STEADFAST ENVIRONMENTAL

Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

8/14/2025

Vesta Property Services

250 International Parkway Suite 208, Lake Mary, FL 32746

Attn: Heath Beckett

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Avalon Groves

CDD

Program to consist of areas #1-65 as indicated on attached map.

Area to be serviced measures 74,217 LF & 88.69 AC.

Occurrence: 2 events/month

Annual Cost: $42,972.00

($3581.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Joseph Hamilton

Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator

Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.[1]
2. **Herbicide Application**: Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.[2]
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*,[3]

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

**These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. [1] There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. [2] Herbicide applications may be reduced during the rainy season in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. [3] Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*

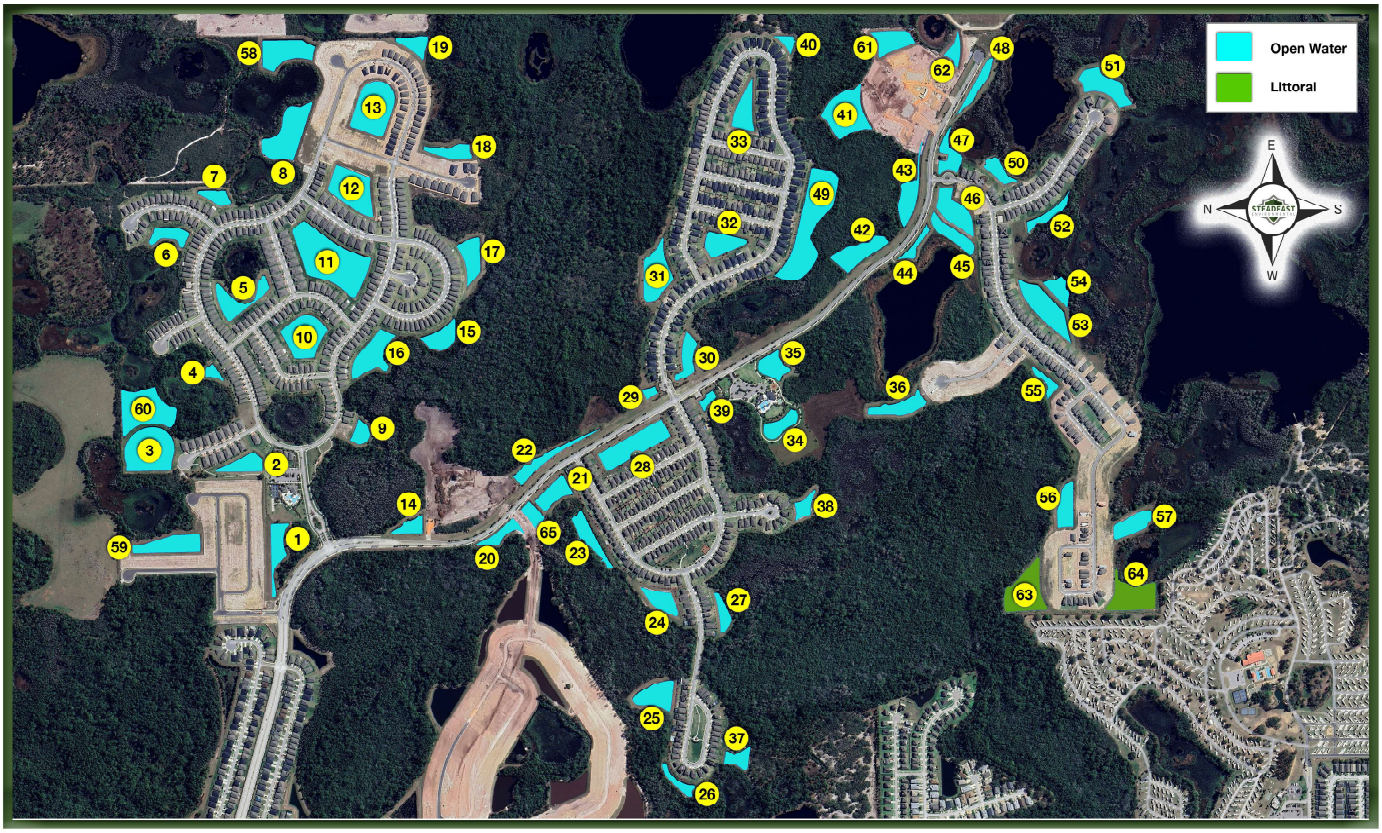
Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Service Area

Avalon Groves CDD

Sawgrass Bay Blvd, Clermont

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically ~~be renewed for a one-year~~ term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein above. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of $4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of $4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established $4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this_____ day of _____2025.

Matt Goldrick
Steadfast Representative

Account Manager
Title

Signature of Owner or Agent

Title

Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.
We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ , _____.

_____
Client

Steadfast_____

_____
Signature of Representative

_____
Signature of Owner or Agent

_____
Title

_____
Title

Billing Information

Client Business Name:		**Client Contact Name:**	
Client Contract Number:		**Client Contact Email:**	
Billing Business Name:		**Billing Contact Name:**	
Billing Contact Phone:		**Billing Contact Address:**	

Any special billing requirements or notes:

EXHIBIT 4

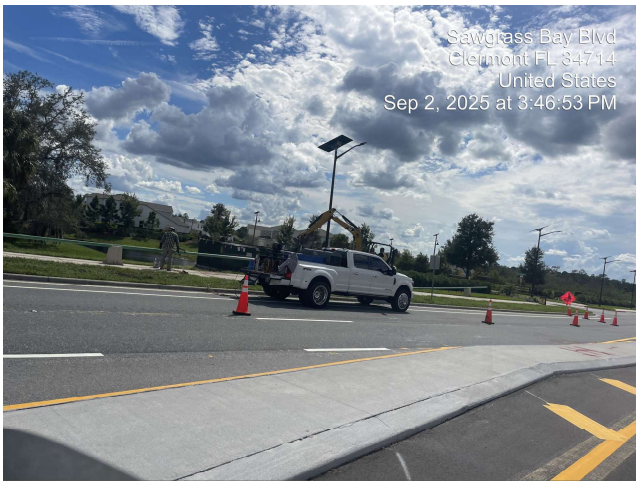
Avalon Groves September Report

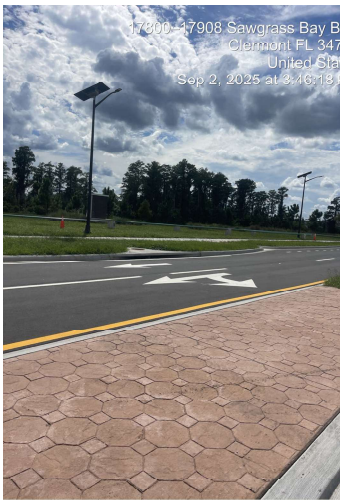
- 8/18 Mow, string trimmed, hard edged all areas. Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Detail section 3 completed. Jack and bore was identified project took place East of Village 3. I left my card with the Forman in case they hit any irrigation. This was Reported to District Manager immediately.



- 8/25 Mow, string trimmed, hard and soft edged all areas. Baily litter patrol along Sawgrass Blvd to include advertising signage removal. Detail section 1 completed. Gas line project started at the round about at the end of Sawgrass Blvd.

- 9/1 Mow, string trimmed, hard and soft edged all areas. Baily litter patrol along Sawgrass Blvd to include advertising signage removal. Detail section 2 completed. Gas line project reached Village 3. This started to get in the way of our service.





- 9/8 Mow, string trimmed, hard and soft edged all areas. Baily litter patrol along Sawgrass Blvd to include advertising signage removal. Phase 2 of the 2025 Mulch refresh was completed; invoice is being held until October 1st. Dead tree from pond 17 was removed complimentary. Easement found blocked.







- 9/15 Mow, string trimmed, hard and soft edged all areas. Baily litter patrol along Sawgrass Blvd to include advertising signage removal. Cut back encroaching vine at dog park from natural area.





Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: #1

Date: Aug. 6, 2025

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Acc2

POC Info: Lake

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: tuesday,friday,sunday

Irrigation Zones

Attribute	6	7	9	11	12	13	15
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 10 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Irrigation Valve Repair** Status: replaced Item Type: 2 Qty: 1 Details: Hunter ICV **2. Zone Line Repair** Item Type: 2 Qty: 11	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	16	17	18	20	22	23	25
Zone Type	MP	MP	MP	MP	Spray	Spray	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 10 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	27	28	31	32	33	34	35
Zone Type	MP	MP	MP	MP	Spray	Spray	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: #2

Date: Aug. 28, 2025

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Acc2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 6 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday,sunday

Program Name: B

Start Time: 9 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday,sunday

Irrigation Zones

Attribute	2	3	4	5	6	7	8
Zone Type	Rotor	MP	MP	MP	MP	Rotor	Rotor
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	9	10	11	12	13	14	15
Zone Type	Rotor	Rotor	Rotor	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	18	19	20	22	37	38	40
Zone Type	MP	Drip	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 10 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	41	42	43	44	45	46	47
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1 **2. Irrigation Nozzle Replaced** Item Type: MP Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	48	51	54	55	57	59	60
Zone Type	MP	MP	MP	MP	MP	Rotor	Rotor
Program Type	A	B	B	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	N/A	N/A	N/A	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	61	62	63	64	65	66	67
Zone Type	Rotor	Bubbler	Drip	Rotor	Rotor	Rotor	MP
Program Type	B	B	B	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	68	69	70	71	72	73	75
Zone Type	Rotor	Rotor	Rotor	MP	MP	MP	MP
Program Type	B	B	B	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	**Billable Items:** **1. Irrigation Rotor Repaired/Replaced/Relocated** Item Type: 6" Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: #3

Date: Aug. 6, 2025

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Acc2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 4 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday,sunday

Irrigation Zones

Attribute	1	2	5	6	7	8	9
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	10	12
Zone Type	MP	MP
Program Type	A	A
Run Time Schedule	None	None
Run Days	None	None
Power Type	Hardwire	Hardwire
Zone Faults	No	No
Zone Runtime	0 hrs 10 mins	0 hrs 30 mins
Checked Filters	No	No
Clogged Nozzles	No	No
Head Adjusted	No	No
Billable Repairs	No	No
Proposed Repairs	No	No
Zone Repair Items	*No repair items available*	*No repair items available*

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Edgemont

Date: Aug. 28, 2025

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Hunter Hybrid

POC Info: Potable

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: noon

Seasonal Adjustment: 100

Run Days: tuesday,friday,sunday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Drip	Drip	Spray	Bubbler	Spray	Bubbler	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Battery
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 45 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Bubbler	Bubbler	Drip	Bubbler	Drip	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Battery	Battery	Battery	Battery	Battery	Battery	Battery
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	15	16	17
Zone Type	Drip	Bubbler	Drip
Program Type	A	A	A
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Battery	Battery	Battery
Zone Faults	No	No	No
Zone Runtime	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	No	No	No
Billable Repairs	No	No	No
Proposed Repairs	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Basswood

Date: Aug. 28, 2025

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Hunter ICC2

POC Info: Reclaimed

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 8 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday,sunday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Rotor	Spray	Spray	Spray	Spray	Spray	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 35 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Rotor	Rotor	Rotor	Rotor	Rotor
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	1 hrs 0 mins	0 hrs 45 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	15
Zone Type	Rotor
Program Type	A
Run Time Schedule	None
Run Days	None
Power Type	Hardwire
Zone Faults	No
Zone Runtime	0 hrs 45 mins
Checked Filters	No
Clogged Nozzles	No
Head Adjusted	No
Billable Repairs	No
Proposed Repairs	No
Zone Repair Items	*No repair items available*

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Village 3

Date: Aug. 28, 2025

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Hunter ICC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 10 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday,sunday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	MP	MP	Bubbler	MP	MP	MP	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	8	9	10
Zone Type	MP	MP	MP
Program Type	A	A	A
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	No	No	No
Billable Repairs	No	No	No
Proposed Repairs	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
185	2025-09-15 10:3	Acevedo	17350 Blazing Star Circle	A tree was struck by lightning in the back yard o the right hand side of the pond and it fell down. It will need to be removed. Thank you.		
184	2025-09-15 09:2	Holden	17681 Sawgrass Bay Blvd	The Pulte Sign was removed and the area may have open post holes or sharp depreis. This is a simple request to inspect the area for such concerns. Thank you. (Pond 46, 17681 Sawgrass Bay Blvd)		
183	2025-09-12 16:1	Holden	3855 Goldenrod Court	A large tree is located behind homes adjacent to 17586 Blazing Star Circle, Clermont, FL. It is dead and has probably been dead for many years. I am requesting that the tree be taken down before it falls down on someone or something. Thank you.		
182	2025-09-11 14:3	Yi	17402 Saw Palmetto Ave, Clermont, 34714	17402 Saw Palmetto Ave Second email/request. The CDD lawn service is using the path between our home and neighbor's home as an access point. Please ask them to stop using that area. We have new sod, and they have damaged a sprinkler head. If you need more information, please contact me at (610)743-0960.		
181	2025-09-11 11:4	McQueen	3440 Yellowtop Loop	My back yard is growing Bahia and weeds bc DTE is not mulching the yards it is just blowing it on my property.		
176	2025-09-08 07:3	Parker	3822 Myrtle Oak Ct, Clermont FL 34714	Please remove invading vines from trees near pond and dog park along the path. It is impeding being able to walk on the path.(pond area between clubhouse and dog park)		
175	2025-09-06 23:3	Schaeffer	17666 Blazing star circle	The grass behind my back yard has not been moved in 5 weeks. The grass up to my fence is extremely high. I contacted the community lawn care and it was stated that this area was CDD coverage and they cannot mow there. Please advise on what the mowing schedule is and when it will be completed. Thank you		
174	2025-09-05 19:1	Irizarry	2543 Alligator Flag Ct	Theres a dried or thunderstruck tree in the reserve behind my property which poses an imminent danger to my property and family. I reached out to the SJRWMD regarding issue and they sent an email/letter authorizing removal. Please find below and advise how this could be managed before any storm or weather can bring it down over my backyards. Appreciate your help! Paul	9/11 vendor response: Good evening, A proposal will be included in the agenda for September's board meeting.	
171	2025-09-02 10:3	Hinderliter	2506 Alligator Flag Ct	We noticed a new area that is receding, which just appeared over the last two weeks, my husband cuts our lawn and it wasn't there two weeks ago. Let me know if you need better pictures, it's easier to see in person. Thank you, Robin Hinderliter		

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
168	2025-09-01 13:0	Borges	2400 Palm Park Loop	Hello, We are writing to bring attention to an ongoing maintenance issue concerning the pond 56 located directly behind our home. We are aware that with the lot of rain in the past weeks it has caused weeds to grow quickly. However, the grass surrounding pond 56 has not been properly maintained for some time contrary to the other ponds in our community. More critically, the grass along the water's edge is not being cut correctly, which poses a long-term concern. Without proper trimming and control, the grass is gradually encroaching into the pond. Over time, this unchecked growth may lead to the reduction—or even elimination—of the pond itself. On the other hand, the grass along the water's edge on other ponds has been properly trimming and controlling to avoid the grass gradually encroaching into the pond and we are requesting the same care for pond 56. We kindly request that the CDD to look into our request. Attached you will find photos for your reference. Thank you for your attention to this matter. We appreciate your continued efforts in keeping our community well-maintained and beautiful. Sincerely,	9/4 Vendor email: Good morning, Carl and I went to look at this pond on Tuesday. The tall weeds along the edge are below the bahia line and we could tell they were under water recently. DM Forwarded to pond vendor	
167	2025-08-28 14:1	Yi	17402 Saw Palmetto Ave	Please ask the lawn service not to use the area between our house and the neighbor's house to access the common ground. We replaced the grass in that area and are trying to limit the traffic and heavy equipment from that area. Thank you!		
165	2025-08-27 15:2	Barrett	17354 Blazing Star Circle	POND 4: Sometime ago a storm knocked down trees back of our residence. We filed a work order with Yellowstone which closed the file without informing us. Please field review this situation and let us know if it can be corrected. Thanking you in advance. Anthony W. Barrett 17354 BlazingStar Circle Palms at Serenoa Lot 56		
164	2025-08-26 12:1	LaHaie	3822 Myrtle Oak Court	I have a branch from a tree growing out of CDD territory that needs to be trimmed. Small branch - simple cut. It is located in my back yard at 3822 Myrtle Oak Court in the Palms at Serenoa community located in South Clermont.		
158	2025-08-21 11:1	LANDRY	17555 SAWGRASS BAY BLVD	Can we please have the shrubs and plants in the landscaping in the beds coming out of the POA clubhouse driveway. You really cannot see oncoming vehicles from the right before you pull out on to Sawgrass Bay.		
157	2025-08-20 12:3	Weston	17569 Summersweet	See pics. Mower hit fence. May have been done several weeks ago. Yellowstone was notified H/O.		

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
156	2025-08-19 12:4	Cosme-Perez	17310 Saw Palmetto Ave.	Good Afternoon, I wanted to bring to your attention several areas around the Serenoa Lakes entrance that are showing noticeable wear and may need maintenance: Entrance Sign: The sign has been deteriorating for over a year, particularly on the brown wood sections and the lower stone. The stone on both sides of the entrance is marked and discolored. From what I can tell, the sign has not been cleaned or repainted in several years. (Photos attached.) Fence and Pillars: The fence pillars at the end of the entrance on Sawgrass are fading and show stone staining. These may require pressure washing or partial replacement. The fence itself, from the Serenoa Lakes sign to the gate, is also faded and chipping, which may require painting or staining. Sidewalk: The sidewalk near the Serenoa Lakes entrance and the island still appears discolored. The stains are noticeably darker than other sidewalks in the community, and it is unclear if additional cleaning would resolve the issue or if the discoloration is permanent. I have attached photos of all of these concerns for your review. Thank you for taking the time to address these items.		
154	2025-08-18 17:1	Lee	17585 Summersweet Way	After 0.8 inch rain at 1PM yesterday Sunday 8/17/28. The at around 7:30 PM lots of different zones up and down sawgrass bay were running with no new sod or landscaping on the zone. Please verify rain sensors and programming is correct		
106	2025-05-06 17:3	Mirjah	17400 Painted Leaf Way	Hope this email finds you well. Do you happen to know who I should reach out to regarding sprinklers that were removed? The community placed temporary mail boxes near our property and the sprinklers were removed. The sprinklers were never placed back. They did one side of the pathway, but not our side. I live at 17400 Painted Leaf Way, Clermont FL 34714. This happen while the community was still being build, can't remember the exact year. Concrete was removed and grass placed with no sprinklers. Thank you		
92	2025-04-23 16:4	Bernard	17244 Bay Cedar Way	Trees around pond 2 growing suckers on the trunks		
90	2025-04-19 12:1	Sciba	17375 Saw Palmetto Ave	Between pond 57 and pond 64 behind 17375 Saw Palmetto Ave there is a softshell turtle nesting site since 10am 4/19/25. I have informed Gabriel Ruperez of the situation via message on this website. I want to make sure this site (marked on attached maintenance map) does not get disturbed by mowing, herbicide/pesticides, etc. before the board decides how to proceed. I am the homeowner at this location: Matt Sciba 3609322983		

EXHIBIT 5

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

Estimate: #128268

Customer Address	Billing Address	Physical Job Address
Shirley Conley , sconley@vestapropertyservices.com	Kyle Darin Vesta Property Services 13810 Sutton Park Drive North Jacksonville, FL 32224	Avalon Groves CDD 17555 Sawgrass Bay Blvd. Clermont, FL 34714

Job	Estimated Job Start Date	Proposed By	Due Date
Dead Tree Behind 2543 Alligator Flag Ct	October 6, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree Trimming				
Tree Removal	Each	1	$1,500.00	$1,500.00
			Subtotal	**$1,500.00**
			Estimated Tax	$0.00
			Job Total	**$1,500.00**

Scope of Work;

- Flush cut dead pine tree from conservation area.
- Remove debris

Proposed By:

Justin Sarka 09/15/2025
Down to Earth Date

Agreed & Accepted By:

Avalon Groves CDD Date

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

EXHIBIT 6

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

Estimate: #128264

Customer Address	Billing Address	Physical Job Address
Shirley Conley , sconley@vestapropertyservices.com	Kyle Darin Vesta Property Services 13810 Sutton Park Drive North Jacksonville, FL 32224	Avalon Groves CDD 17555 Sawgrass Bay Blvd. Clermont, FL 34714

Job	Estimated Job Start Date	Proposed By	Due Date
Erosion Correction Between Pond 57 and Flood Plain Pond 64	September 29, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Fill Dirt And Grading	Cubic Yard	20	$181.00	$3,620.05
Bahia Sod	Square Foot	2800	$0.95	$2,660.00
			Subtotal	**$6,280.05**
			Estimated Tax	$0.00
			Job Total	**$6,280.05**

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

Scope of Work;

- Soften the slope of the hill so proper mowing can be completed.



Proposed By:

Justin Sarka
Down to Earth

09/15/2025
Date

Agreed & Accepted By:

Avalon Groves CDD

Date

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

WALK-ON
EXHIBIT A

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

Estimate: #129133

Customer Address	Billing Address	Physical Job Address
Shirley Conley , sconley@vestapropertyservices.com	Kyle Darin Vesta Property Services 13810 Sutton Park Drive North Jacksonville, FL 32224	Avalon Groves CDD 17555 Sawgrass Bay Blvd. Clermont, FL 34714

Job	Estimated Job Start Date	Proposed By	Due Date
Edgemont Sign Enhancement	October 20, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$325.00
Pickup and Delivery Fee	Dollar	1	$64.99	$64.99
Pine Bark Mulch	Cubic Yard	2	$64.00	$128.00
Irrigation Modification	Each	1	$2,130.00	$2,130.00
Dwarf Oleander	3 Gallon	2	$23.42	$46.84
Blue Daze "Blue My Mind"	1 Gallon Plant	30	$10.17	$305.10
			Subtotal	**$2,999.93**
			Estimated Tax	$0.00
			Job Total	**$2,999.93**

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

Scope of Work;

- Add irrigation zone.
- Install plant material.
- Install mulch.



Proposed By:

Justin Sarka
Down to Earth

09/23/2025
Date

Agreed & Accepted By:

Avalon Groves CDD

Date

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

EXHIBIT 7

FIELD OPERATIONS REPORT

FOR

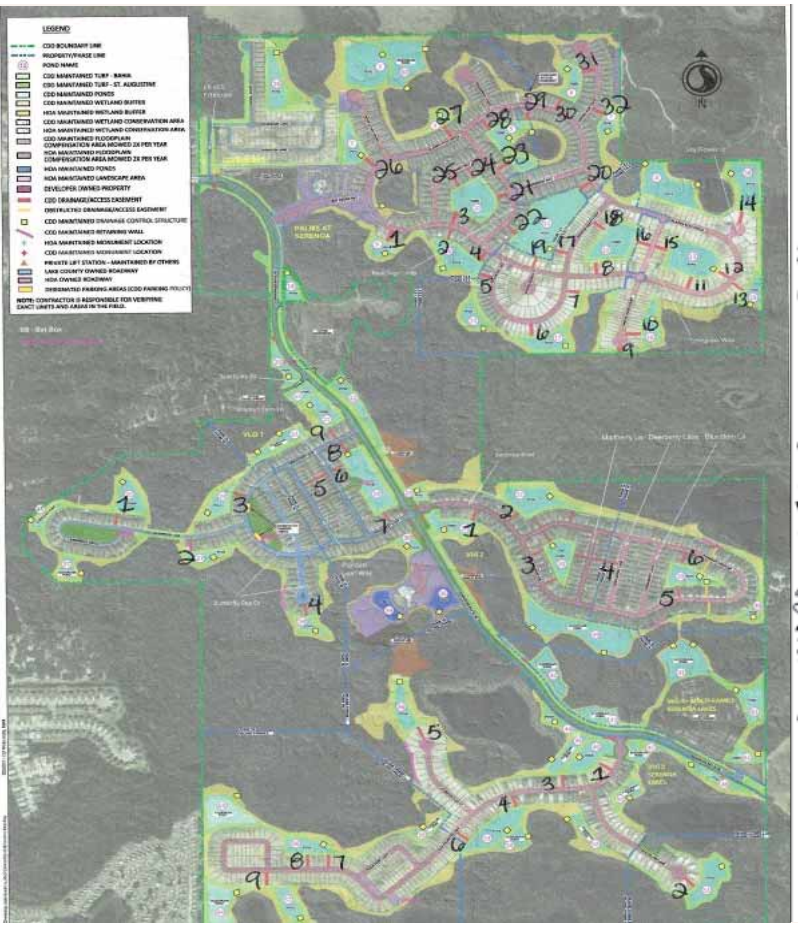
AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

SEPTEMBER **2025**

AVALON GROVE

- DTE.
  - Mulch for Edgemont Entrance.
  - Tree Removal.
  - Erison control sod installation.
  - All first mulch rotations have been completed.
- Power Pole Installation.
- Ongoing Issues With Street Lights.
  - Cords from lights hanging. (Village 3)
  - Out Lights.
  - Lights That Are Not Dimming Correctly.
  - Base Of Lights. (Collars)
    - Joel emailed me back saying he will be out the week of the 22nd to address all these concerns.
- Easement Map
  - Locating each easement to determine if there is a fence on it or not.
    - Map attached in the next slide.
- Iron Preventive at Village 3.
- Pressure Washing For Village 3 Entrance.
  - Bob Pressure Washing.
  - Mighty Clean Pressure Washing.
  - Under Pressure Pressure Washing.
  - Testerman's Pro Wash.
  - Highland Pressure Washing.
  - 369 Pro-Cleaning.
    - Waiting for Quotes.
- Community Entrance Repairs.
  - Local Pro Handyman
  - Ricky G's Handyman Services.
  - Serrano Handyman.
  - Mastermind Handyman.
    - Waiting for Quotes.
- Hog Damage.
  - Report to Swine control.
  - I looked in the areas reported. Only saw minor rutting.



Village 1

1 - No Fence
2 - Fence 17100
3 - No Fence
4 - Fence 17464
5 - Fence 17369
6 - Fence on both 17356 - 17352
7 - Fence 17253
8 - No Fence
9 - No Fence

Village 2

1 - No Fence
2 - Fence 17649
3 - Fence on both 17673 - 17669
4 - Fence 2937
5 - Fence 17773
6 - No Fence

Palms

1 - No Fence
2 - No Fence
3 - No Fence
4 - Fence 17814
5 - No Fence
6 - No Fence
7 - Fence 17758
8 - No Fence
9 - No Fence
10 - Fence 3432
11 - No Fence
12 - Fence 17607
13 - Drainage
14 - No Fence
15 - Fence on both 3562 - 3566
16 - No Fence
17 - Drainage
18 - Fence on both 3638/3634
19 - No Fence
20 - No Fence
21 - Fence 3637
22 - Fence 3616
23 - Fence 3654
24 - Fence 3704
25 - No Fence
26 - No Fence
27 - No Fence
28 - Fence 17373
29 - No Fence
30 - No Fence
31 - No Fence
32 - Fence 3858

Village 3

1 - No Fence
2 - Fence 2405
3 - No Fence
4 - Fence 17627
5 - No Fence
6 - No Fence
7 - Drainage
8 - Fence 17432
9 - No Fence

AVALON GROVE

Pond 59





Green Area
next to pond 59



- Landscaping around the playground.





- Edgemont Entrances and Landscaping.





- Palms of Serenoa.
  - Pond 6




- Palms of Serenoa.
  - Pond 8




- Pond 13.
  - Noticed that none of the fountains were on. I have reached out to Steadfast to find out why.



Pond 20





- Pond 65



- Pond 21









- Pond 28







AVALON GROVE





Basswood Lane Green Space.

- Park Next to the Playground.





THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM

Field Operations

Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
173	2025-09-04	Cosme-Perez	17310 Saw Palmetto Ave	The monuments outside the Village 3 gate have wood planks coming loose (see attached image). I have already reached out to the POA regarding there's, and they informed me that the outer monuments fall under CDD responsibility. Additionally, the front Serenoa Lakes sign has an issue—the "O" is coming loose. (see attached image).	Discussion on September agenda	
159	2025-08-21	Burnetter	3728 Paragon Lane	Perimeter vinyl fence backing up to Serena Palms aligned with Paragon Lane has 2 panels down. These 2 panels break down whenever we have strong winds. This is the second time I have had this occur behind my rental home. 3728 Paragon Lane.	Discussion on September agenda	
155	2025-08-19	LANDRY	17555 SAWGRASS BAY BLVD	Village three hub has been left open all day		
153	2025-08-18	LANDRY	17555 SAWGRASS BAY BLVD	the Serenoa Lakes sign is showing noticeable fading—especially on the brown wood sections and lower stone. The fence pillars at the end of the Entrance on Sawgrass are also fading and stone stained, similar to the clubhouse exterior. The fence itself at the entrance is also faded and chipping.	Discussion on September agenda	
147	2025-07-28	Weston	Edgemont/ Palms at Serenoa	Take a guess! Same fence panel boards dislocated. See pics	Discussion on September agenda	

Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
138	2025-07-09	LANDRY	17555 SAWGRASS BAY BLVD	Resident Mike Deslauriers at 17613 Serenoa Blvd reports, As we hit July, 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.	Discussion on September agenda	

EXHIBIT 8

9/19/2025 Revision #2

Village #1		Light Pole #	Issue/Concern
	1	99	Light is out
	2	103	Light is out
	3	114	Light is out
	4	121	Light is out
	5	132	Light is out

Village #2		Light Pole #	Issue/Concern
	1	2	Light is out
	2	12	Light is out
	3	17	Light is out
	4	42	Light comes on at dark and then goes out after 3-4 hours
	5	60	Light is out

Village #3		Light Pole #	Issue/Concern
		NONE	All lights in Village #3 are working

Village #4 Edgemont		Light Pole #	Issue/Concern
		NONE	All lights in Edgemont are working

Lights in Clubhouse Parking Lot		Light Pole #	Issue/Concern
	1	143	Light is out

Streetlights

Entry #	Date Created	Name	Message	Response	Resolution / Date
37	2025-09-09 1	Prabhu	17156 Goldcrest Loop Clermont FL 34714. Streets light in front of my house not working, this was reported on 8/18 and no action so far. What is the timeframe to fix this?	Listed on 9/18 Streetlight audit	
152	2025-08-18 1	Prabhu	Streetlights Village 3 - Serenoa Lakes Not Working Want to bring to your attention that the street light I front my home #121 is not working for several weeks now. Called the 1800 number, no response	Listed on 9/18 Streetlight audit	
36	2025-08-12 1	Likeum	Hi Address of the light is North corner of the 2425 Southlawn Ln in village 3 lot	Listed on 9/18 Streetlight audit	
35	2025-07-29 1	Mastrangeli	Reporting street light Pole #42 that on any given night is either out and not working for a couple days, Flickers off and on, or is dimmer then normal. I also don't think the secondary brightness level when walking under the light is working either.	Listed on 9/18 Streetlight audit	

EXHIBIT 9

SWINE solutions

Wild Pig Removal

When “This Little Piggy” Has to GO!

We are proud to be a part of the solution for our area’s wild hog problem.



BUSINESS PROPOSAL



WHAT ARE **FERAL SWINE**

Feral swine are the same species, Sus scrofa, as pigs that are found on farms. Feral swine are descendants of escaped or released pigs. Feral swine are called by many names including; wild boar, wild hog, razorback, piney woods rooter, and Russian or Eurasian boar. No matter the name they are a dangerous, destructive, invasive species. History of feral swine in the Americas Feral swine were first brought to the United States in the 1500s by early explorers and settlers as a source of food. Repeated introductions occurred thereafter. The geographic range of this destructive species is rapidly expanding and its populations are increasing across the nation.

Feral Swine Destroy Property

Feral swine can destroy lawns, gardens, ornamental plantings, and trees through rooting. They can also damage landscaping, fences, and other structures reducing the aesthetic value of the property. Although most often associated with rural areas, feral swine are increasingly causing damage to residential property, golf courses, beaches, and parks. Furthermore, feral swine can cause considerable damage when involved in vehicle collisions such as with cars and motorcycles.

Feral swine cause great risks to human health and safety, by harboring and transmitting diseases to people and pets Feral swine are known to carry at least 30 viral and bacterial diseases and nearly 40 parasites that can be transmitted to humans, pets, livestock, and other wildlife.

There are a variety of techniques that can be used to manage the damage caused by feral swine.

Not all techniques are suitable in every location or situation and, often, a combination of methods must be used to ensure success.



The most successful feral swine damage management strategies employ a diversity of tactics in a comprehensive, integrated approach. Factors to consider when choosing a management method(s) are overall objectives, landscape, environmental conditions, feral swine behavior and density, local regulations, and available funding. The appropriate method or combination of methods for the situation can be determined by utilizing the best information available which can be gathered from surveillance of damage and signs of feral swine on a specific property. Their reproduction rate is just off the charts, A female can have her firts litter at 7 months old and she can have around 12. Fifty percent of those would normally be female and these hogs can have up to three litters a year.

Proposal

Prepared For: Heath Beckett
Job Name: Avalon Groves CDD
Job Locat ion: Clermont

Starting Date: 2025
End Date:

We propose to furnish all materials and perform al labor necessary to complete the following:

Hunt and trap all feral hogs possible using state-of-the art GPS camera systems, night vision, trained K9's, and any other means necessary to control and eliminate the feral hog population. We DO NOT use any type of firearms to ensure the safety of residents and any other/all people around. Property and traps are monitored 24/7 via GPS/Mobile Cameras along with a representative of the company being onsite 2 to 4 times a week minimum to help eliminate and control the hog population onsite.

We have provided our services with great success to several properties throughout Hillsborough, Pasco, and Manatee County. Which include the following subdivisions and county preserves Panther Trace 1-2, River Reach, Carriage Pointe HOA/CDD, Tanglewood CDD, Belmount CDD, Concord Station CDD, Lower Green Swamp Preserve, Bell Creek Preserve, BlackWater Creek Preserve, Boyete Oak Scrub, and Menard Park, Reserve of Pradera CDD, Ballantrae CDD, Bexley CDD, Triple Creek CDD, Fishhawk Preserve, FishHawk Trails HOA, Wilderness Park CDD, Meadow Point CDD, JayMar Farms, Diehl Farms, Goodson Farms, Bickett Groves, Simmons Ranch, Double D Ranch, and Hillsborough County Parks and Recreations to name just a few

We specialize in hog removal with 15 years of experience. We take pride in being discreet (out of sight out of mind). We set the standards high in controlling the feral hog population. The purpose of this proposal is to assist the HOA/CDD, Property Management, and landowners in controlling feral hogs which cause tremendous and costly property damage as well as pose a serious health and safety risk to humans and other animals. We will continue to work efficiently and effectively using an integrated approach to remove feral hogs from the approved properties.

Our monthly service fee of $1850 per month. All service includes capturing feral hogs by any means necessary with the exception of firearms of any kind, camera set up and monitoring, bait to contain and capture the hogs in traps to prevent further property damage endured by the feral hogs. Extended contracts for 1 year or more are offered at a discounted rate. There is a set up or removal fee of $385 per trap location.



ANY AND ALL ILLEGAL ACTIVITY ON THE PROPERTY WILL BE REPORTED TO THE PROPERTY MANAGER ALONG WITH APPROPRIATE AUTHORITES.

We are fully licensed and insured by the State of Florida to remove all nuisance wildlife and have the Feral Swine Transport License as well. We strive to provide the best service at a reasonable cost. Our team have all been background checked. Never to have been convicted of a felony, or misdemeanor within the last five years

Under no circumstance shall this contract be superseded by any other terms or conditions other than stated agreement. Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to be Month to Month. If you choose to terminate this contract prior to the month term, you will still be billed for the remaining month there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

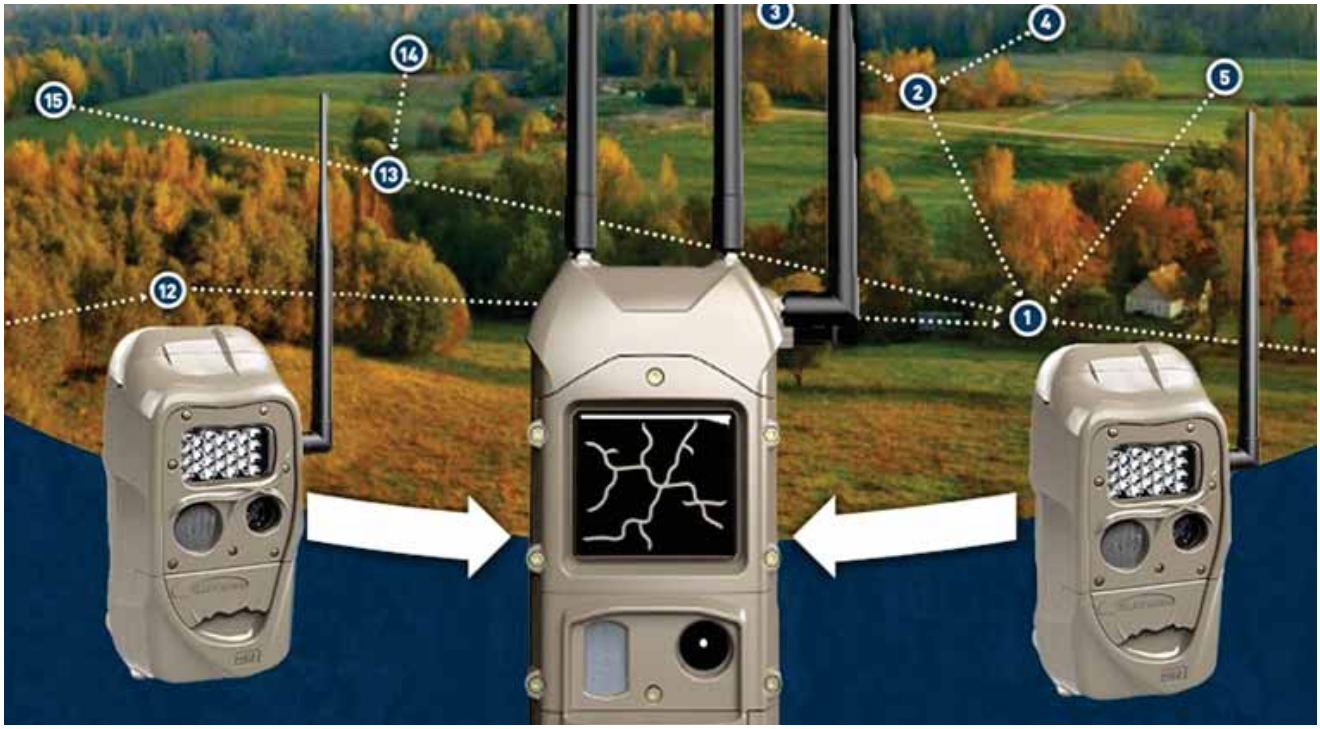
By signing this contract, you provide authorization for Swine Solutions LLC to set traps and Hunt feral Hogs. Swine Solutions LLC and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said propriety where hog damage may occur.

Approved By: _____

Respectfully Submitted By: _____Thomas Sewell_____

Wireless Cameras allow us to monitor entire property and all active traps.

Here at Swine Solutions, we strive to be the best. We guarantee our work in the communities. We have a 100% success rate. We have worked all over central Florida to help communities remove the hog population and eliminate the damage they cause. We carry 2 million in liability and 500k in commercial auto insurance. We use state of the art cameras and traps. Look no further my friend. We are simply the best. Please consider Swine Solutions for all your feral hog needs.





Here at Swine Solutions we use several different kinds of traps. Round traps, Square Traps, and Corral Style Traps.
These traps are mobile









> These traps are mobile

SWINE
solutions

BUSINESS
PROPOSAL

12013 Rose Ln Riverview, FL 33569
Office: 813-365-2568
Call: 813-220-5878
Email: Thomas@swinesolutionsfl.com
SwineSolutionsFL.com

SWINE solutions

Wild Pig Removal

When “This Little Piggy” Has to GO!

We are proud to be a part of the solution for our area’s wild hog problem.



BUSINESS PROPOSAL



WHAT ARE **FERAL SWINE**

Feral swine are the same species, Sus scrofa, as pigs that are found on farms. Feral swine are descendants of escaped or released pigs. Feral swine are called by many names including; wild boar, wild hog, razorback, piney woods rooter, and Russian or Eurasian boar. No matter the name they are a dangerous, destructive, invasive species. History of feral swine in the Americas Feral swine were first brought to the United States in the 1500s by early explorers and settlers as a source of food. Repeated introductions occurred thereafter. The geographic range of this destructive species is rapidly expanding and its populations are increasing across the nation.

Feral Swine Destroy Property

Feral swine can destroy lawns, gardens, ornamental plantings, and trees through rooting. They can also damage landscaping, fences, and other structures reducing the aesthetic value of the property. Although most often associated with rural areas, feral swine are increasingly causing damage to residential property, golf courses, beaches, and parks. Furthermore, feral swine can cause considerable damage when involved in vehicle collisions such as with cars and motorcycles.

Feral swine cause great risks to human health and safety, by harboring and transmitting diseases to people and pets Feral swine are known to carry at least 30 viral and bacterial diseases and nearly 40 parasites that can be transmitted to humans, pets, livestock, and other wildlife.

There are a variety of techniques that can be used to manage the damage caused by feral swine.

Not all techniques are suitable in every location or situation and, often, a combination of methods must be used to ensure success.



The most successful feral swine damage management strategies employ a diversity of tactics in a comprehensive, integrated approach. Factors to consider when choosing a management method(s) are overall objectives, landscape, environmental conditions, feral swine behavior and density, local regulations, and available funding. The appropriate method or combination of methods for the situation can be determined by utilizing the best information available which can be gathered from surveillance of damage and signs of feral swine on a specific property. Their reproduction rate is just off the charts, A female can have her firts litter at 7 months old and she can have around 12. Fifty percent of those would normally be female and these hogs can have up to three litters a year.

Proposal

Prepared For: Heath Beckett
Job Name: Avalon Groves CDD
Job Locat ion: Clermont

Starting Date: 2025
End Date: 2028

We propose to furnish all materials and perform al labor necessary to complete the following:

Hunt and trap all feral hogs possible using state-of-the art GPS camera systems, night vision, trained K9's, and any other means necessary to control and eliminate the feral hog population. We DO NOT use any type of firearms to ensure the safety of residents and any other/all people around. Property and traps are monitored 24/7 via GPS/Mobile Cameras along with a representative of the company being onsite 2 to 4 times a week minimum to help eliminate and control the hog population onsite.

We have provided our services with great success to several properties throughout Hillsborough, Pasco, and Manatee County. Which include the following subdivisions and county preserves Panther Trace 1-2, River Reach, Carriage Pointe HOA/CDD, Tanglewood CDD, Belmount CDD, Concord Station CDD, Lower Green Swamp Preserve, Bell Creek Preserve, BlackWater Creek Preserve, Boyete Oak Scrub, and Menard Park, Reserve of Pradera CDD, Ballantrae CDD, Bexley CDD, Triple Creek CDD, Fishhawk Preserve, FishHawk Trails HOA, Wilderness Park CDD, Meadow Point CDD, JayMar Farms, Diehl Farms, Goodson Farms, Bickett Groves, Simmons Ranch, Double D Ranch, and Hillsborough County Parks and Recreations to name just a few

We specialize in hog removal with 15 years of experience. We take pride in being discreet (out of sight out of mind). We set the standards high in controlling the feral hog population. The purpose of this proposal is to assist the HOA/CDD, Property Management, and landowners in controlling feral hogs which cause tremendous and costly property damage as well as pose a serious health and safety risk to humans and other animals. We will continue to work efficiently and effectively using an integrated approach to remove feral hogs from the approved properties.

Our monthly service fee of $1650 per month. All service includes capturing feral hogs by any means necessary with the exception of firearms of any kind, camera set up and monitoring, bait to contain and capture the hogs in traps to prevent further property damage endured by the feral hogs. Extended contracts for 1 year or more are offered at a discounted rate. There is a set up or removal fee of $385 per trap location.



ANY AND ALL ILLEGAL ACTIVITY ON THE PROPERTY WILL BE REPORTED TO THE PROPERTY MANAGER ALONG WITH APPROPRIATE AUTHORITES.

We are fully licensed and insured by the State of Florida to remove all nuisance wildlife and have the Feral Swine Transport License as well. We strive to provide the best service at a reasonable cost. Our team have all been background checked. Never to have been convicted of a felony, or misdemeanor within the last five years

Under no circumstance shall this contract be superseded by any other terms or conditions other than stated agreement. Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to be Month to Month. If you choose to terminate this contract prior to the month term, you will still be billed for the remaining month there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

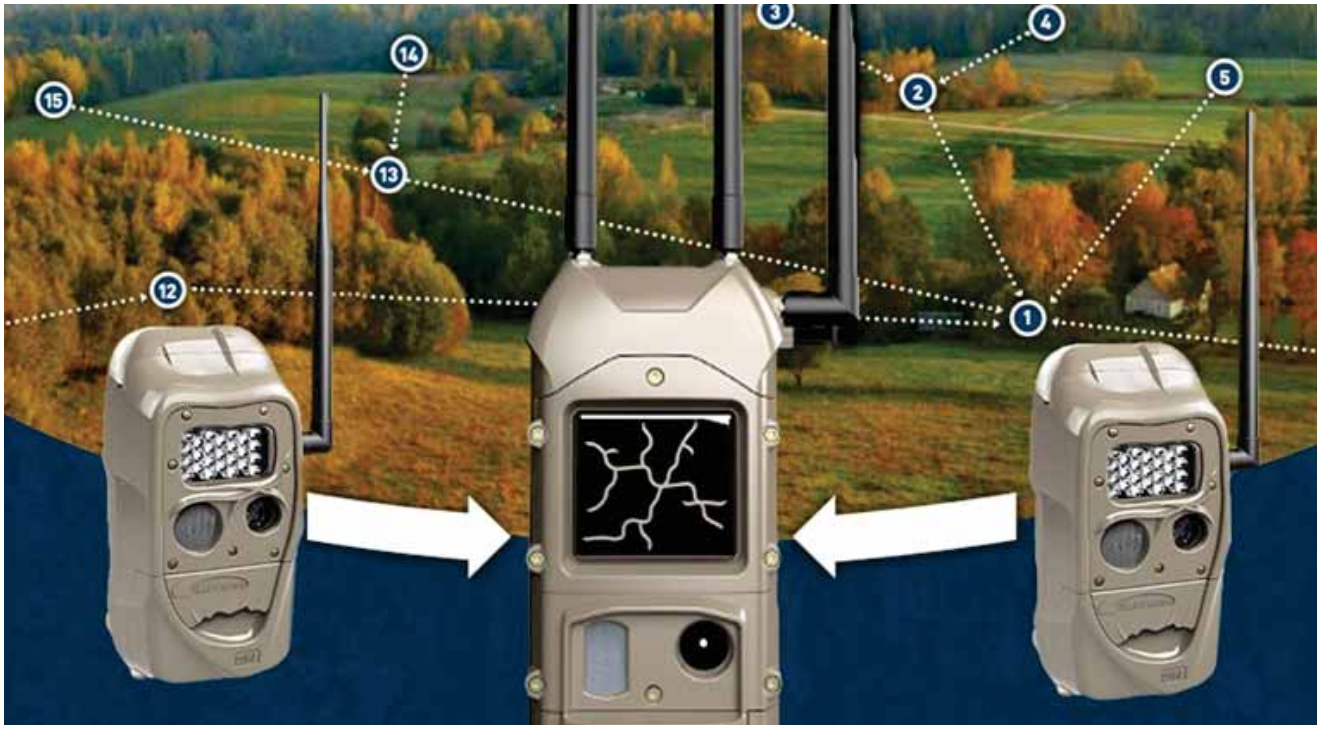
By signing this contract, you provide authorization for Swine Solutions LLC to set traps and Hunt feral Hogs. Swine Solutions LLC and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said propriety where hog damage may occur.

Approved By: _____

Respectfully Submitted By: _____Thomas Sewell_____

Wireless Cameras allow us to monitor entire property and all active traps.

Here at Swine Solutions, we strive to be the best. We guarantee our work in the communities. We have a 100% success rate. We have worked all over central Florida to help communities remove the hog population and eliminate the damage they cause. We carry 2 million in liability and 500k in commercial auto insurance. We use state of the art cameras and traps. Look no further my friend. We are simply the best. Please consider Swine Solutions for all your feral hog needs.





Here at Swine Solutions we use several different kinds of traps. Round traps, Square Traps, and Corral Style Traps.
These traps are mobile









> These traps are mobile

SWINE
solutions

BUSINESS
PROPOSAL

12013 Rose Ln Riverview, FL 33569
Office: 813-365-2568
Call: 813-220-5878
Email: Thomas@swinesolutionsfl.com
SwineSolutionsFL.com

EXHIBIT 10

RAPID RESPONSE TEAM
CGC 024735

Estimate

Date: 08.26.25

JOB INFORMATION OR-CRD25006486-RE

NAME: Avalon Groves CDD
ADDRESS: 17251-17255 Sawgrass Bay Blvd
Clermont, Fl 34714

PROPERTY TYPE: Commercial
SERVICE: Repair

Estimate Details

Repair of 17251-17255 Sawgrass Bay Blvd

A start date will be decided by both parties upon acceptance of this Estimate

Item #	Description

Solar-Controlled Lighting Systems

- Installation of two (2) new solar-controlled lighting systems, including the addition of solar photocell sensors for improved automation and energy efficiency.
- Repair of ten (10) existing self-controlled solar lighting systems, including integration and/or replacement of solar photocell sensors where needed to ensure optimal performance.

Total: $55,035.46

Main Street Columns

- Inspection of ten (10) structural columns located at various locations along
- Replacement of wood siding only where damaged.
- Pressure washing of all columns and surrounding surfaces as needed.
- Painting of all columns and adjacent areas to match existing finishes.

Total: $17,998.01

Villages Main Street Columns - Wood Columns and Fencing

Village 1

- Inspection of existing four-tiered front wood fencing.
- Replacement of wood only where damaged.
- Pressure washing and painting of all fencing, cladding, and columns to match existing finishes.

Total: $25,976.00

Village 2

- Same as Villa 1, with modifications for dimensions.
- Replacement of wood only where damaged.
- Pressure washing and painting of all fencing, cladding, and columns to match existing finishes.

Total: $20,742.03

Village 3

- Same as Villa 1, with modifications for dimensions.
- Replacement of wood only where damaged.
- Pressure washing of concrete surfaces at entry of village and extending sidewalks to the last columns.
- Pressure washing and painting of all fencing, cladding, and columns to match existing finishes.

Total: $35,984.53

Grand Total : $155,736.03

Balance Due upon Completion of Work

Approved By:

_____

This Estimate is Void after 30 days

Date: ____/____/_____

WALK-ON
EXHIBIT B

Mighty Clean Pressure Washing

12737 Cynthia Lane
Clermont, Florida 34715
3212007720
info@mightycleanfl.com | www.mightycleanfl.com

RECIPIENT:

Michael Bush

Sawgrass Bay Boulevard
Four Corners, Florida 34714

Quote #5005

Sent on	Sep 18, 2025
Total	**$750.00**

Product/Service	Description	Qty.	Unit Price	Total
HOA Entrance	Pressure Wash - Sidewalks, Curbing, Center Island of entrance at Saw Palmetto Ave and Sawgrass Bay Blvd	1	$750.00	$750.00*

* Non-taxable

Total $**750.00**

Reviews

Scott Cohen

My home looks fantastic. I have Marko come every year to wash my home and driveway, he always does an excellent job for me. What a great company.

Johnny Pujols

Great job and good price for a two story home. Would recommend

JJ Simpson

HIGHLY recommend this awesome business! They were prompt, friendly, gentle with our concerns, and they did a fantastic job in a timely manner. Definitely using them again next time we need pressure washing and/or soft washing services!

To book please contact info@mightycleanfl.com or reply directly to this estimate. Please note: all deposits are non-refundable and secure your scheduled service.

Signature: _____ **Date:** _____

UNDER PRESSURE PRESURE WASHING LLC

15649 Greater Trail | Clermont, Florida 34711
3528000707 | underpressure34711@gmail.com |
www.underpressure34711.com

RECIPIENT:

Bush Michael
Sawgrass Bay Boulevard
Four Corners, Florida 34714
Phone: 727-403-8981

Quote #165

Sent on	09/19/2025
Total	**$835.20**

Product/Service	Description	Qty.	Unit Price	Total
Commercial Concrete cleaning		4176	$0.20	$835.20*

* Non-taxable

Subtotal	$835.20
Service Tax + Sales Tax (9.0%)	$0.00
Total	**$835.20**

This quote is valid for the next 30 days, after which values may be subject to change.

EXHIBIT 11

	Village 1	Address	CDD Approval Yes / No, When	Box Checked
1	No Fence			
2	Fence	17100 Basewood Ln	Installed Prior to 4/2024	
3	No Fence			
4	Fence	17464 Butterfly Pea CT	Installed Prior to 4/2024	
5	Fence	17369 Bracken Fern CT	Installed 1/2025	YES
6	Fence	17356 - 17352 Bracken Fern CT	Installed Prior to 4/2024	
7	Fence	17253 Goldcrest Loop	Installed Prior to 4/2024	
8	No Fence			
9	No Fence			

	Village 2	Address	CDD Approval Yes / No, When	Box Checked
1	No Fence			
2	Fence	17649 Serenoa Blvd	Installed 10/2024	YES
3	Fence	17673-17669 Passionflower Cir	Installed Prior to 4/2024	
4	Fence	2937 Marberry LN	Installed Prior to 4/2024	
5	Fence	17773 Passionflower Cir	Installed Prior to 4/2024	
6	No Fence			

	Village 3	Address	CDD Approval Yes / No, When	Box Checked
1	No Fence			
2	Fence	2405 Southlawn LN	No Approval on File, possible prior to 4/2024	?
3	No Fence			
4	No Fence			
5	Fence	17627 Saw Palmetto Ave	No Approval on File, possible prior to 4/2024	?
6	No Fence			
7	No Fence			
8	Fence	17422 Saw Palmetto Ave	No Approval on File, possible prior to 4/2024	?
9	No Fence			
10	Fence	17418 Saw Palmetto Ave	Approval on File installed 7/2025	YES

	Palms	Address	CDD Approval Yes / No, When	Box Checked
1	No Fence			
2	No Fence			
3	No Fence			
4	Fence	17814 Blazing Star	Installed Prior to 4/2024	4/1/2020
5	No Fence			
6	No Fence			
7	Fence	17758 Blazing Star	Installed Prior to 4/2024	2/1/2024
8	No Fence			
9	No Fence			
10	Fence	3432 Twin Flower Ct	Installed Prior to 4/2024	8/1/2023
11	No Fence			
12	Fence	17607 Blazing Star	Installed Prior to 4/2024	6/1/2023
13	No Fence			
14	No Fence			
15	Fence	3560 - 3566 Love Grass	Installed Prior to 4/2024	11/1/2023
16	No Fence			
17	No Fence			
18	Fence	3638 Meadow Beauty Way **3634 Meadow Beauty Way**	**Installed Prior to 4/2024 Installed 5/2025**	**Fully Blocked**
19	No Fence			
20	No Fence			
21	Fence	3637 Blue Sage Loop	Installed Prior to 4/2024	
22	Fence	3616 Blue Sage Loop	Installed in 6/2024	**Partially Blocked**
23	Fence	3654 Blue Sage Loop	Installed Prior to 4/2024	Installed in 2020
24	Fence	3704 Beautyberry Way	Installed Prior to 4/2024	
25	No Fence			
26	No Fence			
27	No Fence			
28	Fence	17373 Blazing Star Cir	Installed Prior to 4/2024	12/1/2023
29	No Fence			
30	No Fence			
31	No Fence			
32	Fence	3858 Winged Elm Ct	Installed Prior to 4/2024	No ARC app. found


17419 Saw Palmetto Ave
Clermont FL 34714
United States
Sep 10, 2025 at 1:39:08 PM

11:55 PM Mon Sep 15
99%
All tools Edit Export E-Sign



After recording, please return to:

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

LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS

This *License Agreement for Installation of Improvements* ("**Agreement**") is entered into as of this _____ day of _____, 202__, by and among _____ and _____ (together, "**Owner**") and the Avalon Groves Community Development District ("**CDD**"), a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes.

WITNESSETH:

WHEREAS, Owner is the owner of Lot ___, Block ___, as per the plat ("**Plat**") of _____ Phase ___ recorded in Plat Book ___, Pages ___ et seq., of the Public Records of Lake County, Florida ("**Property**");

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

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

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

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

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

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

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

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

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

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

5. **Indemnification**. Owner agrees to indemnify, defend and hold harmless Lake County, the CDD, Southwest Florida Water Management District, the Association, and any property management company of the CDD and/or Association, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

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

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

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

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

[SIGNATURES TO FOLLOW]

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

Witnesses:

By:_____

_____
Print Name

_____
Address

_____
City, State, Zip

By:_____

_____
Print Name

_____
Address

_____
City, State, Zip

Owner

By:_____

_____
Print Name

_____
Address

_____
City, State, Zip

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 202_, by _____. He [ ] is personally known to me or [ ] produced _____ as identification.

_____
NOTARY PUBLIC

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

[*signatures continue on following page*]

[SIGNATURE PAGE TO AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

Witnesses:

By:_____

_____
Print Name

_____
Address

_____
City, State, Zip

By:_____

_____
Print Name

_____
Address

_____
City, State, Zip

Owner

By:_____

_____
Print Name

_____
Address

_____
City, State, Zip

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 202_, by _____. She [ ] is personally known to me or [ ] produced _____ as identification.

_____
NOTARY PUBLIC

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

[*signatures continue on following page*]

[SIGNATURE PAGE TO AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

Witnesses:

By:_____

_____
Print Name

_____
Address

_____
City, State, Zip

By:_____

_____
Print Name

_____
Address

_____
City, State, Zip

Avalon Groves
Community Development District

By:_____

_____
Chair of the Board of Supervisors

STATE OF FLORIDA)
COUNTY OF _____)

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

_____
NOTARY PUBLIC

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

[*end of signature pages*]

EXHIBIT 12

Shirley M. Conley

From: Justin Sarka <Justin.Sarka@down2earthinc.com>
Sent: Thursday, September 11, 2025 6:47 PM
To: MachForm; Shirley M. Conley; Michael P. Bush; seat3@avalongrovescdd.com; seat1@avalongrovescdd.com
Subject: RE: CDD - Avalon Groves Field Maintenance Request [#181]

Good evening,

Our mowers are equipped with open closed shoots. My staff is well aware not to blow mower clippings into yards. If there is encroachment, we cannot control Bahia spread. The resident's lawn service provider can spray selective herbicide to control the encroachment into the st Augustine.

Justin Sarka
Account Manager
Direct: (321)241-5617
Justin.Sarka@down2earthinc.com
27185 County Road 448A
Mount Dora, FL 32757
www.DTELandscape.com

From: MachForm <mailer@forms-db.com>
Sent: Thursday, September 11, 2025 11:41 AM
To: Justin Sarka <Justin.Sarka@down2earthinc.com>; sconley@vestapropertyservices.com; mbush@vestapropertyservices.com; seat3@avalongrovescdd.com; seat1@avalongrovescdd.com
Subject: CDD - Avalon Groves Field Maintenance Request [#181]

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

Your Name	Josie McQueen
Address	3440 Yellowtop Loop
Email	josieatpas@gmail.com
Maintenance Category	Landscape and Irrigation
Located in/along	- Palms at Serenoa

Landscape/Irrigation - Specifically:	- Grass & Mowing

Message
My back yard is growing Bahia and weeds bc DTE is not mulching the yards it is just blowing it on my property.

Terms and Conditions
Please read the Terms and Conditions prior to communicating electronically.

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

From: Seat2 <Seat2@avalongrovescdd.com>
Sent: Monday, September 15, 2025 3:47 PM
To: Josie <josieatpas@gmail.com>
Cc: Shirley M. Conley <SConley@vestapropertyservices.com>; Shannon Bernard <SBernard@lelandmanagement.com>
Subject: Re: DTE landscape contract

September 15,
2025

Josie McQueen
3440 Yellowtop Loop
Clermont, FL, USA

RE: Damage to your backyard lawn by the Avalon Groves Community Development District (hereinafter CDD) Landscaping Services

Dear Ms. McQueen,

Good afternoon. I saw the weeds and other grasses in your backyard lawn originally comprised of St. Augustine grass this day. I noticed the pile of same you had to hand pick to mitigate the damage to your lawn. Our management company is apprised and should manage your concern with their best efforts. There is no one better than Ms. Conley to communicate with management.

You wish that the CDD resod your backyard because the CDD has knowingly and intentionally, or at best negligently, allowed the CDD landscaper to spray lawn mower clipping, clippings that contained seeds of grasses and weeds, on to your lawn inundating same. You report that during mowing by the contractor, of the CDD property appurtenant to your backyard, clippings are routinely sprayed onto your lawn as far as your lani deck area. You have witnessed this on more than one occasion. You believe this is the cause of the damage to your backyard lawn.

I am aware that you have filed a Field Maintenance Request and have yet to receive any information as to what will be done for your claim and that you have been visited by another member of the CDD board, specifically Carl Weston.

Your justification for this request is the contract the CDD has with Down To Earth Landscaping. It states in part as follows:

- “The DISTRICT requires mowers to be equipped with a mulching type deck. “

- “The mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks.

You have observed that this part of the contract was not followed when the lawn mowers passed by your home backyard, which directly caused the afore mentioned damage to your lawn.

I hope I have clearly and correctly delineated your concerns. I will continue to monitor the situation. If you are not satisfied with the responses you get from our management company please contact me. I hope this letter helps to facilitate a speedy solution and better practices by our contractors.

Sincerely,
John Holden
Seat 2, AGCDD

CC:
Shirley Conley
Shannon Bernard

From: Josie <josieatpas@gmail.com>
Sent: Monday, September 15, 2025 12:51 PM
To: Seat2 <Seat2@avalongrovescdd.com>
Subject: DTE landscape contract

John

Thank you for coming to look at our yard. If you look at pages 14-21 it is very specific what they are supposed to do.

Thank you
Josie
--
Josie McQueen
Landscape Chair

Shirley M. Conley

From: Kent Durham <dkentt06@gmail.com>
Sent: Friday, September 12, 2025 7:24 AM
To: Shirley M. Conley
Subject: Re: CDD - Avalon Groves Contact #347

Hey Shirley, Happy Friday!!

Just wanted to follow up with this email from this time last year. Never seen the crab grass get removed or treated as it is still present and has spread further into my yard as well. Can we please have someone come address this and I expect something to be discussed about it impeding my yard as well.

Thank you for your time.

> On Sep 26, 2024, at 3:48 PM, Shirley M. Conley <sconley@vestapropertyservices.com> wrote:
>
> Kent, thank you for your input regarding crabgrass on Goldcrest Loop.
>
> The landscape account manager was notified of your report and advised that weed treatments in the Goldcrest Loop turf will resume after the irrigation mainline is repaired.
>
> Staff are currently working with the Sanctuary Drive developer who appears to be amenable to repairing the construction damage, and progress updates will be provided to the Board as they become available.
>
> Thank you,
> Shirley
>
> **District Communications Reminde**r: Florida has a very broad public records law. Your email communication may be subject to public disclosure. **BOARD SUPERVISORS - TO AVOID A POTENTIAL SUNSHINE LAW VIOLATION, PLEASE DO NOT "REPLY ALL" TO THIS E-MAIL - IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE DIRECT THEM TO THE SENDING PARTY AND/OR PERTINENT STAFF MEMBERS ONLY.**

<image001.png>

Your Community.
Our Commitment.

Shirley Conley
Administrator
P. 321.263.0132 X749
Vesta District Services
250 International Parkway, Suite 208,
Lake Mary, FL 32746
www.VestaDistrictServices.com
Vesta District Services is a wholly owned subsidiary of Vesta Property Services.
www.VestaPropertyServices.com

<image002.png>

<image003.png>
Careers | Request Proposal

<image004.jpg>

CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

EXHIBIT 13

ESTIMATE

Outdoor Ninja LLC
17615 Saw Palmetto Avenue
Clermont, Florida 34714
Outdoorninjallc@gmail.com | 407-485-4911

Client:
Avalon Groves CDD
Email: hbeckett@vestapropertyservices.com

Estimate No.: 2025-EDG-01-31
Estimate Date: 09/04/2025

Description	Quantity	Unit Price	Total
Replacement of broken panels (includes materials and labor)	3	$340.00	$1020.00
Secure and reinforce panels with screws (220 panels)	220	$20.00	$4400.00

Total: $5,420.00

ESTIMATE

Outdoor Ninja LLC
17615 Saw Palmetto Avenue
Clermont, Florida 34714
Outdoorninjallc@gmail.com | 407-485-4911

Client:
Avalon Groves CDD
Email: hbeckett@vestapropertyservices.com

Estimate No.: 2025-EDG-01-31
Estimate Date: 09/04/2025

Description	Quantity	Unit Price	Total
Reinforce each post with an 80lb concrete bag (includes material and labor)	220		$7,880.00

Total: $7,880.00

EXHIBIT 14

Avalon Groves
Community Development District

Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with at least 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

Avalon Groves Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 15 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Avalon Groves Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: Michael Aube (Sep 30, 2024 17:17 EDT) Date: 09/30/24
Print Name: Michael Aube
Avalon Groves Community Development District

District Manager: Date: 10/2/2024
Print Name: Kyle Darin
Avalon Groves Community Development District

The Avalon Groves Community Development District FY 2025 Report of Achieved Goals and Objectives was approved on September 25, 2025.

Heath Beckett, District Manager

Gene Mastrangeli, Chairman
Board of Supervisors
Avalon Groves Community
Development District

EXHIBIT 15

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Avalon Groves Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, *Laws of Florida* ("HB 7013") and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, the District must establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives for each fiscal year; and

WHEREAS, the District Manager has prepared goals, objectives, and performance measures and standards for FY 2025/2026 and presented them to the Board of Supervisors (the "Board") of the District; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the goals, objectives and performance measures and standards attached hereto as **Exhibit A**.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby adopts the goals, objectives and performance measures and standards for FY 2025/2026 as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of September, 2025.

ATTEST:	**AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT**
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Avalon Groves
Community Development District

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with at least 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 15 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Avalon Groves Community Development District
Performance Measures/Standards & Annual Reporting
Form October 1, 2025 – September 30, 2026

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

The above Performance Masures and Standards for FY 2026 were established by Avalon Groves Community Development District Board of Supervisors on September 25, 2025.

_____
Heath Beckett, District Manager

_____
Gene Mastrangeli, Chair
Board of Supervisors
Avalon Groves Community Development District

The Avalon Groves Community Development District FY 2026 Report of Achieved Goals and Objectives was approved on _____.

_____
Heath Beckett, District Manager

_____
Gene Mastrangeli, Chair
Board of Supervisors
Avalon Groves Community Development District

EXHIBIT 16

MINUTES OF MEETING
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, August 21, 2025 at 10:00 a.m., at the Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: Roll Call

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

Present and constituting a quorum were:

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

Also present were:

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

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

A comment was heard in support of modifying the landscape agreement.

THIRD ORDER OF BUSINESS: Staff & Vendor Reports

A. Community Managers

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

There being none, the next item followed.

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

Discussion topics included landscape at the Edgemont monument – Mr. Woodcock affirmed this was part of the original punch list, a proposal was requested to clean up the entrance; cleaning up the entry signs and concrete work at Village 3 – Mr. Bush has already requested a proposal for this; power pole receptacle installation; and fence repairs and painting at Villages 2 and 3 – Mr. Bush has requested a proposal for this.

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

1. Review of Pond Requests through 8/18/2025

A representative from Steadfast was not present. Requests were made for more information on the reports, for a Steadfast representative to attend a meeting to discuss the inspection report, how the ponds are being maintained and the treatment efficacy, feedback on what appears to be testing of a new treatment at pond 4, and responses to MachForm requests.

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

Mr. Sarka presented the Landscape Maintenance Report and responded to Supervisor questions. Easement encroachments and the installation of a mulched borders along residents' fences were discussed.

He advised that phase 1 of the mulch installation was completed along Sawgrass Bay Blvd, and an encroachment onto CDD property at 3736 Paragon Lane. Ms. Johnson was asked whether the resident had submitted an ACC application for modification. Supervisors discussed the need to educate residents regarding their property boundaries was recommended. Board direction was for Mr. Beckett to send a letter to the resident requesting the CDD property be restored to its original condition.

Mr. Sarka noted irrigation along Sawgrass Bay Blvd., from the beginning of CDD property down to Village 3, is now functioning, and the work performed by the jack and bore company beyond Village 3 has not impacted functioning irrigation.

1. Review of Landscape Requests through 8/18/2025

2. Consideration of Down To Earth Proposals

a. Exhibit 3: Maintenance Agreement Addendum to Add Sawgrass Bay Blvd. Roundabout

Discussion followed regarding maintenance of an area not currently used by residents, the cost to maintain the roundabout above the existing landscape, the level of maintenance for the roundabout, and the impact of the connector road and future development.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Ruperez, OPPOSED by Mr. Holden, the Board re-authorized the Chair to sign the Amendment to the Interlocal Agreement with Lake County, for Avalon Groves Community Development District.

Mr. Sarka explained the area for landscape maintenance was increased with the addition of the roundabout and the road improvements. The level of maintenance for the area was discussed further.

A proposal for twice-a-month maintenance was requested.

On a MOTION by Mr. Ruperez, SECONDED by Mr. Weston, OPPOSED by Mr. Holden, the Board approved the Down To Earth Maintenance Agreement Addendum to add Sawgrass Bay Blvd. roundabout in an amount not to exceed $800 per month/$10,000 annually, with a pro-rated cost for the month in which the addendum is signed by the Chair, for Avalon Groves Community Development District.

Quorum was not affected when Mr. Weston left the meeting.

b. Exhibit 4: #114231 Sawgrass Bay Blvd Median Sod Replacement (revised) - $24,731.77 – *Previously Presented*

Mr. Sarka responded to questions regarding the scope of the proposal. Mr. Beckett responded to questions regarding funding and coding. Supervisors discussed prioritizing projects.

On a MOTION by Mr. Ruperez, SECONDED by Mr. Wolski, OPPOSED by Mr. Holden, the Board approved Down To Earth revised proposal #114231 for sod replacement at the Sawgrass Bay Blvd Median in the amount of $24,731.77, with a start date to be scheduled after October 1, 2025, for Avalon Groves Community Development District.

Mr. Sarka reviewed how the inactive water meters and unknown condition of existing irrigation inhibited tree planting around ponds 11 and 12. The water meters would need to be reactivated to determine the functioning of the irrigation.

c. Walk-on Exhibit A: #126359 Replace Rain Sensors on 3 Controllers in Edgemont - $815.57

On a MOTION by Mr. Ruperez, SECONDED by Mr. Mastrangeli, WITH ALL IN FAVOR, the Board approved Down To Earth proposal #126359 to replace rain sensors on 3 controllers in Edgemont in the amount of $815.57, for Avalon Groves Community Development District.

D. Exhibit 5: Field Manager – *Michael Bush, Vesta District Services*

Mr. Bush presented the Field Manager Report and confirmed Board direction for some of the pending projects. Discussion followed regarding the non-functioning rust inhibition system at the Village 3 gate and options for cleaning the sidewalk.

Supervisors requested a deadline of two days prior to the meeting for agenda packet revisions.

Mr. Bush will forward his easement report to Supervisors and staff.

1. Review of Field Requests through 8/18/2025

Board consensus was for staff to respond to requests not pertaining to CDD infrastructure by identifying the appropriate entity and closing the ticket.

2. Review of Streetlight Requests through 8/18/2025

3. Exhibit 6: Consideration of Swine Solutions Proposals for Renewal of Hog Trapping Services

a. 1-Year Term - $22,200-yr + $385 per trap

b. 3-Year Term - $19,800-yr + $385 per trap

Discussion followed on terms for a cost-share agreement with the Palms of Serenoa HOA. Board consensus was to renew the agreement with Swine Solutions for hog trapping services, further consideration of this

item was postponed until the next meeting once a response is received from the HOA.

Discussion returned to the condition of the landscape adjoining the conservation area behind Alligator Flag Court. The information provided by Mr. Sarka during the Landscape Maintenance Report was repeated for clarification.

E. District Engineer – *Greg Woodcock, Stantec*

This item was discussed out of order, prior to III.D. Field Manager Report.

1. Update on Edgemont Punch List Fulfillment

Supervisors were advised that DR Horton consider the Edgemont project completed.

Mr. Woodcock was asked to provide a report verifying if any punch list items were completed.

2. Update on SWFWMD Permit for Depositing Reclaimed Water in CDD Ponds

Mr. Woodcock advised that Sunshine Water has not pumped any reclaimed water into the District's ponds. He stated the residents were smelling the organic material and water from the jetting and stormwater pipe cleaning in the Palms at Serenoa.

3. Update on Village 3 Landscape Maintenance Requirements

The environmental group's research has determined the area at the end of Saw Palmetto was not encumbered by a dedicated conservation easement, and is considered a landscape buffer. Clumping bamboo is not listed on Lake County's prohibited plant species for landscape buffers. This allows the landscape vendor to maintain the area without any prohibitions from SJRWMD conservation easements.

Mr. Woodcock was asked to review the stormwater drain at the turn lane to Edgemont. He mentioned the grate at that location has been known to be covered in the past.

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

1. Update on Sawgrass Bay Blvd Roundabout Punch List

This item was discussed during III. Landscape Maintenance Report, when the Chair being re-authorized to execute the amended Interlocal Agreement with Lake County.

Mr. Davenport discussed the District's easement encroachment agreement and the current procedure with the HOA/POA. Mr. Mastrangeli presented the POA's recommendation that the CDD provide a form that approves or denies an encroachment or affirms there is no encroachment. Discussion followed on easements that are blocked without an encroachment agreement in place. Mr. Mastrangeli will follow up with Ms. Bernard regarding the HOA's process.

Discussion followed regarding Supervisors accessing gated POA communities after business hours via the POA-owned gates.

G. District Manager – *Heath Beckett, Vesta District Services*

1. Exhibit 7: Consideration of Reserve Study Proposals

a. Custom Reserves LLC - $4,700.00

b. Florida Reserve Study & Appraisal - $4,900.00

c. Reserve Study Institute - $6,750.00

The spreadsheet to allow the District to make updates going forward was requested.

> On a MOTION by Mr. Ruperez, SECONDED by Mr. Mastrangeli, OPPOSED by Mr. Holden, the Board approved Custom Reserves LLC to complete a Reserve Study, with the addition of the optional software if it provides the District with the ability to make updates going forward, in the amount of $5,150.00, for Avalon Groves Community Development District.

2. Exhibit 8: Adoption of **Resolution 2025-13, Setting FY 2026 Meeting Schedule**

Mr. Beckett reviewed the proposed meeting schedule.

> On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Wolski, OPPOSED by Mr. Holden, the Board adopted **Resolution 2025-13, Setting the FY 2026 Meeting Schedule**, for Avalon Groves Community Development District.

FOURTH ORDER OF BUSINESS: Consent Agenda

A. Exhibit 9: Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held July 10, 2025

B. Exhibit 10: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 24, 2025

C. Exhibit 11: Consideration and Acceptance of the Unaudited July 2025 Financial Statements

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

FIFTH ORDER OF BUSINESS: Liaison Reports

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

1. Exhibit 12: Landscape Scoresheets

Mr. Ruperez presented the Landscape and Environmental Liaison Report.

2. Discussion on Mulch Placement Along Fence Lines on CDD Property *(Weston)*

This item was discussed out of order, during III.C. Landscape Maintenance Report.

Mr. Sarka explained the common practice of leaving an 8-12" buffer along buildings and fences to prevent structure and equipment damage. He recommended mulch be installed within the buffer. Supervisors requested residents be notified that to limit the CDD's liability the new landscape crew will not maintain the buffer along fences and residents are advised to install mulch in these areas. This will be added to an upcoming CDD newsletter and to the website.

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

Mr. Mastrangeli noted the Streetlight agreement was under review for options to engender greater responsiveness to repair requests.

Mr. Holden's record request regarding the Edgemont fence was raised. It was suggested that Mr. Woodcock connect with Mr. Holden to review the fence installation when he is next on site.

On a MOTION by Mr. Holden, SECONDED by Mr. Ruperez, OPPOSED by Mr. Wolski, the Board approved payment to Vesta for Mr. Holden's extensive use record request up to 6 hours at $85/hour for an amount not to exceed $510.00, for Avalon Groves Community Development District.

Mr. Holden was asked to resubmit his request and itemize the records he wishes to receive first.

1. Discussion on Homeowner Fence Installations on Easements & ACC Application Oversight *(Mastrangeli)*

   This item was discussed earlier under III.F. District Counsel.

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

1. Discussion on Sidewalk Maintenance Responsibilities along Sawgrass Bay Blvd *(Wolski)*

   Mr. Wolski advised that Lake County Public Works was notified of sidewalk issues and has agreed to send out an inspector.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Mr. Wolski presented the Finance Liaison Report. The utility and water line items were discussed. It was noted that would it was below budget due to irrigation being off for so long.

SIXTH ORDER OF BUSINESS: Supervisor Requests

A. Next Workshop Agenda Items

- Discussion of ponds and landscape in that area
- Irrigation for grass between house and lift station on Blazing Star Circle
- Roberts Rules of Order

B. Next Meeting Agenda Items

- Edgemont turning lane – Mr. Woodcock will check this area when he is on site next week.

- Review of streetlight performance – Mr. Wolski requested contact information for the vendor.

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

A comment was heard on dead trees and whether the landscape vendor can review the entire community and decide whether the dead trees need to be replaced. An additional comment was heard on the timeline for smoothing out of a hog-damaged pond bank**.**

Supervisors were reminded to send the administrator items for the newsletter**.**

EIGHTH ORDER OF BUSINESS: **Next Workshop Attendance Check**

The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on September 11, 2025 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.

All Supervisors present affirmed their intent to attend the workshop.

NINTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on September 25, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

All Supervisors present affirmed their intent to attend the next meeting.

TENTH ORDER OF BUSINESS: Exhibit 13: Action Items Summary *(For Inclusion in Minutes)*

District Manager

- Ask Steadfast to call into workshop
- Ask Steadfast to update responses to MACH forms
- Pond 4 – find out how the testing is going
- Formalize information to let residents regarding the CDD landscape vendor will not mow up against the fence and that the residents are responsible for maintaining that area
- Work with District Counsel to notice property owner at 3736 Paragon Lane regarding dumping on District property and removal of Pine trees on CDD property removed and installed pea gravel in mulch bed – Ms. Johnson with POA advised that no ACC was filed
- Check if the POA has been invoiced for the hog trapping cost-share portion
- Confirm whether can get access to excel file for reserve study to update the information as time goes on

Field Manager

- Request quotes to get rust tanks working – get estimate to get the Village 3 sidewalk acid washed
- Confirm with Down To Earth as to when the hog-damaged pond bank will be smoothed out

District Counsel

- Update Easement Encroachment Form

District Engineer

- Connect with Mr. Holden to review the Edgemont fence installation

ELEVENTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Ruperez, SECONDED by Mr. Holden, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:55 p.m., for Avalon Groves Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on September 25, 2025.

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

EXHIBIT 17

Avalon Groves
Financial Summary
August 31, 2025

Cash & Asset Re-cap

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Cash Balance	$ 541,956						
Trust Balances (Restricted to DS)		273,573	834,427	289,766	85,603	292,904	86,723
Trust Balances (Restricted to A&C)		0	1	14,948	5	84,604	10,288
Less: Accounts Payable	29,695	-	-	-	-	-	-
Less: Due to Other Funds	-	-	-	-	-	-	-
Net Cash Balance	$ 512,261	$ 273,573	$ 834,427	$ 304,714	$ 85,607	$ 377,508	$ 97,011
Plus: Prepaids & Deposits	7,541	-	-	-	-	-	-
Plus: Assessments Receivable	-	-	-	-	-	-	-
Plus: Due from Other Funds	-	-	-	-	-	-	-
Less: Deferred Revenue	-	-	-	-	-	-	-
Net Current Assets	519,802	273,573	834,427	304,714	85,607	377,508	97,011
Cash Available to Spend	512,261						

Analysis of Revenues & Expenditures

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	**1,321,676**	**180,450**	**531,874**	**220,515**	**196,067**	**349,849**	**132,081**
Expenses:							
Administrative	112,444						
Insurance	31,836						
Debt Service Administration	21,058						
Utilities	284,441						
Physical Environment	575,777						
Principal Payments		50,000	155,000	75,000	80,000	135,000	40,000
DS Interest		122,669	376,441	133,404	112,738	202,450	89,275
Total Expenses:	**1,025,556**	**172,669**	**531,441**	**208,404**	**192,738**	**337,450**	**129,275**
Transfers In/Out	-	-	(20,822)	(60,000)	-	80,822	-
Profit (Loss)	**$ 296,119**	**$ 7,781**	**$ (20,389)**	**$ (47,889)**	**$ 3,330**	**$ 93,221**	**$ 2,806**

Avalon Groves CDD
Summary for August 2025

At the end of July there was spendable cash in the amount of $512,261. 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 August, 91.67% of the annual budget is "expected" to be expended. Expenses through the month of August amount to $1,025,556 which is 77.54% of the budget for the fiscal year. This means the District is

The largest expenditures are for physical environment at $575,777. 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 $257,380 which encompass electric; streetlights; and water.

Although the total expenses only use 77.54% of the budget there are several items that are either overbudget or have expended more than the 91.67% of the budget already this year.

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

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

Miscellaneous expenses are also overbudget at 475% 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.

Landscape replenishment is currently at 110% of the budgeted amount of $76,000.

Lastly, Lake & Pond Maintenance has a budget of $54,600 and the District spent $64785, 118.65% of the budget.

Avalon Groves
Community Development District

Financial Statements
(Unaudited)

August 31, 2025



Avalon Groves CDD
Balance Sheet
August 31, 2025

		General Fund	Debt Service 2017	Debt Service 2017 A-1	Debt Service 2019	Debt Service 2021 Ph 3/4	Debt Service 2021	Debt Service 2022	TOTAL
1	**ASSETS**								
2	Operating Account	$ 541,956	$ -	$ 20.00	$ -	$ -	$ -	$ -	541,976
3	Trust Accounts:								
4	Revenue Fund	-	71,646	236,717	165,756	64,610	106,524	53,949	699,204
5	Interest Fund	-	43	132	15,139	1,308	14,899	16	31,537
6	Reserve Fund	-	201,833	597,362	107,170	19,654	171,197	32,741	1,129,957
7	Prepayment Fund	-	18	124	1,587	-	249	-	1,979
8	Sinking Fund	-	32	90	22	30	34	17	226
9	Principal	-	-	-	40	-	-	-	40
10	Cost Of Issuance	-	-	-	-	-	-	(1)	(1)
11	Bond Redemption	-	-	-	52	-	0	-	53
12	Acquisition & Construction	-	0	1	14,948	5	84,604	10,288	109,846
13	Accounts Receivable	-	-	-	-	-	-	-	-
14	On-Roll Assessments Receivable	-	-	-	-	-	-	-	-
15	Due From Other Funds	-	-	-	-	-	-	-	-
16	Undeposited Funds	-	-	-	-	-	-	-	-
17	Prepaid Expenses	7,000	-	-	-	-	-	-	7,000
18	Deposits	541	-	-	-	-	-	-	541
19	**TOTAL ASSETS**	**549,497**	**273,573**	**834,447**	**304,714**	**85,607**	**377,508**	**97,011**	**2,522,357**
20	**LIABILITIES**								
21	Accounts Payable	29,695	-	-	-	-	-	-	29,695
22	On-Roll Deferred Revenue	-	-	-	-	-	-	-	-
23	Accrued Expenses	-	-	-	-	-	-	-	-
24	Due To Other Funds	-	-	-	-	-	-	-	-
25	**TOTAL LIABILITIES**	**29,695**	**-**	**-**	**-**	**-**	**-**	**-**	**29,695**
26	**FUND BALANCE**								
27	Nonspendable								
28	Prepaid & Deposits	541	-	-	-	-	-	-	541
29	Capital Reserves	-	-	-	-	-	-	-	-
30	Operating Capital	220,425	-	-	-	-	-	-	220,425
31	Unassigned	298,836	273,573	834,447	304,714	85,607	377,508	97,011	2,271,696
32	**TOTAL FUND BALANCE**	**519,802**	**273,573**	**834,447**	**304,714**	**85,607**	**377,508**	**97,011**	**2,492,663**
33	**TOTAL LIABILITIES & FUND BALANCE**	**549,497**	**273,573**	**834,447**	**304,714**	**85,607**	**377,508**	**97,011**	**2,522,357**

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

		FY 2025 Adopted Budget	FY 2025 Month of August	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUES**					
2	Special Assessment	$ 1,319,762	$ -	$ 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**	**$ -**	**$ 1,321,676**	**$ (876)**	**100.15%**
7	**EXPENDITURES**					
8	**GENERAL ADMINISTRATIVE**					
9	Supervisor Compensation	$ 12,000	$ 2,000	$ 10,400	$ (1,600)	87%
10	District Management Services	34,608	2,884	31,724	(2,884)	92%
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	-	1,635	(2,365)	41%
15	Engineering Services	40,000	7,060	30,096	(9,904)	75%
16	Legal Services	60,000	-	25,951	(34,049)	43%
17	Technology & Website Admin.	2,015	-	1,815	(200)	90%
18	Miscellaneous (Appraisal, Mailing, Etc.)	1,500	640	7,132	5,632	475%
19	**TOTAL GENERAL ADMINISTRATIVE**	**158,248**	**12,584**	**112,444**	**(45,804)**	**71.06%**
20	**INSURANCE**					
21	Insurance	35,000	-	31,836	(3,164)	91%
22	**TOTAL INSURANCE**	**35,000**	**-**	**31,836**	**(3,164)**	**90.96%**
23	**DEBT SERVICE ADMIN.**					
24	Disclosure Report	5,408	-	6,408	1,001	119%
25	Arbitrage Rebate Report	2,000	-	650	(1,350)	33%
26	Trustee Fees	17,500	-	14,000	(3,500)	80%
27	**TOTAL DEBT SERVICE ADMINISTRATION**	**24,908**	**-**	**21,058**	**(3,850)**	**84.54%**
28	**UTILITIES:**					
29	Utilities-Electricity	20,000	771	7,249	(12,751)	36%
30	Streetlights	295,000	21,990	258,930	(36,070)	88%
31	Utility Water	45,000	3,357	18,263	(26,737)	41%
32	**TOTAL UTILITIES:**	**360,000**	**26,119**	**284,441**	**(75,559)**	**79.01%**
33	**PHYSICAL ENVIRONMENT:**					
34	Lake & Pond Maintenance	54,600	3,460	64,785	10,185	118.65%
35	Landscape Maintenance	314,715	27,110	273,847	(40,868)	87%
36	Landscape - Replenishment	76,000	29,664	83,471	7,471	110%
37	Wetland Mitigation & Monitoring	49,800	-	26,200	(23,600)	53%
38	Field Management	6,489	541	5,948	(541)	92%
39	Field Contingency	88,900	-	34,586	(54,314)	39%
40	Hardscape Repairs & Maint.	15,000	-	22,477	7,477	150%
41	Stormwater Reporting	25,000	-	13,041	(11,959)	52%
42	Porter Services	10,000	-	4,929	(5,071)	49%
43	Pond Plantings and Erosion Control	15,000	-	-	(15,000)	0%
44	Fountain Repair	2,700	-	396	(2,304)	15%

		FY 2025 Adopted Budget	FY 2025 Month of August	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Midge Fly Treatment	53,592	-	26,796	(26,796)	50%
46	Playground Repairs & Maint.	9,000	-	2,250	(6,750)	25%
47	Wildlife Removal	18,600	1,550	17,050	(1,550)	92%
48	Reserve Study	5,000	-	-	(5,000)	0%
49	**TOTAL PHYSICAL ENVIRONMENT**	**744,396**	**62,325**	**575,777**	**(168,619)**	**77.35%**
50	**TOTAL EXPENDITURES**	**1,322,552**	**101,028**	**1,025,556**	**(296,995)**	**77.54%**
51	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**(101,028)**	**296,119**	**296,119**	
52	**OTHER FINANCING SOURCES & USES**					
53	Transfers In	-	-	-	-	
54	Transfers Out	-	-	-	-	
55	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	**-**	
56	**NET CHANGE IN FUND BALANCE**	**-**	**(101,028)**	**296,119**	**296,119**	
57	Fund Balance - Beginning			223,683	223,683	
58	**FUND BALANCE - ENDING - PROJECTED**	**$ -**		**$ 519,802**	**$ 519,802**	

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

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 170,338	$ 170,585	$ 247
3	Lot Closings	-	-	-
4	Interest	-	9,865	9,865
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**170,338**	**180,450**	**10,112**
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**	**7,781**	**5,531**
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**	**7,781**	**5,531**
22	Fund Balance - Beginning		265,792	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 2,250**	**$ 273,573**	**$ 271,323**

** financed by prior year revenues*

Avalon Groves Community Development District
Debt Service 2017A1 - 2 (AA2)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to August 31, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 500,600	$ 501,326	$ 726
3	Lot Closings	-	-	-
4	Interest	-	30,548	30,548
5	Prepayments		-	-
6	**TOTAL REVENUES**	**500,600**	**531,874**	**31,274**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2024	190,897	188,663	(2,234)
10	May 1, 2025	188,663	187,778	(884)
11	November 1, 2025	185,303	-	(185,303)
12	Principal Retirement			
13	May 1, 2025	125,000	-	(125,000)
14	Principal Prepayment	-	155,000	155,000
15	**TOTAL EXPENDITURES**	**498,966**	**531,441**	**32,475**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**1,634**	**433**	**(1,201)**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-		-
19	Transfers Out	-	(20,822)	(20,822)
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**(20,822)**	**(20,822)**
21	**NET CHANGE IN FUND BALANCE**	**1,634**	**(20,389)**	**(22,024)**
22	Fund Balance - Beginning		854,816	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,634**	**$ 834,427**	**$ 832,792**

** financed by prior year revenues*

Avalon Groves Community Development District
Debt Service 2019 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to August 31, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 210,250	$ 210,555	$ 305
3	Lot Closings	-	-	-
4	Interest	-	9,447	9,447
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**210,250**	**220,002**	**9,752**
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**	**11,598**	**8,496**
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**	**(53,452)**	**(56,555)**
23	Fund Balance - Beginning		343,218	
24	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,103**	**$ 289,766**	**$ 286,664**

** financed by prior year revenues*

Avalon Groves Community Development District
Debt Service 2021 Ph 3 & 4 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to August 31, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 193,100	$ 193,380	$ 280
3	Lot Closings	-	-	-
4	Interest	-	2,683	2,683
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**193,100**	**196,063**	**2,963**
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**	**3,325**	**2,063**
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**	**3,325**	**2,063**
22	Fund Balance - Beginning		82,277	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,263**	**$ 85,603**	**$ 84,340**

** financed by prior year revenues*

Avalon Groves Community Development District
Debt Service 2021 (AA3)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to August 31, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 336,400	$ 336,888	$ 488
3	Lot Closings	-	-	-
4	Interest	-	9,832	9,832
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**336,400**	**346,719**	**10,319**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2024	101,325	101,225	(100)
10	May 1, 2025	101,225	101,225	-
11	November 1, 2025	99,622	-	(99,622)
12	Principal Retirement			
13	May 1, 2025	135,000	-	(135,000)
14	Principal Prepayment	-	135,000	135,000
15	**TOTAL EXPENDITURES**	**335,847**	**337,450**	**1,603**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**553**	**9,269**	**8,716**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-	80,822	80,822
19	Transfers Out	-	(8,422)	(8,422)
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**72,400**	**72,400**
21	**NET CHANGE IN FUND BALANCE**	**553**	**81,669**	**81,116**
22	Fund Balance - Beginning		211,235	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 553**	**$ 292,904**	**$ 292,351**

** financed by prior year revenues*

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

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 128,675	$ 128,862	$ 187
3	Lot Closings	-	-	-
4	Interest	-	2,839	2,839
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**128,675**	**131,701**	**3,026**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2024	44,638	44,638	0
10	May 1, 2025	44,638	44,638	0
11	November 1, 2025	43,838	-	(43,838)
12	Principal Retirement			
13	May 1, 2025	40,000	-	(40,000)
14	Principal Prepayment	-	40,000	40,000
15	**TOTAL EXPENDITURES**	**128,475**	**129,275**	**800**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**200**	**2,426**	**2,226**
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**	**828**	**628**
22	Fund Balance - Beginning		85,895	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 200**	**$ 86,723**	**$ 86,523**

** financed by prior year revenues*

Avalon Groves Community Development District
Construction in Progress
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to August 31, 2025

		2017 (AA1) Actual Year-to-Date	2017A-1 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 PH 3/4 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2022 (AA4) Actual Year-to-Date	Total
1	**REVENUES**							
2	Developer Funding	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	Insurance Claim	-	-	-	-	-	-	-
4	Interest	-	-	513	5	3,129	380	4,027
5	**TOTAL REVENUES**	**-**	**-**	**513**	**5**	**3,129**	**380**	**4,027**
6	**EXPENDITURES**							
7	Dissemination Agent	-	-	-	-	-	-	-
8	Trust Fund Accounting	-	-	-	-	-	-	-
9	Arbitrage	-	-	-	-	-	-	-
10	Trustee Fees	-	-	-	-	-	-	-
11	Requisitions	-	-	-	-	-	-	-
12	**TOTAL EXPENDITURES**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
13	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**-**	**513**	**5**	**3,129**	**380**	**4,027**
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**	**-**	**-**	**5,563**	**5**	**11,552**	**1,978**	**19,097**
19	Fund Balance - Beginning	0	21	9,385	-	73,053	8,310	90,768
20	**FUND BALANCE - ENDING - PROJECTED**	**$ 0**	**$ 21**	**$ 14,947**	**$ 5**	**$ 84,604**	**$ 10,288**	**$ 109,865**

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

		Bank United (Operating Account)
Balance per Bank Statement	$	580,285.32
Construction Cash in Operating Account		(20.00)
Plus: Deposits in Transit		-
Less: Outstanding Checks		38,309.35
Adjusted Bank Balance	**$**	**541,955.97**
Beginning Bank Balance per Books		668,146.38
Deposits		-
Disbursements		126,190.41
Balance per Book	**$**	**541,955.97**

Avalon Groves Community Development District
Check Register
FY2025

Date	Number	Name	Memo	Deposit	Payments	Balance
9/30/2024		**Beginning of Year**				**265,180.64**
10/02/2024	100224ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 7/22/24 - 8/22/24		2,625.04	262,555.60
10/02/2024	100224ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/22/24 -8/22/24		56.30	262,499.30
10/02/2024	100224ACH3	Sunshine Water Services	Goldcrest Loop Playground 7/22/24 -8/22/24		13.63	262,485.67
10/03/2024	100324ACH1	SECO Energy	16920 Sawgrass Bay Blvd 8/15/24 - 9/16/24		110.00	262,375.67
10/03/2024	100324ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15/24 - 9/16/24		42.00	262,333.67
10/03/2024	100324ACH3	SECO Energy	17325 Sawgrass Bay Blvd 8/15/24 - 9/16/24		359.00	261,974.67
10/03/2024	100324ACH4	SECO Energy	17052 Basswood Lane 8/15/24 - 9/16/24		43.00	261,931.67
10/03/2024	100324ACH5	SECO Energy	17650 Sawgrass Bay Blvd 8/15/24 - 9/16/24		92.00	261,839.67
10/09/2024	100924ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/26/24 - 8/29/24		261.12	261,578.55
10/21/2024	100286	Steadfast Environmental, LLC	Invoice: SE-25151 (Reference: Aquatic Insecticide / Larvicide applications for ponds 1-65.)		13,398.00	248,180.55
10/21/2024	100287	Fountain Design Group, Inc.	Invoice: 34471A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	248,005.55
10/21/2024	100288	BIO-TECH CONSULTING, INC.	Invoice: 181733 (Reference: Mitigation Monitoring.)		5,900.00	242,105.55
10/21/2024	100289	Down to Earth	Invoice: 115144 (Reference: Landscape Maintenance.)		27,110.25	214,995.30
10/22/2024	1711	Egis Insurance and Risk Advisors	Insurance FY 10/1/24 - 10/1/25 Policy # 100124288		31,836.00	183,159.30
10/28/2024	1712	Carl M. Weston	BOS Meeting 10/24/24		200.00	182,959.30
10/28/2024	1713	Eugene J. Mastrangeli	BOS Meeting 10/24/24		200.00	182,759.30
10/28/2024	1714	Michael W. Aube	BOS Meeting 10/24/24		200.00	182,559.30
10/28/2024	1715	Robert J. Wolski	BOS Meeting 10/24/24		200.00	182,359.30
10/28/2024	100290	Orlando Sentinel	Invoice: 101196267000 (Reference: Legal Advertising.)		156.00	182,203.30
10/28/2024	100291	Down to Earth	Invoice: 117701 (Reference: Monthly Irrigation Billing.)		861.55	181,341.75
10/28/2024	100292	Vesta District Services	Invoice: 422529 (Reference: Management Fees Oct 24.)		3,424.75	177,917.00
10/28/2024	100293	Stantec Consulting Services,Inc	Invoice: 2297356 (Reference: General Consulting.)		595.35	177,321.65
10/30/2024	100294	Kutak Rock LLP	Invoice: 3468770 (Reference: General Counsel.)		2,153.00	175,168.65
10/30/2024			Deposit	81.99		175,250.64
10/30/2024			Deposit	7,179.17		182,429.81
10/31/2024		**End of Month**		**7,261.16**	**90,011.99**	**182,429.81**
11/01/2024	110124ACH1	SECO Energy	17650 Sawgrass Bay Blvd 9/16/24 - 10/15/24		98.00	182,331.81
11/01/2024	110124ACH2	SECO Energy	17052 Basswood Lane 9/16/24 - 10/15/24		39.00	182,292.81
11/01/2024	110124ACH3	SECO Energy	17325 Sawgrass Bay Blvd 9/16/24 - 10/15/24		327.00	181,965.81
11/01/2024	110124ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/16/24 - 10/15/24		38.00	181,927.81
11/01/2024	110124ACH5	SECO Energy	16920 Sawgrass Bay Blvd 9/16/24 - 10/15/24		74.00	181,853.81
11/06/2024	110624ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/22/24 - 9/24/24		59.60	181,794.21
11/06/2024	110624ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 8/22/24 - 9/24/24		2,774.27	179,019.94
11/06/2024	110624ACH3	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/29/24 - 9/27/24		234.08	178,785.86
11/06/2024	110624ACH4	Sunshine Water Services	Goldcrest Loop Playground 8/22/24 - 9/24/24		13.60	178,772.26
11/08/2024	100295	Vesta District Services	Invoice: 423010 (Reference: Management Fees Nov 24.)		3,424.75	175,347.51
11/08/2024	100296	Down to Earth	Invoice: 118482 (Reference: Landscape Maintenance Oct 24.) Invoice: 121470 (Reference: Monthl...		32,060.41	143,287.10
11/08/2024	100297	SchoolNow	Invoice: INV-SN-248 (Reference: Website Hosting.)		1,515.00	141,772.10
11/08/2024	100298	HV Solar Lighting	Invoice: 251 (Reference: Street Light Project Oct 24.) Invoice: 250 (Reference: Light Install...		41,360.00	100,412.10
11/08/2024	100299	Steadfast Environmental, LLC	Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24.)		3,370.14	97,041.96
11/08/2024	100300	Clean Star Services	Invoice: 13553 (Reference: Trash Service Oct 24.)		310.00	96,731.96
11/14/2024			Deposit	33,316.02		130,047.98
11/21/2024			Deposit	145,126.65		275,174.63
11/25/2024	1716	DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	274,999.63
11/25/2024	100302	Vesta District Services	Invoice: 423154 (Reference: Dissemination Agent 10.24.) Invoice: 423125 (Reference: Billable ...		5,468.00	269,531.63
11/25/2024	100303	Down to Earth	Invoice: 120335 (Reference: Irrigation Repairs after Controller Replacement.)		1,506.62	268,025.01
11/25/2024	100304	Clean Star Services	Invoice: 13771 (Reference: Monthly Trash Collection - October 2024.)		310.00	267,715.01
11/25/2024	100305	Stantec Consulting Services,Inc	Invoice: 2308908 (Reference: General Consulting October 2024.)		3,690.00	264,025.01
11/25/2024	100306	Swine Solutions, LLC	Invoice: 548 (Reference: Monthly Trapping November 2024.)		1,550.00	262,475.01
11/25/2024			Deposit	155,155.88		417,630.89

Date	Number	Name	Memo	Deposit	Payments	Balance
11/30/2024				**333,598.55**	**98,397.47**	**417,630.89**
12/02/2024	120224ACH1	SECO Energy	16920 Sawgrass Bay Blvd 10/15/24 - 11/13/24		86.00	417,544.89
12/02/2024	120224ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/15/24 - 11/13/24		38.00	417,506.89
12/02/2024	120224ACH3	SECO Energy	17325 Sawgrass Bay Blvd 10/15/24 - 11/13/24		315.00	417,191.89
12/02/2024	120224ACH4	SECO Energy	17052 Basswood Lane 10/15/24 - 11/13/24		39.00	417,152.89
12/02/2024	120224ACH5	SECO Energy	17650 Sawgrass Bay Blvd 10/15/24 - 11/13/24		119.00	417,033.89
12/03/2024	100307	Kutak Rock LLP	Invoice: 3483891 (Reference: General Counsel thru 10/31/24.)		2,949.08	414,084.81
12/03/2024	100308	Down to Earth	Invoice: 122055 (Reference: Landscape Maintenance Nov 24.) Invoice: 124405 (Reference: - Brus...		30,789.02	383,295.79
12/03/2024	100309	HV Solar Lighting	Invoice: 286 (Reference: Installation of Lights.) Invoice: 287 (Reference: Street Light Proje...		20,680.00	362,615.79
12/03/2024	100310	Steadfast Environmental, LLC	Invoice: SE-25238 (Reference: Routine Aquatic Maintenance 11/24.)		3,370.14	359,245.65
12/03/2024	100311	Swine Solutions, LLC	Invoice: 549 (Reference: Monthly Trapping Service.)		1,550.00	357,695.65
12/04/2024	120424ACH1	Sunshine Water Services	Goldcrest Loop Playground 9/24/24 - 10/23/24		13.63	357,682.02
12/04/2024	120424ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/24/24 - 10/23/24		54.07	357,627.95
12/04/2024	120424ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 9/27/24 - 10/28/24		1,404.42	356,223.53
12/04/2024	120424ACH4	Sunshine Water Services	Paragon Ln - Playground Irrigation 9/27/24 - 10/28/24		237.88	355,985.65
12/06/2024	1717	Regions Bank.			7,000.00	348,985.65
12/11/2024	1718	Carl M. Weston	BOS Meeting 12/5/24		200.00	348,785.65
12/11/2024	1719	Eugene J. Mastrangeli	BOS Meeting 12/5/24		200.00	348,585.65
12/11/2024	1720	Robert J. Wolski	BOS Meeting 12/5/24		200.00	348,385.65
12/11/2024	100312	BIO-TECH CONSULTING, INC.	Invoice: 182424 (Reference: Mitigation Monitoring.)		2,000.00	346,385.65
12/11/2024	100313	Vesta District Services	Invoice: 423461 (Reference: Management Fees Dec 24.)		3,424.75	342,960.90
12/11/2024	100314	Steadfast Environmental, LLC	Invoice: SE-25517 (Reference: Midge Fly Treatment.)		6,699.00	336,261.90
12/11/2024	100315	Stantec Consulting Services,Inc	Invoice: 2322778 (Reference: General consulting thru 11/30/24.)		523.65	335,738.25
12/11/2024			Deposit	2,100,924.37		2,436,662.62
12/12/2024	100316	Vesta District Services	Invoice: 423557 (Reference: Billable Expenses - Nov 2024.)		30.00	2,436,632.62
12/16/2024	1721	John Holden	BOS Meeting 12/5/24		200.00	2,436,432.62
12/20/2024	100317	Down to Earth	Invoice: 128488 (Reference: - Monthly Irrigation Inspection Billing.)		717.13	2,435,715.49
12/23/2024	100318	Kutak Rock LLP	Invoice: 3499953 (Reference: General consulting thru 11/30/24.)		216.50	2,435,498.99
12/27/2024			Deposit	248,288.36		2,683,787.35
12/31/2024	100319	Steadfast Environmental, LLC	Invoice: SE-26007 (Reference: Difference in price per addendum beginning 10/24.)		269.58	2,683,517.77
12/31/2024	100320	Clean Star Services	Invoice: 14003 (Reference: Monthly Trash Service.)		310.00	2,683,207.77
12/31/2024				**2,349,212.73**	**83,635.85**	**2,683,207.77**
01/02/2025	100321	BIO-TECH CONSULTING, INC.	Invoice: 177069 (Reference: Mitigation Monitoring.) Invoice: 174099 (Reference: Mitigation Mo...		5,400.00	2,677,807.77
01/02/2025	100322	Down to Earth	Invoice: 125452 (Reference: Landscape Maintenance Dec 24.)		27,110.25	2,650,697.52
01/02/2025	100323	Steadfast Environmental, LLC	Invoice: SE-25439 (Reference: Routine Aquatic Maintenance 12/24.) Invoice: SE-26035 (Referenc...		6,830.14	2,643,867.38
01/02/2025	100324	Swine Solutions, LLC	Invoice: 556 (Reference: Monthly Trapping Service.)		1,550.00	2,642,317.38
01/02/2025	010225ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 10/28/24 - 11/25/24		221.96	2,642,095.42
01/02/2025	010225ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 10/28/24 - 11/25/24		555.26	2,641,540.16
01/02/2025	010225ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24		50.46	2,641,489.70
01/02/2025	010225ACH4	Sunshine Water Services	Goldcrest Loop Playground 10/28/24 - 11/25/24		13.99	2,641,475.71
01/02/2025	010225ACH5	SECO Energy	16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24		86.00	2,641,389.71
01/02/2025	010225ACH6	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24		39.00	2,641,350.71
01/02/2025	010225ACH7	SECO Energy	17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24		338.00	2,641,012.71
01/02/2025	010225ACH8	SECO Energy	17052 Basswood Lane AvalonGroves1!		40.00	2,640,972.71
01/02/2025	010225ACH9	SECO Energy	17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24		120.00	2,640,852.71
01/07/2025	100325	HV Solar Lighting	Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025.) Invoice: 307 (Reference: St...		20,680.00	2,620,172.71
01/08/2025	100326	Fountain Design Group, Inc.	Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	2,619,997.71
01/08/2025	100327	Vesta District Services	Invoice: 424074 (Reference: Management Fees Jan 25.)		3,424.75	2,616,572.96
01/09/2025	1722	Carl M. Weston	BOS Meeting 1/2/25		200.00	2,616,372.96
01/09/2025	1723	Eugene J. Mastrangeli	BOS Meeting 1/2/25		200.00	2,616,172.96
01/09/2025	1724	John Holden	BOS Meeting 1/2/25		200.00	2,615,972.96
01/09/2025	1725	Robert J. Wolski	BOS Meeting 1/2/25		200.00	2,615,772.96
01/10/2025	100328	Platinum Exterior Services LLC	Invoice: 1341 (Reference: Deposit for Pressure Cleaning.)		3,468.83	2,612,304.13
01/14/2025	100329	Stantec Consulting Services,Inc	Invoice: 2335708 (Reference: 2025 FY General Consulting - Dec 2024 & Jan 2025.)		1,410.00	2,610,894.13
01/15/2025	100330	Vesta District Services	Invoice: 424186 (Reference: Billable Expenses - Dec 2024.)		940.29	2,609,953.84
01/17/2025	100331	Kutak Rock LLP	Invoice: 3512700 (Reference: General Counsel Dec 24.)		3,389.49	2,606,564.35
01/17/2025	100332	Orlando Sentinel	Invoice: 107314890000 (Reference: Legal Advertising.)		112.25	2,606,452.10

Date	Number	Name	Memo	Deposit	Payments	Balance
01/23/2025			Deposit	45,287.35		2,651,739.45
01/28/2025	1726	Carl M. Weston	BOS Meeting 1/23/25		200.00	2,651,539.45
01/28/2025	1727	Eugene J. Mastrangeli	BOS Meeting 1/23/25		200.00	2,651,339.45
01/28/2025	1728	Gabriel Ruperez	BOS Meeting 1/23/25		200.00	2,651,139.45
01/28/2025	1729	John Holden	BOS Meeting 1/23/25		200.00	2,650,939.45
01/28/2025	1730	Robert J. Wolski	BOS Meeting 1/23/25		200.00	2,650,739.45
01/28/2025	100333	Down to Earth	Invoice: 130897 (Reference: Remove Fallen Palm.)		309.98	2,650,429.47
01/28/2025	100334	Steadfast Environmental, LLC	Invoice: SE-25347 (Reference: Partial billing of the fall Midge fly treatment.)		6,699.00	2,643,730.47
01/28/2025	100335	Swine Solutions, LLC	Invoice: 562 (Reference: Monthly Trapping Service.)		1,550.00	2,642,180.47
01/30/2025	100336	Clean Star Services	Invoice: 14237 (Reference: Trash Service Jan 25.)		310.00	2,641,870.47
01/31/2025	013125ACH1	SECO Energy	17650 Sawgrass Bay Blvd 12/13/24 - 1/14/25		130.00	2,641,740.47
01/31/2025	013125ACH2	SECO Energy	17052 Basswood Lane 12/13/2024 TO 01/14/2025		43.00	2,641,697.47
01/31/2025	013125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 12/13/24 - 1/14/25		360.00	2,641,337.47
01/31/2025	013125ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/13/24 - 1/14/25		41.00	2,641,296.47
01/31/2025	013125ACH5	SECO Energy	16920 Sawgrass Bay Blvd 12/13/24 - 1/14/25		100.00	2,641,196.47
01/31/2025				**45,287.35**	**87,298.65**	**2,641,196.47**
02/04/2025	100337	HV Solar Lighting	Invoice: 346 (Reference: Install Lights.) Invoice: 347 (Reference: Street Light Project Feb 2...		20,680.00	2,620,516.47
02/04/2025	100338	Down to Earth	Invoice: 127462 (Reference: Landscape Maintenance Jan 25.) Invoice: 132295 (Reference: Monthl...		33,779.02	2,586,737.45
02/05/2025	020525ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/19/24 - 12/23/24		59.99	2,586,677.46
02/05/2025	020525ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 11/19/24 - 12/23/24		834.98	2,585,842.48
02/05/2025	020525ACH3	Sunshine Water Services	Paragon Ln - Playground Irrigation 11/25/24 - 12/30/24		226.30	2,585,616.18
02/05/2025	020525ACH4	Sunshine Water Services	Goldcrest Loop Playground 11/20/24 - 12/23/24		13.63	2,585,602.55
02/10/2025	100339	Vesta District Services	Invoice: 424702 (Reference: Management Fees Feb 25.)		3,424.75	2,582,177.80
02/10/2025	100340	Stantec Consulting Services,Inc	Invoice: 2350312 (Reference: General consulting thru 1/31/25.)		1,533.00	2,580,644.80
02/11/2025			Deposit	38,761.13		2,619,405.93
02/12/2025	1731	Disclosure Technology Services LLC	Reference: DTS MUNI - CDASaaS, 1 Year Subscription FY24/25		1,000.00	2,618,405.93
02/19/2025	100341	Steadfast Environmental, LLC	Invoice: SE-26269 (Reference: Stocking of Pond.)		6,500.00	2,611,905.93
02/19/2025	100342	Vesta District Services	Invoice: 424818 (Reference: Billable Expenses - Jan 2025.)		1,519.95	2,610,385.98
02/20/2025	100343	Platinum Exterior Services LLC	Invoice: 1341-1 (Reference: Final Payment.)		8,093.93	2,602,292.05
2/28/2025				**38,761.13**	**77,665.55**	**2,602,292.05**
03/03/2025	1732	Carl M. Weston	BOS Meeting 2/27/25		200.00	2,602,092.05
03/03/2025	1733	Eugene J. Mastrangeli	BOS Meeting 2/27/25		200.00	2,601,892.05
03/03/2025	1734	Gabriel Ruperez	BOS Meeting 2/27/25		200.00	2,601,692.05
03/03/2025	1735	John Holden	BOS Meeting 2/27/25		200.00	2,601,492.05
03/03/2025	1736	Robert J. Wolski	BOS Meeting 2/27/25		200.00	2,601,292.05
03/03/2025	100344	Kutak Rock LLP	Invoice: 3526955 (Reference: General Counsel Jan.)		4,863.50	2,596,428.55
03/03/2025	100345	Down to Earth	Invoice: 131565 (Reference: Landscape Maintenance Feb 25.) Invoice: 135456 (Reference: Monthl...		27,443.32	2,568,985.23
03/03/2025	100346	Vesta District Services	Invoice: 424934 (Reference: Management Fees Mar 25.)		3,424.75	2,565,560.48
03/03/2025	100347	Steadfast Environmental, LLC	Invoice: SE-26186 (Reference: Routine Aquatic Maintenance Feb 25.)		3,460.00	2,562,100.48
03/03/2025	100348	Clean Star Services	Invoice: 14467 (Reference: Trash Service Feb 25.)		310.00	2,561,790.48
03/04/2025	030425ACH1	SECO Energy	17650 Sawgrass Bay Blvd 1/14/25 - 2/13/25		127.00	2,561,663.48
03/04/2025	030425ACH2	SECO Energy	17052 Basswood Lane 1/14/25 - 2/13/25		40.00	2,561,623.48
03/04/2025	030425ACH3	SECO Energy	17325 Sawgrass Bay Blvd 1/14/25 - 2/13/25		336.00	2,561,287.48
03/04/2025	030425ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 1/14/25 - 2/13/25		39.00	2,561,248.48
03/04/2025	030425ACH5	SECO Energy	16920 Sawgrass Bay Blvd 1/14/25 - 2/13/25		105.00	2,561,143.48
03/07/2025	100349	Swine Solutions, LLC	Invoice: 570 (Reference: Monthly Trapping Service.)		1,550.00	2,559,593.48
03/07/2025	030725ACH1	Sunshine Water Services	Goldcrest Loop Playground 12/23/24 - 1/22/25		13.67	2,559,579.81
03/07/2025	030725ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 12/23/24 - 1/22/25		31.21	2,559,548.60
03/07/2025	030725ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 12/23/25 - 1/22/25		737.75	2,558,810.85
03/07/2025	030725ACH4	Sunshine Water Services	Paragon Ln - Playground Irrigation 12/30/24 - 1/28/25		209.89	2,558,600.96
03/10/2025	100350	HV Solar Lighting	Invoice: 363 (Reference: Street Light Project March 25.) Invoice: 362 (Reference: Light Insta...		20,680.00	2,537,920.96
03/10/2025	100351	Stantec Consulting Services,Inc	Invoice: 2364257 (Reference: General Consulting Feb 25.)		1,980.00	2,535,940.96
03/11/2025	100352	Fly by Night, Inc.	Invoice: 1000726 (Reference: Bat Houses.)		1,846.37	2,534,094.59
03/13/2025	100353	Vesta District Services	Invoice: 425345 (Reference: Billable Expenses - Feb 2025.)		2,270.38	2,531,824.21
03/13/2025	100354	Orlando Sentinel	Invoice: 112469429000 (Reference: Legal Advertising.)		108.75	2,531,715.46
03/14/2025			Deposit	23,845.61		2,555,561.07
03/18/2025	100355	Dibartolomeo, McBee, Hartley & Barnes, P.	Invoice: 90108295 (Reference: Audit Services thru September 2024.)		3,250.00	2,552,311.07

Date	Number	Name	Memo	Deposit	Payments	Balance
03/18/2025	100356	Down to Earth	Invoice: 136280 (Reference: Reconnect Main line to new pipe.) Invoice: 136279 (Reference: Irr...		13,714.23	2,538,596.84
03/25/2025	1738	Regions Bank.			1,504,478.48	1,034,118.36
03/26/2025	100357	Swine Solutions, LLC	Invoice: 580 (Reference: Trapping Services.)		1,550.00	1,032,568.36
03/28/2025	100358	Clean Star Services	Invoice: 14697 (Reference: Trash Service Mar 25.)		597.50	1,031,970.86
03/31/2025	100359	Steadfast Environmental, LLC	Invoice: SA-10114 (Reference: Routine Aquatic Maintenance 3.25.)		3,460.00	1,028,510.86
03/31/2025	100360	Down to Earth	Invoice: 134618 (Reference: Landscape Maintenance Mar 25.)		27,110.25	1,001,400.61
03/31/2025				**23,845.61**	**1,624,737.05**	**1,001,400.61**
04/01/2025	1739	Carl M. Weston	BOS Meeting 3/27/25		200.00	1,001,200.61
04/01/2025	1740	Eugene J. Mastrangeli	BOS Meeting 3/27/25		200.00	1,001,000.61
04/01/2025	1741	Gabriel Ruperez	BOS Meeting 3/27/25		200.00	1,000,800.61
04/01/2025	1742	John Holden	BOS Meeting 3/27/25		200.00	1,000,600.61
04/01/2025	1743	Regions Bank.	Annual Trustee Fees Series 2017		3,500.00	997,100.61
04/01/2025	1744	Robert J. Wolski	BOS Meeting 3/27/25		200.00	996,900.61
04/01/2025	1745	Regions Bank.	Annual Trustee Fees Series 2017 A-1		3,500.00	993,400.61
04/01/2025	1746	Regions Bank.	Annual Trustee Fees Series 2021		3,500.00	989,900.61
04/01/2025	100361	Down to Earth	Invoice: 137831 (Reference: Monthly Irrigation Inspection Billing.)		539.46	989,361.15
04/01/2025	100362	HV Solar Lighting	Invoice: 392 (Reference: Streetlight Installation.) Invoice: 393 (Reference: Street Light Pro...		20,680.00	968,681.15
04/01/2025	100363	Vesta District Services	Invoice: 425411 (Reference: Management Fees April 25.)		3,424.75	965,256.40
04/03/2025	040325ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 1/28/25 - 2/28/25		108.56	965,147.84
04/03/2025	040325ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 1/22/25 - 2/25/25		524.57	964,623.27
04/03/2025	040325ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 1/22/25 - 2/25/25		22.71	964,600.56
04/03/2025	040325ACH4	Sunshine Water Services	Goldcrest Loop Playground 1/22/25 - 2/25/25		13.67	964,586.89
04/03/2025	040325ACH5	SECO Energy	16920 Sawgrass Bay Blvd 2/13/25 - 3/17/25		102.00	964,484.89
04/03/2025	040325ACH6	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 2/13/25 - 3/17/25		41.00	964,443.89
04/03/2025	040325ACH7	SECO Energy	17325 Sawgrass Bay Blvd 2/13/25 - 3/17/25		362.00	964,081.89
04/03/2025	040325ACH8	SECO Energy	17052 Basswood Lane 2/13/25 - 3/17/25		43.00	964,038.89
04/03/2025	040325ACH9	SECO Energy	17650 Sawgrass Bay Blvd 2/13/25 - 3/17/25		106.00	963,932.89
04/04/2025	100364	Fountain Design Group, Inc.	Invoice: 35865A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	963,757.89
04/04/2025	100365	Kutak Rock LLP	Invoice: 3541552 (Reference: General Counsel Feb 25.)		3,911.34	959,846.55
04/07/2025	100366	Stantec Consulting Services,Inc	Invoice: 2377736 (Reference: General Consulting Mar 25.)		1,125.00	958,721.55
04/14/2025	100367	Vesta District Services	Invoice: 425898 (Reference: Billable Expenses - Mar 2025.)		1,373.55	957,348.00
04/14/2025	100368	Orlando Sentinel	Invoice: 114161113000 (Reference: Legal Advertising.)		112.25	957,235.75
04/16/2025	100369	Steadfast Environmental, LLC	Invoice: SA-11356 (Reference: Midge Fly Treatment.)		6,699.00	950,536.75
04/22/2025	100370	Kutak Rock LLP	Invoice: 3553351 (Reference: General Counsel Mar 25.)		1,908.49	948,628.26
04/25/2025	100371	Swine Solutions, LLC	Invoice: 589 (Reference: Monthly trapping services.)		1,550.00	947,078.26
04/29/2025	1747	Carl M. Weston	BOS Meeting 4/24/25		200.00	946,878.26
04/29/2025	1748	Eugene J. Mastrangeli	BOS Meeting 4/24/25		200.00	946,678.26
04/29/2025	1749	Gabriel Ruperez	BOS Meeting 4/24/25		200.00	946,478.26
04/29/2025	1750	John Holden	BOS Meeting 4/24/25		200.00	946,278.26
04/29/2025	1677	Robert J. Wolski	BOS Meeting 4/24/25		200.00	946,078.26
04/30/2025			Deposit	24,585.89		970,664.15
04/30/2025				**24,585.89**	**55,322.35**	**970,664.15**
05/01/2025	100372	BIO-TECH CONSULTING, INC.	Invoice: 184550 (Reference: Mitigation Monitoring.)		3,500.00	967,164.15
05/01/2025	100373	Vesta District Services	Invoice: 425987 (Reference: Management Fees May 25.)		3,424.75	963,739.40
05/01/2025	100374	Steadfast Environmental, LLC	Invoice: SA-11066 (Reference: Routine Aquatic Maintenance April 25.)		3,460.00	960,279.40
05/01/2025	100375	Clean Star Services	Invoice: 14921 (Reference: Trash Service April 25.)		579.00	959,700.40
05/01/2025	100376	Down to Earth	Invoice: 138024 (Reference: Landscape Maintenance April 25.) Invoice: 140215 (Reference: Clea...		1,629.06	958,071.34
05/02/2025	100377	HV Solar Lighting	Invoice: 409 (Reference: Street Light Project May 25.) Invoice: 408 (Reference: Light Install...		20,680.00	937,391.34
05/02/2025	050225ACH1	SECO Energy	16920 Sawgrass Bay Blvd 3/17/25 - 4/15/25		91.00	937,300.34
05/02/2025	050225ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 3/17/25 - 4/15/25		38.00	937,262.34
05/02/2025	050225ACH3	SECO Energy	17325 Sawgrass Bay Blvd 3/17/25 - 4/15/25		327.00	936,935.34
05/02/2025	050225ACH4	SECO Energy	17052 Basswood Lane 3/17/25 - 4/15/25		39.00	936,896.34
05/02/2025	050225ACH5	SECO Energy	17650 Sawgrass Bay Blvd 3/17/25 - 4/15/25		109.00	936,787.34
05/08/2025	100378	Steadfast Environmental, LLC	Invoice: SA-11943 (Reference: Midge Fly Treatment.)		6,699.00	930,088.34
05/08/2025	050825ACH1	BANK UNITED	Business Checks		266.91	929,821.43
05/13/2025	100379	Down to Earth	Invoice: 141995 (Reference: Wire Repairs.)		2,217.74	927,603.69
05/14/2025	051425ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 2/25/25 - 3/24/25		615.01	926,988.68

Date	Number	Name	Memo	Deposit	Payments	Balance
05/14/2025	051425ACH2	Sunshine Water Services	Goldcrest Loop Playground 2/21/25 - 3/25/25		13.73	926,974.95
05/14/2025	051425ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 2/25/25 - 3/24/25		19.74	926,955.21
05/15/2025	051525ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 2/28/25 - 3/28/25		143.99	926,811.22
05/15/2025	100380	Vesta District Services	Invoice: 426649 (Reference: Billable Expenses - Apr 2025.)		658.84	926,152.38
05/22/2025	100381	Stantec Consulting Services,Inc	Invoice: 2397474 (Reference: General Consulting April 25.)		5,504.20	920,648.18
05/27/2025	1679	Carl M. Weston	BOS Meeting 5/22/25		200.00	920,448.18
05/27/2025	1680	Eugene J. Mastrangeli	BOS Meeting 5/22/25		200.00	920,248.18
05/27/2025	1681	Gabriel Ruperez	BOS Meeting 5/22/25		200.00	920,048.18
05/27/2025	1751	John Holden	BOS Meeting 5/22/25		200.00	919,848.18
05/27/2025	1752	Robert J. Wolski	BOS Meeting 5/22/25		200.00	919,648.18
05/27/2025	100382	Kutak Rock LLP	Invoice: 3567893 (Reference: General Counsel Apr 25.)		2,446.00	917,202.18
05/28/2025	100383	Clean Star Services	Invoice: 15156 (Reference: Trash Service May 25.)		610.00	916,592.18
05/30/2025	100384	Swine Solutions, LLC	Invoice: 603 (Reference: Trapping Services.)		1,550.00	915,042.18
05/30/2025			Deposit	15,865.33		930,907.51
05/30/2025			Deposit	12,517.04		943,424.55
5/31/2025				**28,382.37**	**55,621.97**	**943,424.55**
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	100397	Steadfast Environmental, LLC	Invoice: SA-12388 (Reference: Routine Aquatic Maintenance June 25.)		3,460.00	845,581.59
06/30/2025	100398	Clean Star Services	Invoice: 15389 (Reference: Trash Service June 25.)		630.00	844,951.59
06/30/2025	100399	Swine Solutions, LLC	Invoice: 621 (Reference: Monthly Trapping Service.)		1,550.00	843,401.59
06/30/2025	100400	Down to Earth	Invoice: 143883 (Reference: Landscape Maintenance June 25.)		27,110.25	816,291.34
06/30/2025			Deposit	19,596.85		835,888.19
06/30/2025				**19,596.85**	**127,133.21**	**835,888.19**
07/01/2025	1756	Carl M. Weston	BOS Meeting 6/26/25		200.00	835,688.19
07/01/2025	1757	Eugene J. Mastrangeli	BOS Meeting 6/26/25		200.00	835,488.19
07/01/2025	1758	Gabriel Ruperez	BOS Meeting 6/26/25		200.00	835,288.19
07/01/2025	1759	John Holden	BOS Meeting 6/26/25		200.00	835,088.19
07/01/2025	1760	Robert J. Wolski	BOS Meeting 6/26/25		200.00	834,888.19
07/01/2025	100401	HV Solar Lighting	Invoice: 454 (Reference: Street Light Project July 25.) Invoice: 453 (Reference: Light Instal...		20,680.00	814,208.19
07/02/2025	070225ACH1	SECO Energy	16920 Sawgrass Bay Blvd 5/14/25 - 6/13/25		124.00	814,084.19
07/02/2025	070225ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 5/14/25 - 6/13/25		45.00	814,039.19
07/02/2025	070225ACH3	SECO Energy	17325 Sawgrass Bay Blvd 5/14/25 - 6/13/25		366.00	813,673.19

Date	Number	Name	Memo	Deposit	Payments	Balance
07/02/2025	070225ACH4	SECO Energy	17052 Basswood Lane 5/14/25 - 6/13/25		47.00	813,626.19
07/02/2025	070225ACH5	SECO Energy	17650 Sawgrass Bay Blvd 5/14/25 - 6/13/25		145.00	813,481.19
07/03/2025	100402	Vesta District Services	Invoice: 427200 (Reference: Management Fees July 25.)		3,424.75	810,056.44
07/03/2025	100403	Down to Earth	Invoice: 146992 (Reference: Irrigation Repairs.)		392.55	809,663.89
07/03/2025	100404	Stantec Consulting Services,Inc	Invoice: 2418289 (Reference: General Consulting June 25.)		4,558.75	805,105.14
07/07/2025	1761	Regions Bank.	Annual Trustee Fees Series 2019		3,500.00	801,605.14
07/08/2025	100405	Down to Earth	Invoice: 147304 (Reference: Playground Mulch Refresh.) Invoice: 147303 (Reference: Running Ma...		29,663.39	771,941.75
07/08/2025	070825ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 5/5/25 - 5/19/25		107.73	771,834.02
07/09/2025	070925ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 4/29/25 - 5/28/25		195.45	771,638.57
07/09/2025	070925ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 4/23/25 - 5/22/25		855.00	770,783.57
07/09/2025	070925ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 4/22/25 - 5/21/25		13.57	770,770.00
07/09/2025	070925ACH4	Sunshine Water Services	Goldcrest Loop Playground 4/23/25 - 5/21/25		13.67	770,756.33
07/14/2025	100406	Fountain Design Group, Inc.	Invoice: 36617A (Reference: Replace Capacitors.) Invoice: 36665A (Reference: QUARTERLY CLEANI...		396.30	770,360.03
07/14/2025	100407	HV Solar Lighting	Invoice: 465 (Reference: Street Light Project July 25.) Invoice: 464 (Reference: Street Light...		30,139.20	740,220.83
07/14/2025	071425ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 5/5/25 - 6/4/25		13.61	740,207.22
07/14/2025	071425ACH2	Sunshine Water Services	17851 Blazing Star Circle Irrigation 5/5/25 - 5/28/25		13.61	740,193.61
07/16/2025	100408	HV Solar Lighting	Invoice: 438 (Reference: Light Installation.)		18,080.00	722,113.61
07/16/2025	100409	Rowland DE LLC	Invoice: 1491B (Reference: Stormwater cleanup.)		13,041.00	709,072.61
07/16/2025	100410	Vesta District Services	Invoice: 427594 (Reference: Billable Expenses - June 2025.)		250.50	708,822.11
07/17/2025	100411	Kutak Rock LLP	Invoice: 3596156 (Reference: General Counsel June 25.)		2,807.50	706,014.61
07/21/2025	100412	BIO-TECH CONSULTING, INC.	Invoice: 183196 (Reference: Baseline Mitigation Monitoring.)		3,500.00	702,514.61
07/28/2025	100413	Down to Earth	Invoice: 149541 (Reference: Palm Replacement.)		3,187.98	699,326.63
07/30/2025	100414	Clean Star Services	Invoice: 15629 (Reference: Trash Service July 25.)		610.00	698,716.63
07/30/2025	100415	Steadfast Environmental, LLC	Invoice: SA-13355 (Reference: Routine Aquatic Maintenance.)		3,460.00	695,256.63
07/31/2025	100416	Down to Earth	Invoice: 146566 (Reference: Landscape Maintenance July 25.)		27,110.25	668,146.38
07/31/2025				**0.00**	**167,741.81**	**668,146.38**
08/01/2025	080125ACH1	SECO Energy	16920 Sawgrass Bay Blvd 6/13/25 - 7/15/25		132.00	668,014.38
08/01/2025	080125ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 6/13/25 - 7/15/25		49.00	667,965.38
08/01/2025	080125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 6/13/25 - 7/15/25		299.00	667,666.38
08/01/2025	080125ACH4	SECO Energy	17052 Basswood Lane 6/13/25 - 7/15/25		50.00	667,616.38
08/01/2025	080125ACH5	SECO Energy	17650 Sawgrass Bay Blvd 6/13/25 - 7/15/25		157.00	667,459.38
08/04/2025	100417	Swine Solutions, LLC	Invoice: 631 (Reference: Trapping Services.)		1,550.00	665,909.38
08/04/2025	100418	HV Solar Lighting	Invoice: 470 (Reference: Street Light Project Aug 25.)		2,600.00	663,309.38
08/04/2025	100419	Down to Earth	Invoice: 150155 (Reference: Irrigation Repairs.) Invoice: 150154 (Reference: Irrigation Repai...		4,051.85	659,257.53
08/05/2025	1762	Carl M. Weston	BOS Meeting 7/24/25		200.00	659,057.53
08/05/2025	1763	Eugene J. Mastrangeli	BOS Meeting 7/24/25		200.00	658,857.53
08/05/2025	1764	Gabriel Ruperez	BOS Meeting 7/24/25		200.00	658,657.53
08/05/2025	1765	John Holden	BOS Meeting 7/24/25		200.00	658,457.53
08/05/2025	1766	Robert J. Wolski	BOS Meeting 7/24/25		200.00	658,257.53
08/06/2025	100420	HV Solar Lighting	Invoice: 472 (Reference: Street Light Project Aug 25.) Invoice: 471 (Reference: Light Install...		19,390.40	638,867.13
08/06/2025	080625ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 5/21/25 - 6/20/25		20.58	638,846.55
08/06/2025	080625ACH3	Sunshine Water Services	Paragon Ln - Playground Irrigation 5/28/25 - 6/26/25		208.19	638,638.36
08/06/2025	080625ACH4	Sunshine Water Services	Goldcrest Loop Playground 5/21/25 - 6/20/25		17.14	638,621.22
08/06/2025	080625ACH5	Sunshine Water Services	17344 Blazing Star Circle Irrigation 6/4/25 - 6/25/25		18.86	638,602.36
08/06/2025	080625ACH7	Sunshine Water Services	17851 Blazing Star Circle Irrigation 5/28/25 - 6/26/25		18.91	638,583.45
08/06/2025	080625ACH6	Sunshine Water Services			2,044.78	636,538.67
08/06/2025	080625ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 5/22/25 - 6/20/25		942.53	635,596.14
08/14/2025	100421	Orlando Sentinel	Invoice: 121488303000 (Reference: Legal Advertising.)		296.00	635,300.14
08/18/2025	100422	Stantec Consulting Services,Inc	Invoice: 2435620 (Reference: General Consulting thru 7/31/25.)		7,060.41	628,239.73
08/18/2025	100423	Vesta District Services	Invoice: 428100 (Reference: Management Fees Aug 25.)		3,424.75	624,814.98
08/20/2025	100424	Down to Earth	Invoice: 151105 (Reference: Mulch installation.) Invoice: 151107 (Reference: Main Line Leak. ...		28,307.50	596,507.48
08/20/2025	100425	Vesta District Services	Invoice: 428042 (Reference: Billable Expenses - July 2025.)		43.64	596,463.84
08/21/2025	1767	Regions Bank.			51,907.87	544,555.97
08/21/2025	1768	LAKE COUNTY PROPERTY APPRAISER	NAL File for Non Ad Valorem Assessment		50.00	544,505.97
08/27/2025	1769	Carl M. Weston	BOS Meeting 8/21/25		200.00	544,305.97
08/27/2025	1770	Eugene J. Mastrangeli	BOS Meeting 8/21/25		200.00	544,105.97
08/27/2025	1771	Gabriel Ruperez	BOS Meeting 8/21/25		200.00	543,905.97

Date	Number	Name	Memo	Deposit	Payments	Balance
08/27/2025	1772	John Holden	BOS Meeting 8/21/25		200.00	543,705.97
08/27/2025	1773	Robert J. Wolski	BOS Meeting 8/21/25		200.00	543,505.97
08/27/2025	100426	Swine Solutions, LLC	Invoice: 640 (Reference: Monthly Trapping Services.)		1,550.00	541,955.97
8/31/2025				**0.00**	**126,190.41**	**541,955.97**

EXHIBIT 18

VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	UNSATISFACTORY	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	XX		Please make sure all ponds are line trimmed with every service.
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	XX		
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	XX		
WEED CONTROL – TURF AREAS (reasonably free of weeds)	XX		
WEED CONTROL – BED AREAS (reasonably free of weeds)	XX		Some areas along SB need to be sprayed, particularly in the median in front of Palms.
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	XX		
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	XX		
CLEANLINESS (debris free, leaf litter, landscape debris, grass clippings)	XX		
MULCHING (distributed appropriately, bare areas, recommended is 3")	XX		Part one completed and looks good. Part two to be done in October.
WATER/IRRIGATION MANAGEMENT	XX		Irrigation pipes (purple) above ground. Please remove. If proposal is needed, please bring to next meeting. Particularly by SB/Pacific
PRIOR MAINTENANCE ITEMS ADDRESSED	XX		Several W/O issued by residents about line trimming next to fences. We may need to send out communication.

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

Date: 9/01/25

Auditor: Ruperez, Gabe

VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	UNSATISFACTORY	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	XX		Please make sure all ponds are line trimmed with every service.
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	XX		
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	XX		
WEED CONTROL – TURF AREAS (reasonably free of weeds)	XX		
WEED CONTROL – BED AREAS (reasonably free of weeds)	XX		Area with weeds have been sprayed
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	XX		
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	XX		
CLEANLINESS (debris free, leaf litter, landscape debris, grass clippings)	XX		
MULCHING (distributed appropriately, bare areas, recommended is 3")	XX		Please make sure the inside of the gates in village three is completed
WATER/IRRIGATION MANAGEMENT	XX		Irrigation pipes (purple) above ground. Please remove. If proposal is needed, please bring to next meeting. P articularly by SB/Pacific- Remains open
PRIOR MAINTENANCE ITEMS ADDRESSED	XX		Yes, irrigation above pending

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

Date: 9/15/25

Auditor: Ruperez, Gabe

EXHIBIT 19

VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	MARGINAL	UNSATISFACTORY	N/A	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)					
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)					
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)					
WEED CONTROL – TURF AREAS (reasonably free of weeds)					
SHRUB & TREE TRIMMING (frequency and height)					NEW SECTION
WEED CONTROL – BED AREAS (reasonably free of weeds)					
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)					
WATER/IRRIGATION MANAGEMENT					
PRIOR MAINTENANCE ITEMS ADDRESSED					.

Location: Edgemont | PAS | V1 | V2 | V3 | Alton Serenoa (V4)
Date: 10 September 2025
Auditor: Weston | Ruperez

NOTE: (supporting documents)

Visual Inspection Audit Calendar

October 2025–September 2026

October 2025

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

January 2026

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February 2026

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2026

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2026

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2026

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2026

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2026

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2026

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

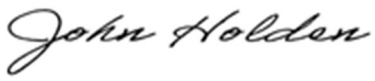
EXHIBIT 20

From: Seat2 <Seat2@avalongrovescdd.com>
Sent: Monday, September 15, 2025 9:18 AM
To: Shirley M. Conley <SConley@vestapropertyservices.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>; Bennett Davenport <Bennett.Davenport@kutakrock.com>; Justin Sarka <Justin.Sarka@down2earthinc.com>
Subject: Re: Sign removal

Shirley,

Top of the morning to you. The sign was removed by the contractor over the weekend. Kindly advise whomever needs to know that the area should be inspected for any issues that would interfere with mowing or walking, like a post hole that was not filled in properly or fallen nails, etc.

Sincerely,



John Holden
Seat 2, Supervisor
Avalon Groves CDD
250 International Parkway, Suite 208,
Lake Mary, FL 32746
407-434-1460

From: Seat2 <Seat2@avalongrovescdd.com>
Sent: Friday, September 12, 2025 11:39 AM
To: Shirley M. Conley <SConley@vestapropertyservices.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>; Bennett Davenport <Bennett.Davenport@kutakrock.com>
Subject: Re: Sign removal

Goodmorning Shirley,

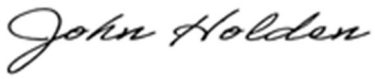
Another beautiful Florida day awaits us. I spoke with the agent for Pulte homes this morning concerning the task assigned to me at the Workshop on 9-11-2025. The sign will be removed today (if possible) or Monday at the latest. If the Vesta management company has any issue with this action that I have initiated or the way I communicated with an outside contractor please contact me instanter. I am new to your protocols and procedures and want to comply with them whenever it does not conflict with my fiduciary duties. I in no way represented to the contractor that I represented the board or the CDD management when I

requested that the sign be removed. If there is a written policy that you can send me that would be grand.

Next, I have been made aware that a motion concerning decorum will be introducedd at the next board meeting pursuant to management's request. Kindly send a copy of same to me instanted and all related documents and emails.

Finally, if Vesta does not wish the sign removed let me know now so I can stop the removal.

Sincerely,



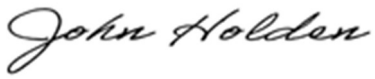
John Holden
Seat 2, Supervisor
Avalon Groves CDD
250 International Parkway, Suite 208,
Lake Mary, FL 32746
407-434-1460

From: Seat2 <Seat2@avalongrovescdd.com>
Sent: Thursday, September 11, 2025 4:46 PM
To: Shirley M. Conley <SConley@vestapropertyservices.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Sign removal

RE: Facility ID: FLR20DT56-001
Serenoa Village 3 Phases 1-3
County: Lake

Shirley,
Good afternoon. At the workshop today a concern about a sign that is on CDD property was discussed. I was tasked with looking into it.
Near Serenoa Lakes (Village 3), on Sawgrass Bay Blvd, west of Saw Palmetto Ave, there is a sign. The sign is a notification to the public that storm water concerns may be reported to Pulte Home Company, LLC, (hereinafter Pulte) employees Ryan Bourdaeu, the Site Storm Water Representative (727)-214-7242 or Clifford Torres (407) 661-1514. I called both numbers to ascertain if the sign may be removed or if it is statutorily required to remain. There was no answer at either number, so a message was left on voice mail at each number asking for a reply.
I then called Pulte employee, Clint Ball at Phone: (407) 661-6207-4901, Vineland Road Suite 500 Orlando FL 32811 and again left a voice message. Next, I called Pulte employee

Tracey Fulton, Resource Planning - Community Manager at (407) 404-4535 and left a voice message and a text.
Finally, a message was left with James Zeumer, Vice President, Investor Relations at 404-978-6434.
I will keep you informed if I hear something from Pulte, but I suspect I may not. I have no way of knowing, at this time, if the sign may be removed. If anyone on the CDD staff knows if Pulte is required to remove the sign (at their own expense), kindly ask them to facilitate the removal.
I will discuss this at the next board meeting if it is placed on the agenda.
Sincerely,



John Holden
Seat 2, Supervisor
Avalon Groves CDD
250 International Parkway, Suite 208,
Lake Mary, FL 32746
407-434-1460

EXHIBIT 21

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

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DE	Review turning lane into Palms as it floods	7/24/2025		
DE	Confirm fence ownership/maintenance responsibility, designation of land, and allowable planting between the 2 ponds at the end of Saw Palmetto (once the plans received from Lake County)	5/22/2025		
DE	Confirm SJRWMD reporting/maintenance requirements (Bio-Tech Consulting)	5/22/2025		(Note: Bio-Tech agreement is for 5 years of annual monitoring & quarterly maintenance events)
DE	Plans for the streets?	4/24/2025		Sawgrass Bay Blvd widening - as may affect landscape projects
DC	Look into contract with lighting vendor to see if there is a clause for responding to repair requests	7/24/2025		
DC	Work with DM to follow up with KB Homes regarding compensation for the landscape material lost as a result of the irrigation damage	5/22/2025		
DC	Letter to lighting company from either District Manager or District Council	3/27/2025		
DC	Provide District Manager with verbiage on fireworks for letter to residents	3/27/2025		
DC	Senate Bill 140	3/27/2025		
DC/DE	Compose letter detailing information on wetland buffers to be mailed to entire community.	6/27/2024		Staff drafted, awaiting Board edits
DM	Formalize information to let residents regarding the CDD landscape vendor will not mow up against the fence and that the residents are responsible for maintaining that area	8/21/2025		
DM	Check if the POA has been invoiced for the hog trapping cost-share portion	8/21/2025		
DM	Confirm whether can get access to excel file for reserve study to update the information as time goes on	8/21/2025		
DM	Contact leasing agent for commercial site regarding landscape maintenance. If they are not responsive, complain to Lake County	7/24/2025		
DM	Send written notice to resident at 3736 Paragon Ln regarding removal of unauthorized hose connection to CDD irrigation.	6/26/2025		8/21/2025 - Work with District Counsel to notice property owner at 3736 Paragon Lane regarding dumping on District property and removal of Pine trees on CDD property removed and installed pea gravel in mulch bed – Ms. Johnson with POA advised that no ACC was filed
DM	Reach out to homeowners with fences on easement regarding easement encroachment agreements.	6/26/2025		

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

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DM	Follow up on pool contractor re-sod easement	5/22/2025		6/26/2025 - Follow up with Blazing Star resident about sod and irrigation replacement by pool company
DM	Follow up on the Edgemont punch list next week	5/22/2025		
DM	Process for adding GL Codes to the proposals presented on the agenda	5/22/2025		
DM	Heath to have lines of communication with KB Homes for grass and plant damage that occurred due to the irrigation lines not working for the last 2 plus years. Gene would like for us to build a case and submit to KB Homes	4/24/2025		5/22: Follow up with KB Homes regarding compensation for the landscape material lost as a result of the irrigation damage
DM	Confirm whether insurance will cover the shade structures	3/27/2025		
DM	Review coding of invoices assigned to Streetlights and Landscape Maintenance	2/27/2025		
DM	Check whether streetlight reports are available	2/27/2025		
FM	Request quotes to get rust tanks working – get estimate to get the Village 3 sidewalk acid washed	8/21/2025		
FM	Confirm with Down To Earth as to when the hog-damaged pond bank will be smoothed out	8/21/2025		
FM	Submit a ticket to Lake County about sidewalks	7/24/2025		
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	Order no overnight parking signs for playground	8/22/2024		10/10 Apex contacted for quote 10/28 Follow up on no parking signs at playground & order 10 No fishing signs for village 3 and fountain pond 12/30 Follow up on style selection approval
FM	Include monuments / lighting and district signage on field report	8/22/2024		
FM	Re-document recent sidewalk repairs for both safety and aesthetics.	6/27/2024		
DTE	Proposal for irrigation at ponds for budget discussion	3/27/2025		Pond 12 - trees & irrigation
Steadfast	Update on Pond 4 new treatment results	8/21/2025		
Steadfast	Attend the next meeting, provide material for residents	7/24/2025		
Board	Send staff edits on Wetland Conservation Communication	4/24/2025		

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

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
TICKLER - FUTURE DISCUSSIONS & CAPITAL IMPROVEMENT PROJECTS (BUDGET CONSIDERATIONS)				
BUDGET	Pond Erosion	5/15/2025		Review with DE annual report
BUDGET	Edgemont & Village 1 Outlets and Monument Lighting	5/15/2025		A) Klinger Electrical Services - $47,111.00 B) TPG Lighting - $68,665.20
BUDGET	Monument Solar Lighting	5/15/2025		A) Mr. Electric Monument Lighting Repair - $2,5650.00 B) TPG Lighting - $32,049.60
BUDGET	Landscape Replenishment	5/15/2025		Irrigation Around Ponds Tree Replacement Around Ponds Sawgrass Bay Blvd Beds Down To Earth Proposal #116725 - Sawgrass Bay Blvd Palms Replacements - $6,359.71
BUDGET	KB Homes - Replenishment Due to Irrigation Damage	5/15/2025		Sawgrass Bay Blvd Beds Down To Earth Proposal #114231 for Sod Replacement at Sawgrass Bay Blvd. Median (Sanctuary Irrigation Landscape Replacement Phase 1) - $24,731.77