

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time: Thursday December 4, 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 <u>DRAFTS</u> prior to presentation and Board acceptance, approval or adoption.



AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors **Avalon Groves Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for Thursday, December 4, 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, December 4, 2025

Time: 10:00 a.m.

Location: Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 34714

Join via Computer or Mobile App

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

FIRST ORDER OF BUSINESS:

ROLL CALL

Supervisors	Present	Teams	Absent
Carl Weston (1-VC)			
John Holden (2)			
Gabriel Ruperez (3)			
Robert Wolski (4)			
Gene Mastrangeli (5-C)			

Staff/V	endors
Heat	h Beckett, Vesta District Services
Mich	ael Bush, Vesta District Services
Benr	nett Davenport, Kutak Rock
Greg	Woodcock, Stantec
Matt	Goldrick, Steadfast
Justi	n Sarka, Down To Earth

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – Agenda Items

(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

- Α. **Community Managers**
 - 1. Palms at Serenoa HOA Update – Jasmin Correa/John Holden
 - 2. Serenoa POA Update – David Landry/Gene Mastrangeli
- B. Aquatic Maintenance Report – Steadfast Environmental

EXHIBIT 1

- 1. Update on Pond Requests - None Outstanding
- Consideration of Steadfast Proposal to Install Aerator Kit on Pond 12 -2. \$9,000.00

EXHIBIT 2

C. Landscape Maintenance Report – Justin Sarka, Down To Earth **EXHIBIT 3**

- 1. **Update on Outstanding Landscape Requests**
- 2. Consideration of Landscape Proposals
 - #128268 to Remove Tree from Conservation Area \$1,500.00 -**EXHIBIT 4** a. Previously Presented
 - b. #132014 to Investigate Irrigation by Village 3 \$680.00 WALK-ON EXHIBIT A

December 4, 2025 Agenda

Page 2 of 3

THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE (Continued)

D. Field Operations – Michael Bush, Vesta District Services

EXHIBIT 5

EXHIBIT 6

- 1. <u>Update on Outstanding Field Requests</u>
- 2. Update on Outstanding Streetlight Requests
- 3. Consideration of Field Operation Proposals
 - a. Update on Proposal Requests for Repairs to Monuments, Fences, and Monument Lighting Along Sawgrass Bay Blvd
 - i. <u>Outdoor Ninja Fence Repair, Cleaning and Painting -</u> \$7,800.00
 - ii. Rapid Response Fence and Monument Repair, Cleaning and Painting \$82,702.56 Previously Presented
- E. District Engineer *Greq Woodcock, Stantec*
 - Presentation of Edgemont Fence Survey

WALK-ON EXHIBIT B

- F. District Counsel Bennett Davenport, Kutak Rock
 - 1. Discussion on Proposed Ethics Policy Supervisor Code of Conduct

EXHIBIT 7

- G. District Manager Heath Beckett, Vesta District Services
 - 1. Discussion on HOA Participation in Hog Trapping Cost-share Agreement
 - a. Update on Hog Trapping

WALK-ON EXHIBIT C

 Consideration of Resolution 2026-03, Requesting Lake County Supervisor of Elections Conduct District's General Election and Authorizing Notice of Qualifying Period **EXHIBIT 8**

EXHIBIT 9

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 30, 2025
- B. Acceptance of the October 2025 Unaudited Financial Report <u>EXHIBIT 10</u>
- C. Acknowledgement of Lake County Tax Collector Refund (See October 2025

 Unaudited Financial Report Check Register 10/31/2025 Deposits)

 EXHIBIT 11

FIFTH ORDER OF BUSINESS: LIAISON REPORTS

- A. Landscape and Environmental John Holden/Gabriel Ruperez/Carl Weston
 - 1. Review of Landscape Scoresheets **EXHIBIT 12**
- B. Amenities and Infrastructure John Holden/Gene Mastrangeli
- C. Public Safety Carl Weston/Robert Wolski
- D. Finance Gene Mastrangeli/Robert Wolski

DRAFT Revised 12/2/2025

Denotes Return to Agenda Link:

SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

A. Next Workshop Agenda Items

В. **Next Meeting Agenda Items**

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – Non-Agenda Items and New

Business (Limited to 3 Minutes Per Person)

NEXT WORKSHOP ATTENDANCE CHECK EIGHTH ORDER OF BUSINESS:

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

Thursday, December 11, 2025 at 10:00 a.m. Palms at Serenoa Clubhouse 17244 Bay Cedar Way Clermont, FL 34714

NINTH ORDER OF BUSINESS:

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)			

Thursday, January 22, 2026 at 10:00 a.m. Serenoa Club Amenity Center 17555 Sawgrass Bay Blvd., Clermont, FL 34714

TENTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

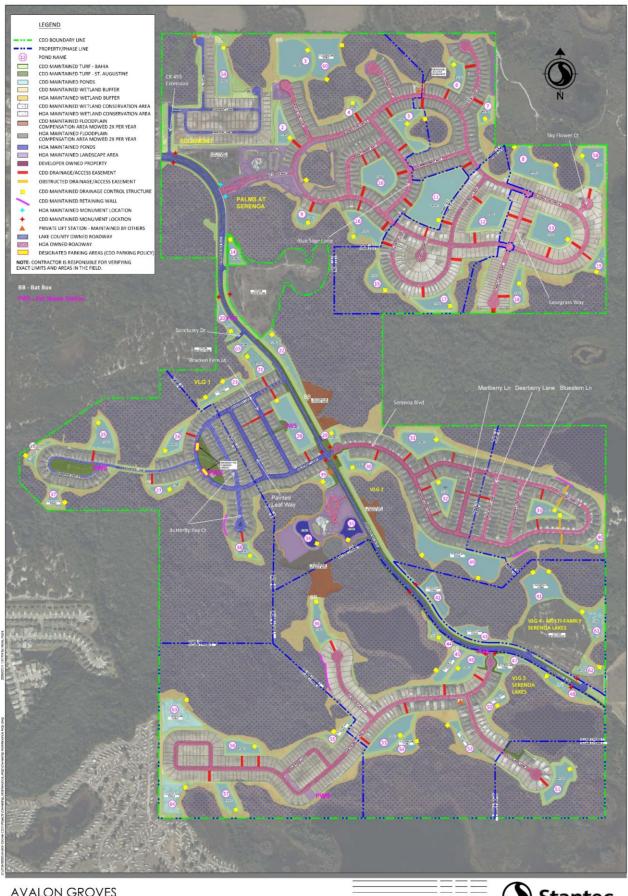
EXHIBIT 13

Page 3 of 3

(To be Included in the Meeting Minutes)

ELEVENTH ORDER OF BUSINESS:

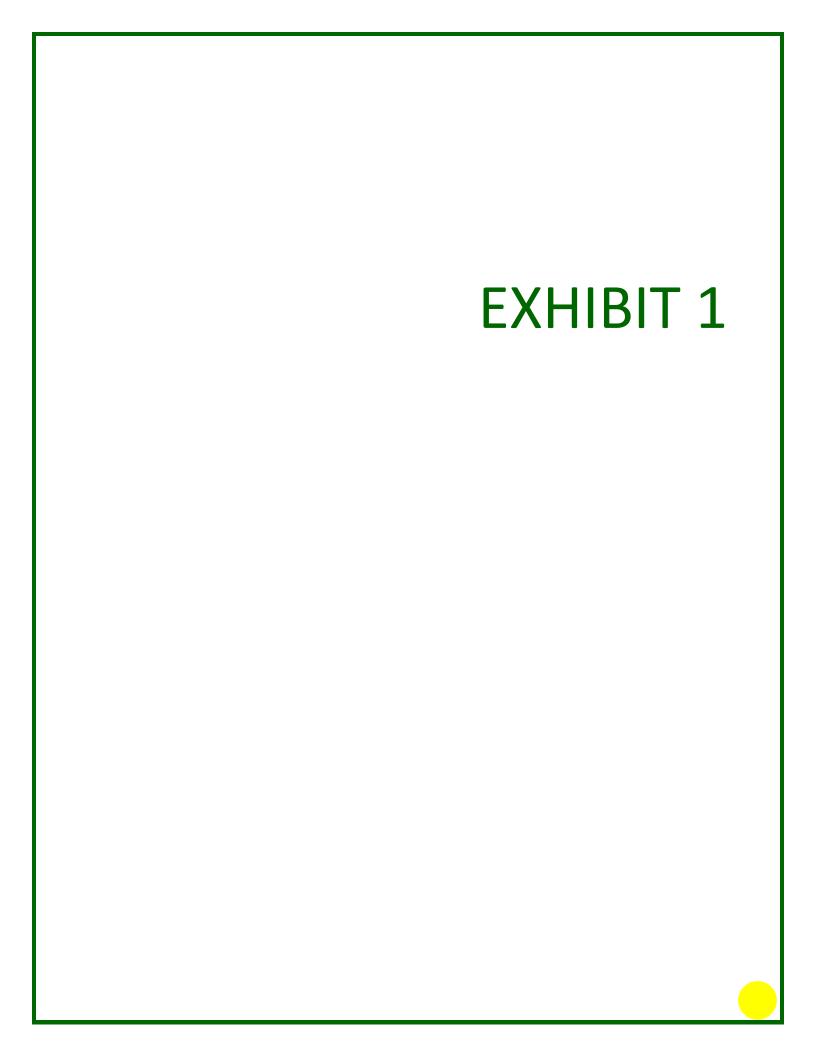
ADJOURNMENT



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

	==	\equiv	=
Revision	By	Appd.	YEMMADO
	==	Ξ	\equiv
AVALON GROVES CDD	REN	800	23/12/0
Issued	By	Appd.	YY.MM.DO









Avalon Groves CDD Aquatics

Inspection Date:

11/12/2025 2:55 PM

Prepared by:

Matt Goldrick

Account Manager

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

SITE: 32

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





Comments:

Submerged filamentous algae present around the perimeter. Technicians will inspect for surfacing and treat if it occurs.

No nuisance grasses observed.

WATER: ★ Clear Turbid Tannic

ALGAE: N/A ★ Subsurface Filamentous

Planktonic Cyanobacteria Minimal Moderate Substantial

Surface Filamentous

NUISANCE SPECIES OBSERVED:

GRASSES: X N/A

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 33

Condition:

Excellent Great Good Poor Mixed Condition Improving





Comments:

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

There is a buildup of particulate in one section of the pond being blown into the corner by wind. It appears to be either sand stirred up in the pond, or decayed vegetative matter dumped in the water.

WATER: ★ Clear Turbid Tannic

ALGAE: ★ N/A Subsurface Filamentous

Planktonic Cyanobacteria Minimal Moderate Substantial

Surface Filamentous

GRASSES:

N/A Minimal Moderate Substitution

Moderate Substitutio

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 34

Condition:

Excellent Great Good Poor Mixed Condition Improving





Comments:

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

This and other nearby ponds were freshly mowed and have grass clippings still present on the surface.

WATER:

ALGAE:

X Clear Turbid Tannic

Subsurface Filamentous

Planktonic Cyanobacteria Minimal Moderate Substantial

Surface Filamentous

NUISANCE SPECIES OBSERVED:

GRASSES: X N/A

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 35

Condition:

Excellent Great Good Poor Mixed Condition Improving





Comments:

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

More grass clippings from today's mow.

WATER: ★ Clear Turbid Tannic

ALGAE:

X N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

Chara

GRASSES: X N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears

Hydrilla Slender Spikerush Other:

SITE: 36

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





Comments:

Notable nuisance grass growth around the perimeter. The easement (and only access to this pond) has been blocked for some time by residential construction. Heavy treatments will be applied once access is available. No algae observed.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous Surface Filamentous

Planktonic

Cyanobacteria

Substantial

GRASSES: N/A Minimal ★ Moderate

NUISANCE SPECIES OBSERVED:

XTorpedo Grass **X**Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

SITE: 37

Condition:

Excellent Great Good Poor Mixed Condition Improving





Comments:

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

WATER: ★ Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria

GRASSES: X N/A Minimal Moderate Substantial

Chara

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears

Hydrilla Slender Spikerush Other:

SITE: 38

Condition: Excellent Mixed Condition Great √Good Poor ✓Improving





Comments:

Most of the nuisance growth present has previously been treated and is decaying. This pond has had great improvement since I last inspected it. Treatments will continue to further control nuisance vegetation. No algae observed.

WATER: **X** Clear Turbid Tannic ALGAE: \mathbf{X} N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria **GRASSES:** N/A X Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass XPennywort Chara Babytears Hydrilla Slender Spikerush 💢 Other: Cattails

SITE: 39

Condition: Excellent **Mixed Condition Improving** Great \dgread Poor





Comments:

Small patches of nuisance grasses present on the shoreline. These will be addressed next visit.

No algae observed.

Another pond with fresh grass clippings.

Turbid **X** Clear Tannic WATER: \mathbf{X} N/A Subsurface Filamentous Surface Filamentous ALGAE: Planktonic Cyanobacteria **GRASSES:** N/A X Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:** Chara

XTorpedo Grass **X**Pennywort Babytears Slender Spikerush Other:

Hydrilla

SITE: 40

Condition:

Excellent Great Good Poor Mixed Condition Improving





Comments:

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

WATER:

ALGAE:

X Clear Turbid Tannic

Subsurface Filamentous

Planktonic Cyanobacteria Minimal Moderate Substantial

Surface Filamentous

Surface Filamentous

Chara

GRASSES: X N/A Minimal Moderate

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

SITE: 41

Condition: Excellent Great Good Poor Mixed Condition Improving





Comments:

Nuisance grasses are growing slightly offshore. These will be addressed during an upcoming maintenance event.

No algae observed.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous
Planktonic

Planktonic Cyanobacteria

GRASSES: N/A X Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears
Hydrilla Slender Spikerush Other:

813-836-7940

MANAGEMENT SUMMARY













As we enter November, we are finally seeing a change in the weather conditions influencing the ponds. Cooler temperatures will become more commonplace in the mornings and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during the day. As the days shorten and the season progresses, these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found growing around the shoreline and shallow areas, it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

Overall, ponds are in great shape. Filamentous algae is almost nonexistent and nuisance grasses are minimal, which will keep ponds healthy during the upcoming periods of reduced growth.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Avalon Groves CDD Sawgrass Bay Blvd, Clermont

Gate Code:



11/20/25, 1:49 PM Daily Log Print



Printed: Nov 20, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Nov 19, 2025

Job: SE1032 Avalon Groves CDD

Title:

Added By: **David Smeltz**

Log Notes:

Treated ponds for:(Grasses and Algae)

30,31,32,49,33,40,29,28,65,20,22,34,38,27,37.(removed pumpkin from pond 7)

Weather Conditions:

Sunny with mist and fog Wed, Nov 19, 2025, 12:58 PM



83°F

Wind: 3 mph Humidity: 91% 60°F Total Precip: 0"

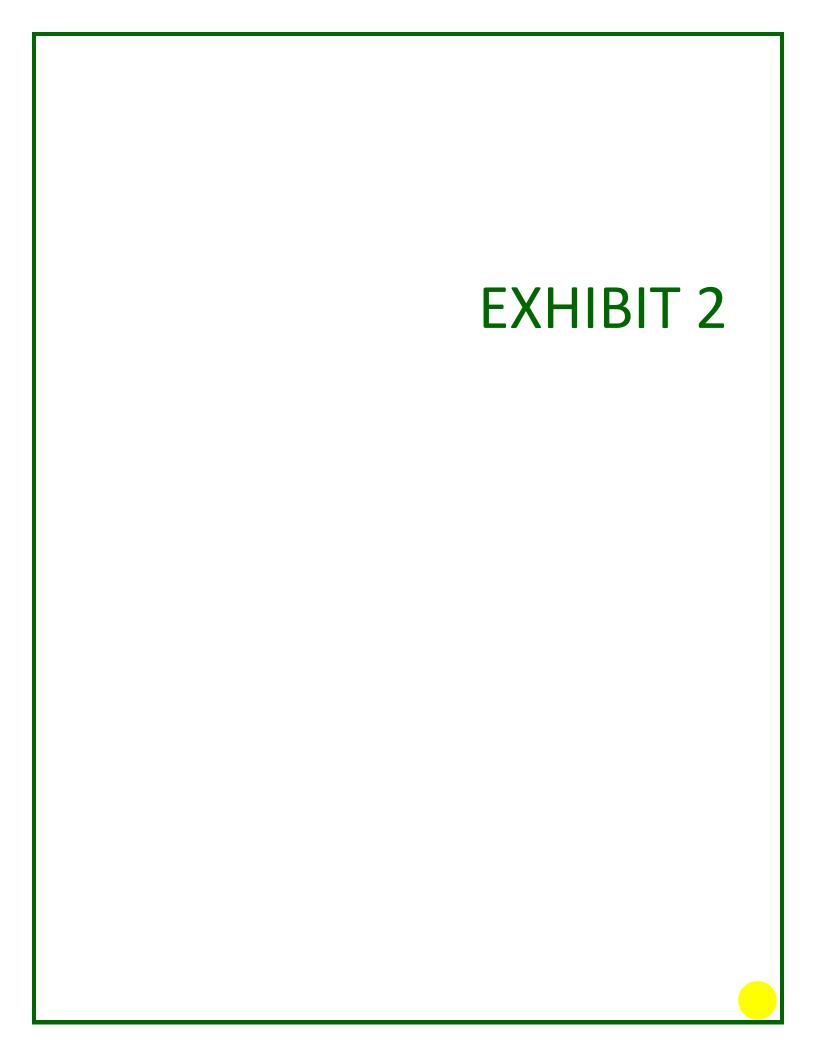
Attachments:













attached).

ESTIMATE

Steadfast Alliance 30435 Commerce Drive Suite 102 San Antonio FL 33576 US DATE DUE ESTIMATE#

10/16/2025

11/15/2025 EST-SCA2674

BILL TO SHIP TO

Avalon Groves CDD c/o Vesta Property Services 250 International Pkwy, Suite 208 Lake Mary FL 32746

DESCRIPTION

QTY RATE AMOUNT

Aerator kit installation on pond 12 at Avalon Groves CDD.

Aerator kit includes the following:
- 1x 1/2HP compressor (115V or 230V available)
- 1x valve manifold and pressure gauge
- 2x dual-head diffusers with weighted bases
- 700' of 3/8" weighted tubing
- 1x cabinet
- 2 year manufacturer's warranty

Dig a trench running from the cabinet to the pond to bury exposed tubing.Sink the diffuser heads at set locations.

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

- Steadfast's crew will install the cabinet near the power pedestal on the pond (see

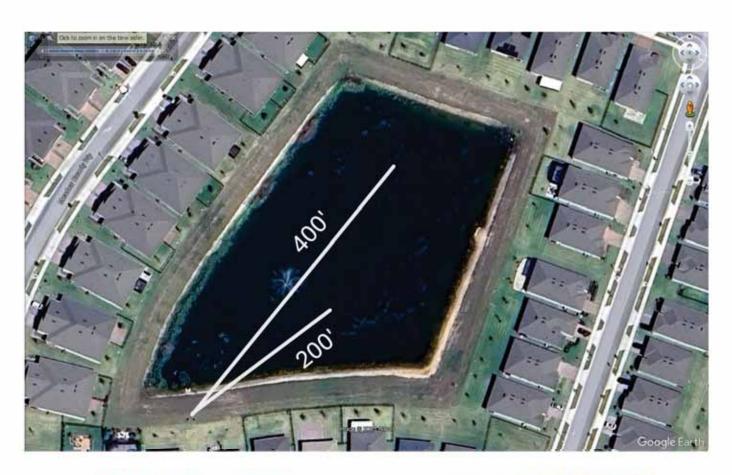
TOTAL

9,000.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this	day of	, 20
	Signature:	
Printed Na	ame and Title:	

Representing (Name of Firm): _



EVERYTHING YOU NEED!



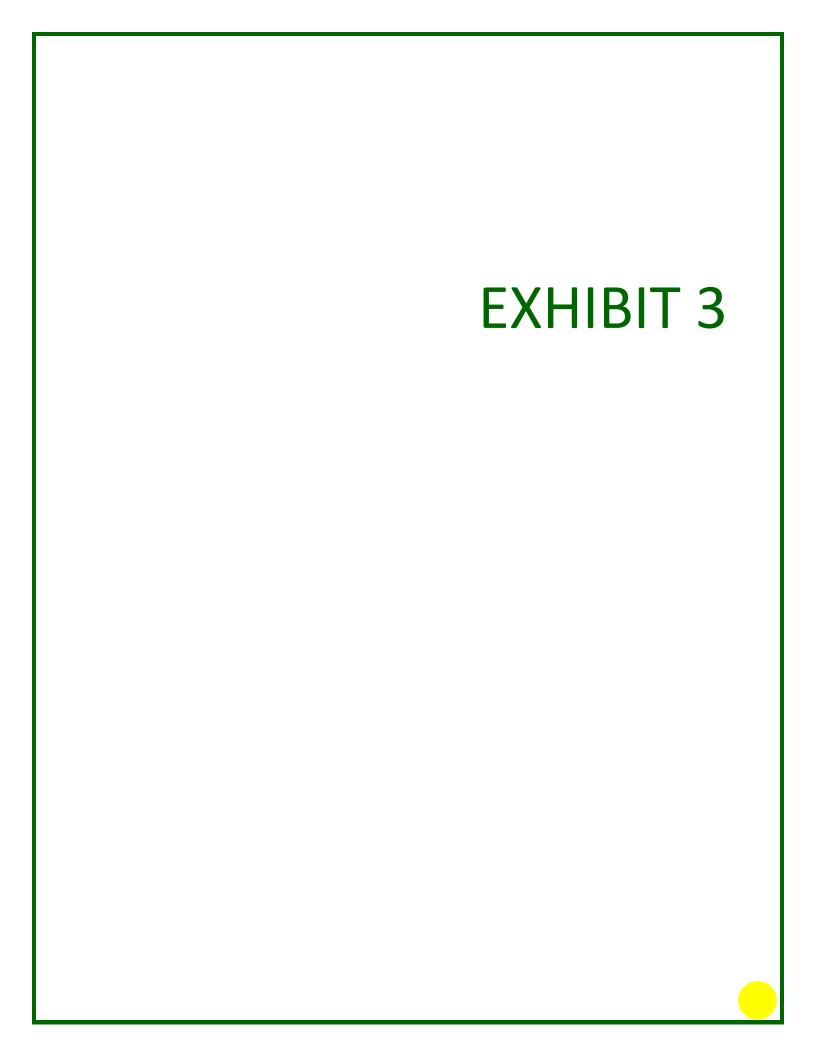
SUPER-STRENGTH!



CLEAN POND=HAPPY ECOSYSTEM!



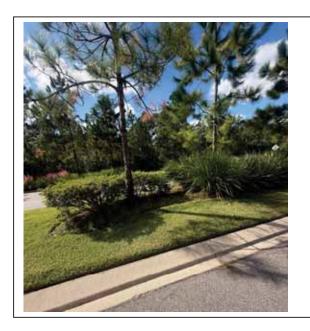






Avalon Groves CDD November Report

 10/27 Mow, string trimmed, hard edged all areas. Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Detail section 1 completed.





 11/3 First week of winter mowing scheduling this was a detail week. Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Started winter projects of ornamental grass cut back, Muhly will start once all seed heads are completely spent.















- 11/10 Mow, string trimmed, hard edged all areas. Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Monitoring newly installed turf and plant material.
- 11/17 Continued winter cut backs of ornamental grasses. Daily litter patrol along Sawgrass Blvd to include advertising signage removal.







 11/24 Mow, string trimmed, hard edged all areas. Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Monitoring newly installed turf and plant material.



Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Edgemont

Date: Nov. 6, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter Hybrid

POC Info: Potable

Pump Status Type: Meter POC

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 70

Run Days: tuesday,friday

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						
Run Days	None						
Power Type	Solar	Solar	Solar	Solar	Solar	Solar	Battery
Zone Faults	No						
Zone Runtime	0 hrs 30 mins	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						

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Bubbler	Bubbler	Drip	Bubbler	Drip	Bubbler
Program Type	А	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Battery						
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						

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: 2

Date: Nov. 6, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 6 p.m.

Seasonal Adjustment: 70

Run Days: tuesday,friday

Program Name: B

Start Time: 9 p.m.

Seasonal Adjustment: 80

Run Days: monday,thursday

Attribute	2	3	4	6	7	8	9
Zone Type	Rotor	MP	MP	MP	Rotor	Rotor	Rotor
Program Type	А	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins			
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	No repair items available						

Attribute	10	11	14	15	18	20	22
Zone Type	Rotor	Rotor	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 20 mins	0 hrs 20 mins	0 hrs 30 mins	N/A	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 Spray Head Repaired/Replaced/Rel Item Type: 6" Qty: 4 2. Irrigation Nozzle Replaced Item Type: MP Qty: 2	No repair items °°ä∜ailable				

Attribute	33	34	35	36	37	38	40
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	А	A	А	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 20 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	Billable Items: 1. Irrigation Nozzle Replaced Item Type: MP Qty: 1	No repair items available				

Attribute	41	42	43	44	45	46	47
Zone Type	MP						
Program Type	А	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	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						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	No repair items available						

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

Attribute	61	64	65	66	67	68	69
Zone Type	Rotor	Rotor	Rotor	Rotor	MP	Rotor	Rotor
Program Type	В	В	В	В	В	В	В
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 30 mins						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	No repair items available						

Attribute	70	71	72	73	75
Zone Type	Rotor	MP	MP	MP	MP
Program Type	В	В	В	В	В
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No
Zone Runtime	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
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	No	No	No
Billable Repairs	No	No	No	No	No
Proposed Repairs	No	No	No	No	No
Zone Repair Items	No repair items available	No repair items available	No repair items available	No repair items available	Billable Items: 1. Irrigation Nozzle Replaced Item Type: MP Qty: 1

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: 1

Date: Nov. 6, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Lake

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 70

Run Days: tuesday,friday

Attribute	6	7	9	11	12	13	15
Zone Type	MP						
Program Type	А	A	A	A	А	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	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						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	No repair items available						

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						
Run Days	None						
Power Type	Hardwire						
Zone Faults	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						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	No repair items available						

Attribute	27	28	31	32	33	34	35
Zone Type	MP	MP	MP	MP	Spray	Spray	Spray
Program Type	А	A	А	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 30 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 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: Nov. 5, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 70

Run Days: tuesday,friday

Attribute	2	5	6	10
Zone Type	MP	MP	MP	MP
Program Type	A	A	A	A
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	No	No	No	No
Proposed Repairs	No	No	No	No
Zone Repair Items	No repair items available	No repair items available	Billable Items: 1. Funny Pipe Repair Item Type: Fittings Qty: 1	Billable Items: 1. Irrigation Nozzle Replaced Item Type: MP Qty: 2

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: Nov. 5, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ICC2

POC Info: Reclaimed

Pump Status Type: Meter POC

Programs

Program Name: A

Start Time: 8 p.m.

Seasonal Adjustment: 65

Run Days: tuesday,friday

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						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 35 mins	0 hrs 20 mins					
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	No repair items available						

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Rotor	Rotor	Rotor	Rotor	Rotor
Program Type	А	A	А	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	Billable Items: 1. Funny Pipe Repair Item Type: Fittings Qty: 1	No repair items available	No repair items available	No repair items available	No repair items available

Attribute	15	16
Zone Type	Rotor	MP
Program Type	A	A
Run Time Schedule	None	None
Run Days	None	None
Power Type	Hardwire	Battery
Zone Faults	No	No
Zone Runtime	0 hrs 45 mins	0 hrs 20 mins
Checked Filters	No	No
Clogged Nozzles	No	No
Head Adjusted	No	No
Billable Repairs	No	No
Proposed Repairs	No	No
Zone Repair Items	Billable Items: 1. Funny Pipe Repair Item Type: Fittings Qty: 1	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: Nov. 5, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 4 p.m.

Seasonal Adjustment: 70

Run Days: tuesday,friday

Attribute	1	2	5	6	7	8	9
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	А	А	A	A	A	А	А
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	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Rel Item Type: 6" Qty: 2 2. Irrigation Nozzle Replaced Item Type: MP Qty: 2	No repair items °ਬੇੳailable	No repair items available	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Rel Item Type: 6" Qty: 2. Irrigation Nozzle Replaced Item Type: MP Qty: 4 3. Funny Pipe Repair Item Type: Feet Qty: 2 4. Funny Pipe Repair Item Type: Fittings Qty: 4	No repair items °ੴailable	No repair items available	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Reloc Item Type: 6" Qty: 2 2. Irrigation Nozzle Replaced Item Type: MP Qty: 1

Attribute	12	13	14
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 20 mins	0 hrs 20 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	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6* Qty: 4 2. Irrigation Nozzle Replaced Item Type: MP Qty: 3	No repair items available	No repair items available

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

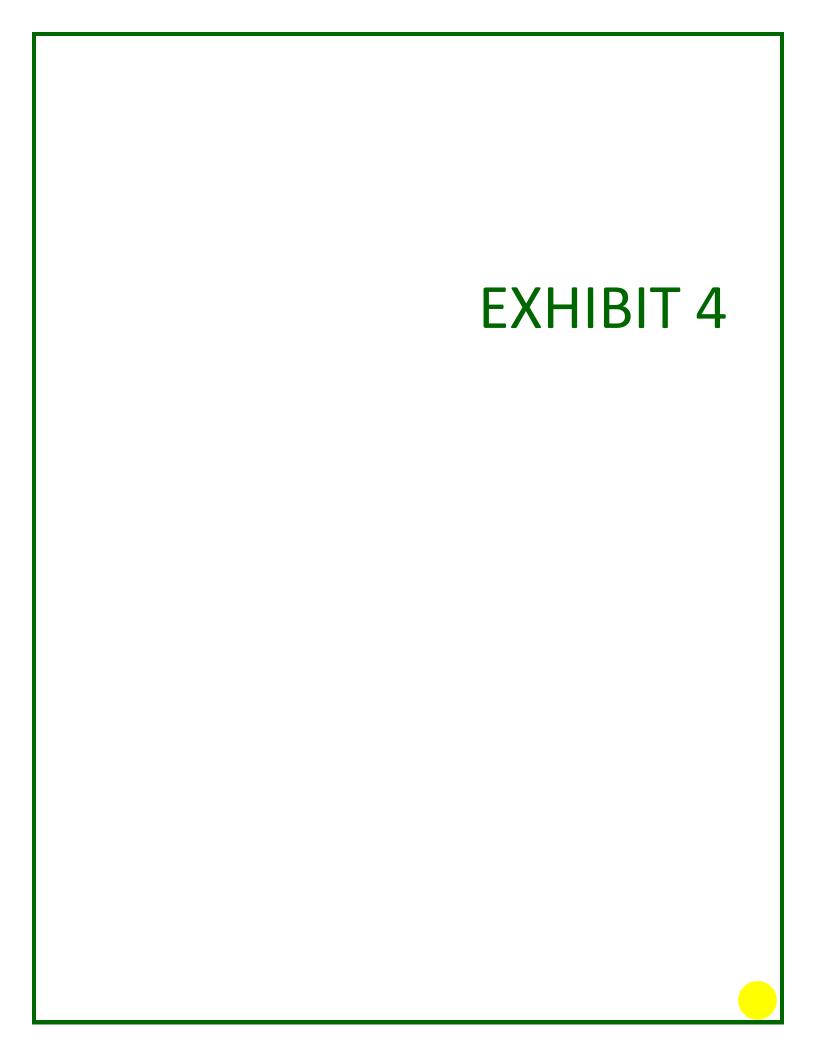
Communication Type: Spoke

Additional Comments:

Property:	AVal	on Groves	Date:	1113 125
Name - Pau	11/	Turf Application		Time in
Tur	f Application information	n	Ornamental A	pplication Information
ents & Observations:	Weed Control Liquid: Herbicide(s) Used: 1) Menor ,5 Rate/ M 2) Or Heroc 2 Rate/ M 3) Rate/ M (Per 1000 Sq. Ft.) Area(s) Treated: Herbicide Used: 1) Area(s) Treated: Total Sq.Ft. Treated 4 According to the control of t	1) Rate/ M. 2) Rate/ M. 3) Rate/ M. Target Pest: Disease Control (Per 1000 Sq. Ft.) 1) Rate/ M. 2) Rate/ M. 3) Rate/ M. 3) Rate/ M. Target Pest:	Fertilization Liquid:	Products used per 100gal 1) Rate/100 gal 2) Rate/100 gal 3) Rate/100 gal 4) Rate/100 gal 5) Rate/100 gal 5) Rate/100 gal Target Pest: Plants(s) Treated:

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
211	2025-10-24 16	S:4 Weston	17686 Blazing S	ta Three sprinkler heads are damaged and flooding the street. It is past Sawgrass POA clubhouse and before Village 3. If you were heading toward village three, it will be on the left-hand side.	k #	
210	2025-10-24 11	:(LANDRY	17555 SAWGRA	S I wanted to bring to your attention that the homeowners at 17379 and 17383 Salt Palmetto have both contacted POA management regarding damages to their properties that caused by the CDD landscaping team. They mentioned they had to handle the repairs themselves. However, they've noticed that their neighbor at 17375 Salt Palmetto appears to be receiving repairs or assistance related to similar issues. This has raised some questions, and we'd appreciate clarification on what's currently happening with that property. Could you please let us know: What the situation is regarding 17375? Whether the CDD is coordinating repairs for that property? If you'd prefer to reach out to the homeowners of 17379 and 17383 directly, we're happy to provide their contact information. Since this seems to fall outside the POA's scope, we'd appreciate your guidance on how to proceed. Thank you for your time and support. Best regards, David		
204	2025-10-14 14	l:! McKenzie	2532 alligator flag ct	Mowing of the common area behind our home is no longer being mowed. Please cut up to the fence line. Thanks!!	access blocked by pool installation debris 10/16 still no acc due to fence install on easment and two homes having pool installs	ress
182	2025-09-11 14	k:: 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.	Resident is non responsive to DTE.	
174	2025-09-05 19	0: 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!	SJRWMD #1531924 (135777-18) Serenoa Vlg Tree Removal Authorization 9/11 vendor response: Good evening, Board presented with proposal at September's meeting.	
165	2025-08-27 15	si2 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		Completed 9/25





Customer Address

Billing Address

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

Estimate: #128268

Shirley Conley

sconley@vestapropertyservices.com

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

Job Estimated Job Start Date

Proposed By

Due Date

Dead Tree Behind 2543 Alligator Flag Ct October 6, 2025

Justin Sarka

<u>Estimate Details</u>						
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:		Agreed & Accepted By:	Agreed & Accepted By:		
Justin Sarka	09/15/2025				
Down to Earth	Date	Avalon Groves CDD	Date		

Re: Item #1531924 (135777-18) Serenoa Village
Date: Thu, 28 Aug 2025 10:46:17 -0900
Subject: Item #1531924 (135777-18) Serenoa Village

Good morning Mr. Irizarry,

Thank you for contacting the District regarding the removal of one dead pine tree adjacent to 2543 Alligator Flag Ct within the conservation easement of Serenoa Village Subdivision. A conservation easement is a legal agreement designed to preserve the property in its existing natural conditions and to prevent use that would impair the environmental value of the property. Pursuant to Section 704.06, Florida Statutes, prohibited uses include, but are not limited to, the removal or destruction of trees, shrubs or other vegetation and activities detrimental to wildlife habitat preservation.

Although the recorded conservation easement prohibits the cutting and removal of vegetation, the District can authorize this action by letter when public safety is at issue. In this case, due to the potential hazard of the dead tree falling and causing damage to property, the tree may be removed/topped/felled. Please contact the owners of the conservation easement: Avalon Graves CDD to receive authorization in addition to the Districts authorization.

- · No heavy equipment may enter the conservation easement or alter the ground surface of the conservation easement.
- · No other impacts to the vegetation within the conservation easement may occur.
- · The stump of the tree remains in place.

This letter applies to the requirements of the St. Johns River Water Management District and does not relieve you of meeting the requirements of local, county or other legally constituted authorities. This authorization is only for the removal/topping/felling of the tree as shown in the photos received by the District on Tuesday, August 19th, 2025.

Should you have any questions, or require any additional information, please do not hesitate to contact me.

Aliya K Brewster

Regulatory Scientist I
Division of Regulatory Services
St. Johns River Water Management District
P.O. Box 1429 • Palatka, FL 32178-1429
Office: (407)215-1461 Cell: (407)686-3593

Email: AKBrewst@sjrwmd.com

WALK-ON EXHIBIT A

Down to Earth Landscape & Irrigation

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

Customer Address Billing Address

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

Physical Job Address

Estimate: #132014

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

Shirley Conley
,
sconley@vestapropertyservices.com

by Village 3 November 3, 2025

Proposed By
Bismark Quiles

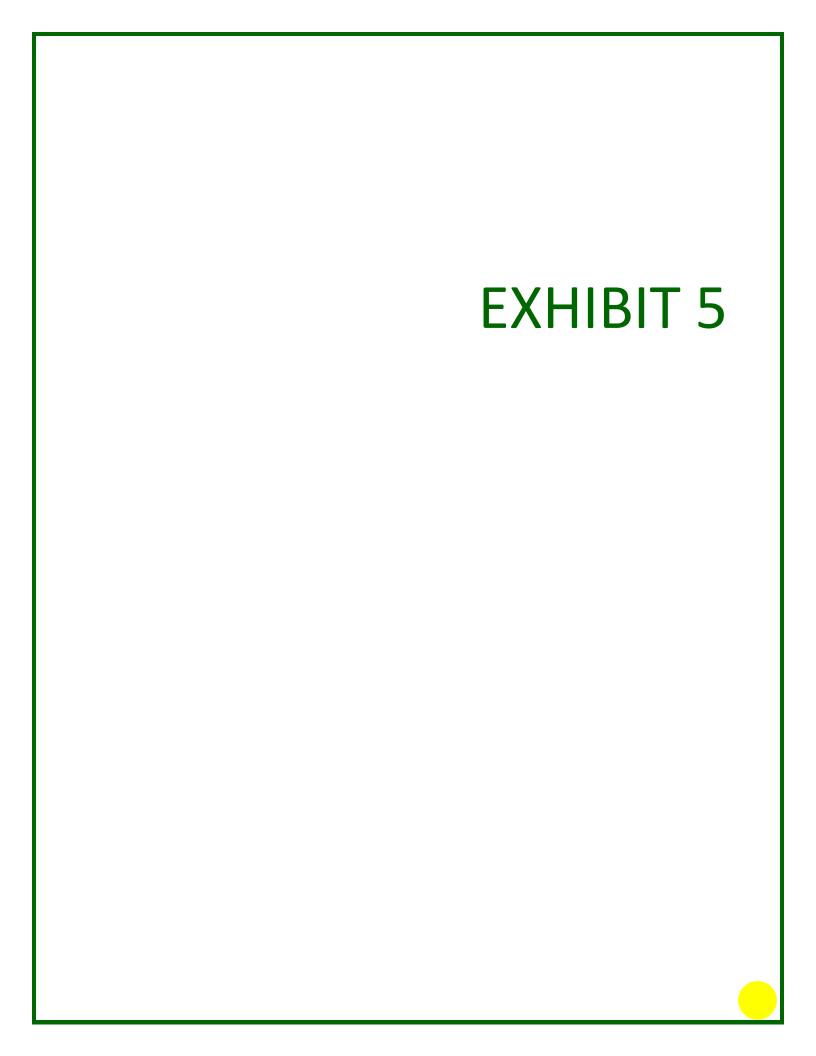
Due Date

<u>Job</u> Investigate irrigation by Village 3

Estimate Details					
Description of Services & Materials	Unit Quantit	ty Rate	Amount		
Irrigation Installation					
Irrigation Labor			\$680.00		
		Subtotal	\$680.00		
		Estimated Tax	\$0.00		
		Job Total	\$680.00		

This opportunity is to investigate possible solution for the irrigation system on the common areas. After investigation we will provide to the board the option we found.

Estimates require a 50% depo	osit to order and schedule any approved	work.		
Proposed By:		Agreed & Accepted By:	Agreed & Accepted By:	
Bismark Quiles	10/30/2025			
Down to Earth	Date	Avalon Groves CDD	Date	



FIELD OPERATIONS REPORT FOR AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT DECEMBER 2025

• DTE.

AVALON GROVE

- A meeting was held with homeowners with weeds spreading in their yards.
- Communicated with Justin about any issues I noticed when I was on-site.
- Power Pole Installation.
 - Completed.
 - There has been a report of one of the locations tripping after the lights are plugged in.
- Ongoing Issues With Street Lights.
 - Cords from the lights are hanging. (Village 3)
 - Out Lights.
 - Lights That Are Not Dimming Correctly.
 - Base Of Lights. (Collars)
- Community Entrance Repairs.
 - Juan has submitted a proposal to repair the fences at the entrances
 - I have not been able to reach him to quote us on the monument light repairs.
 - I have contacted the following companies to receive quotes.
 - All-N-One Handyman, Horizon West Designs, Saint Mary Handyman, Golden Hands Handyman, Main Street Handyman, and Handyman Services Complete.
- Sidewalks
 - During my time onsite, I rode my bike around the community to paint and map out all locations where the sidewalks are damaged and/or ledges.
- Road Hazard Sign.
 - Located at the North end of Edgemont Lane.
 - There was one of these signs that was pulled out of the ground, and one was leaning over.
 - Both have been repaired.



• Pond 18



AVALON GROVE



• Pond 12











• Pond 13.

















• Pond 16





• Pond 20.









• Pond 28





• Roundabout on Butterfly Pea Ct



Park Green Space Gold Crest Loop





• Park Next Off Basswood Lane







• Work is being done in Village 3 behind the homeowner's house.









have been torn up. Total of 9







• Edgemont Pond 59 and Green Space Leading to it.







THANK YOU

Michael Bush

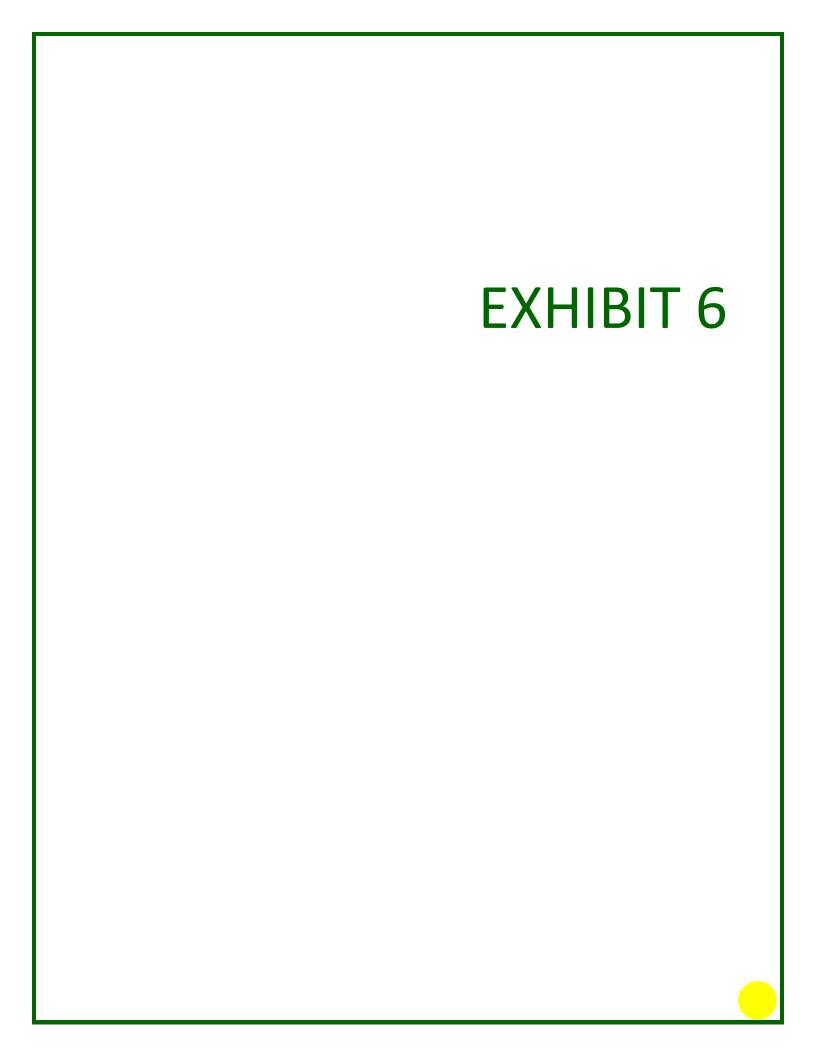
Mbush@VESTAPROPERTSERVICES.COM

Field Operations

Entry	‡ Date Creat	e Name	Address	Message	Response	Resolution / Date
138- 188	7/2025- 9/2025	Multiple Requ	uests	Monument, brown fence, and village entrance sign repair requests 138, 153, 156, 173, 188	Proposal presented at September meeting declined. Additional proposals being sought	

Streetlights

Entry ‡ Date Create Name	Message	Response	Resolution / Date	
46 2025-11-19 (Borges	2400 Palm Park Loop . Streetlight in front of house at			
	2400 Parlk Park Loop reported on 9/26. they came and			
	took the solar panel but still is out of service			
45 2025-11-18 : Ruperez	Driving out of the community from Village 3 to the			
	entrance, I counted 34 street light poles that were out.			
	Not sure if it is the timing, but wanted to make sure this			
	was reported as some areas were very dark. Thank you.			
44 2025-11-05 1 Middlebrook	Streetlight #22 behind my home at 3800 Paragon Lane			
	at the corner of Edgemont Lane and Endgemont Lane			
	at the entrance to the community. Not working			
43 2025-11-01 (Glanton	2400 Palm Park Loop, Clermont, FL 34714	Duplicate of 42		
	Pole #55			
42 2025-10-27 : Glanton	Pole #55 near 2400 Palm Park Loop, Clermont, FL			
41 2025-10-16 : Ellis	The solar panel seems to be missing from the light			
	pole.So the light's not working, and it's very dark out.			
40 2025-10-10 : VERO	#2 - at entrance to Village 2			
39 2025-09-23 : Borges	2400 Palm Park Loop			
38 2025-09-20 : Steger	The street light in front of 17160 Goldcrest Loop			
	Clermont FL 34714 is not working. Please put in a work			
	order to repair.			
37 2025-09-09 î Prabhu	17156 Goldcrest Loop Clermont FL 34714. Streets light	Listed on 9/18 Streetlight audi	t	
	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?			
152 2025-08-18 : Prabhu	Streetlights Village 3 - Serenoa Lakes Not Working	Listed on 9/18 Streetlight audi	t	
	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			
36 2025-08-12 : Likeum	Hi Address of the light is North corner of the 2425	Listed on 9/18 Streetlight audi	t	
	Southlawn Ln in village 3 lot			
35 2025-07-29 : Mastrangeli	Reporting street light Pole #42 that on any given night	Listed on 9/18 Streetlight audi	t	
<u> </u>	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			



To: Avalon Groves CDD **c/o:** Vesta Property Services

Date: October 29, 2025

Subject: Proposal for Fence Repair and Painting – Serenoa (Villa 1, Villa 2, and Villa 3)

Outdoor Ninja LLC is pleased to submit the following proposal for the **repair and painting of the wooden ranch-style fences** located at the entrances of **Serenoa Villas 1, 2, and 3**. **Scope of Work:**

- Inspect and repair any damaged, rotten, or broken fence boards and rails.
- Replace deteriorated sections as needed to restore full structural integrity.
- Sand, clean, and apply two coats of brown exterior-grade paint for a long-lasting finish.
- All materials, labor, tools, and equipment are included.

Location	Description	Total
Villa 1	Fence repair and brown painting – ranch style wood fence	\$2,800.00
Villa 2	Fence repair and brown painting – ranch style wood fence	\$2,600.00
Villa 3	Fence repair and brown painting – ranch style wood fence	\$2,400.00
	Total Project Cost (All Three Villas)	\$7,800.00

Terms & Conditions:

- Pricing includes all materials, paint, labor, and equipment.
- Estimated completion time: approximately 4–5 business days.
- A 50% deposit is required upon approval to schedule the work; the remaining balance is due upon completion.
- Work includes a **6-month warranty** on painting and repair workmanship.

We appreciate the opportunity to assist **Avalon Groves CDD** and **Vesta Property Services** in maintaining the beauty and integrity of the **Serenoa community**. Please feel free to contact us with any questions or to confirm approval so we may schedule the project accordingly.

Sincerely,

Juan Carlos Armas

Owner / Operator Outdoor Ninja LLC Licensed & Insured



Estimate

Date: 08.26.25

JOB INFORMATION

OR-CRD25006486-RE

NAME: Avalon Groves CDD

ADDRESS: 17251-17255 Sawgrass Bay

1/251-1/255 Sawgrass Bay PROPERTY TYPE: Commercial Blvd 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

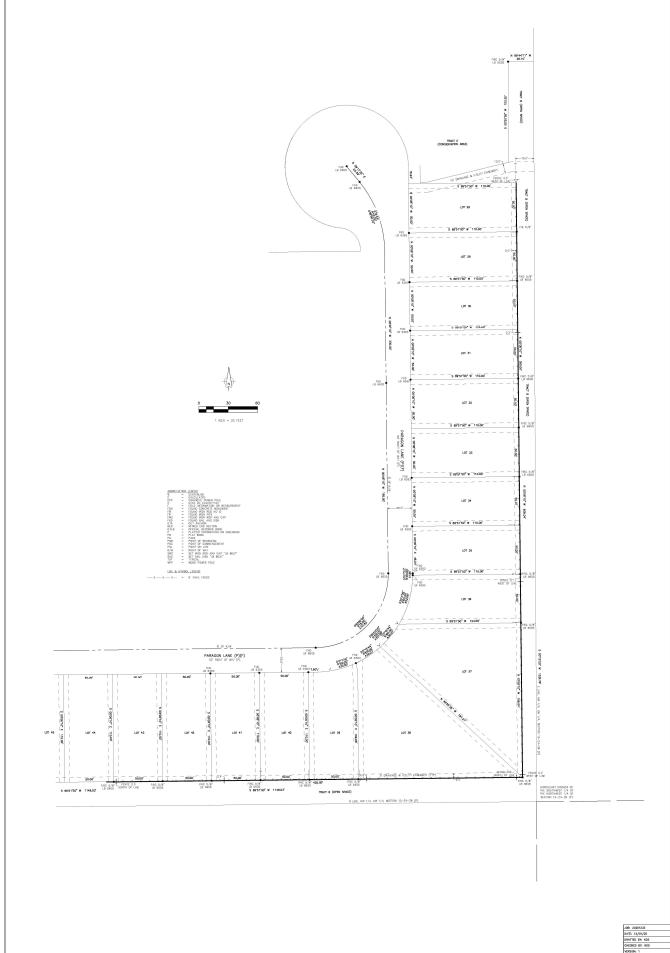
- Same as Villa 1, with modifications for dimensions.
- · Replacement of wood only where damaged.
- Pressure washing of concrete surfaces at entry of village and extending sidewalks to the last columns.
- Pressure washing and painting of all fencing, cladding, and columns to match existing finishes.

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



SKETCH

SNETUH A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE CITY, FLORIDA





DESCRIPTION LINES.

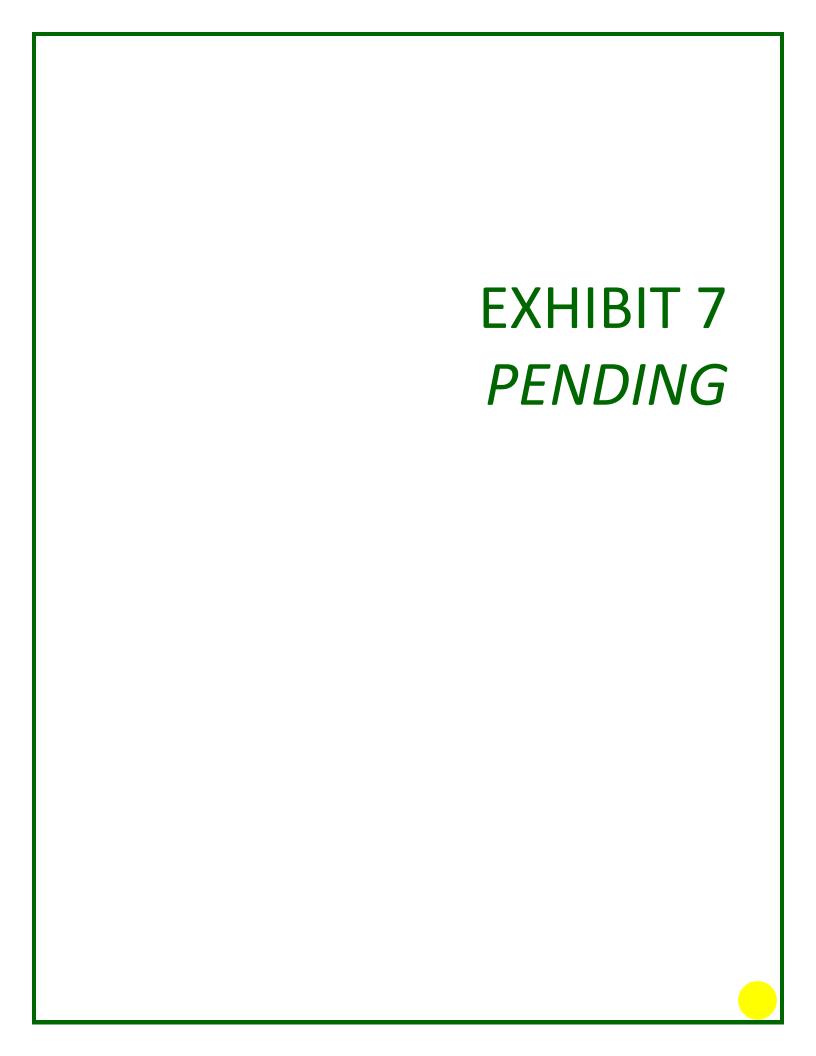
125 HAS OF REMINES SHOW HEREIN HE MAZE ON THE EAST LINE OF THE NV 1/A OF THE NV 1/A SCITION 11-54-56 BING S OFFSSY' M. PER PLAY.

2) THIS IS NOT A ROMANDY SHOPE.

2) DISSING PROPERTY AND AND OF THIS MACARITHMENT UNLESS WITH OFFSSY'S THE NVT OF MACARITHMENT SHOWS.

3) DISSINGER PROPERTY AND AND OFFSSY OF THE SHARM ON ORDINAL MORE SHOWN AND SHOPE AND SHAPE AND SHAPE

THIS SURVEY IS CERTIFIED TO:



WALK-ON EXHIBIT C

Avalon Groves Hog Trapping Update

Swine Solutions, FL

April 2024 – December 2024 – **36**

January 2025 – **0**

February 2025 – **0**

March 2025 - **2**

4/1 - traps moved based on activity reports submitted via CDD website

April 2025 – **21**

May 2025 – **6**

June 2025 – **2**

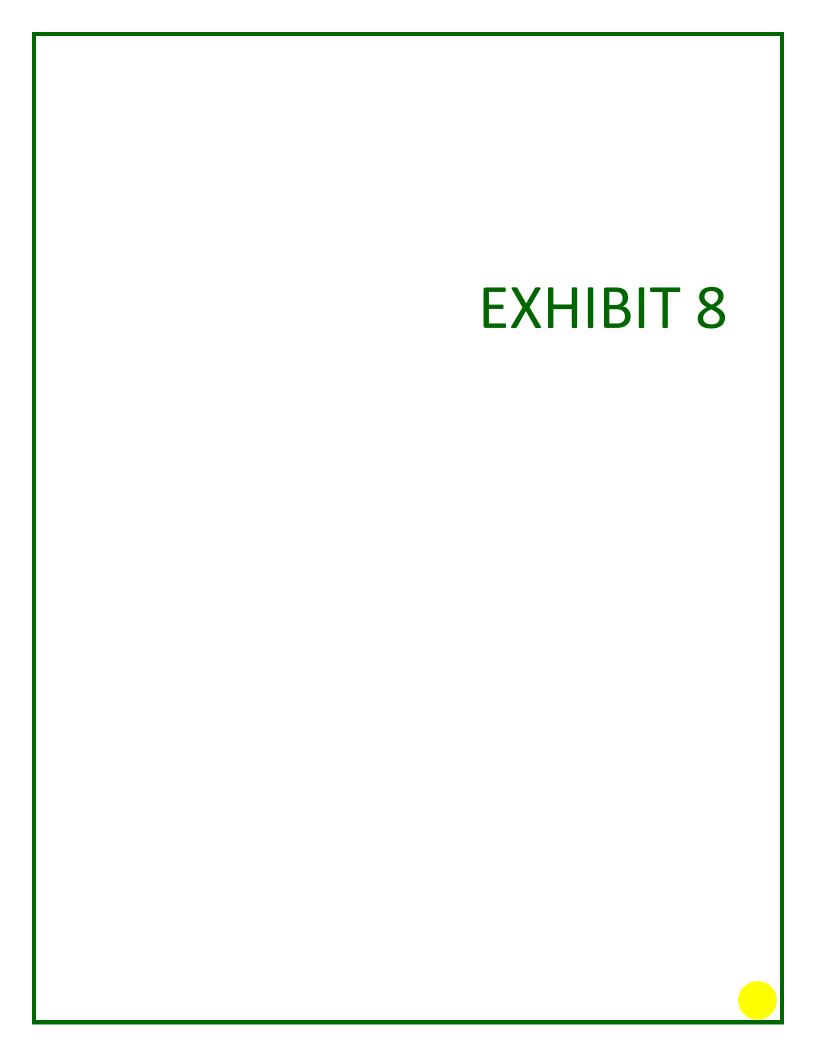
July 2025 – **1**

August 2025 – **0**

September 2025 – **2**

October 2025 – **4**

November 2025 – **3**



RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LAKE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("Board") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Lake County Supervisor of Elections ("Supervisor") to conduct the District's elections by the qualified electors of the District at the general election ("General Election").

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

- 1. **GENERAL ELECTION SEATS.** Seat 3, held by Gabriel Ruperez, Seat 4, held by Robert Wolski, and Seat 5, held by Eugene Mastrangeli, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.
- 2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lake County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.
- 3. **COMPENSATION.** Members of the Board may receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
- 4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.
- 5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District

understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

- 6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.
- 7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
 - 8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of December 2025.

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

	CHAIRPERSON/VICE CHAIRPERSON
ATTEST:	
SECRETARY/ASSISTANT SECRETARY	

EXHIBIT A

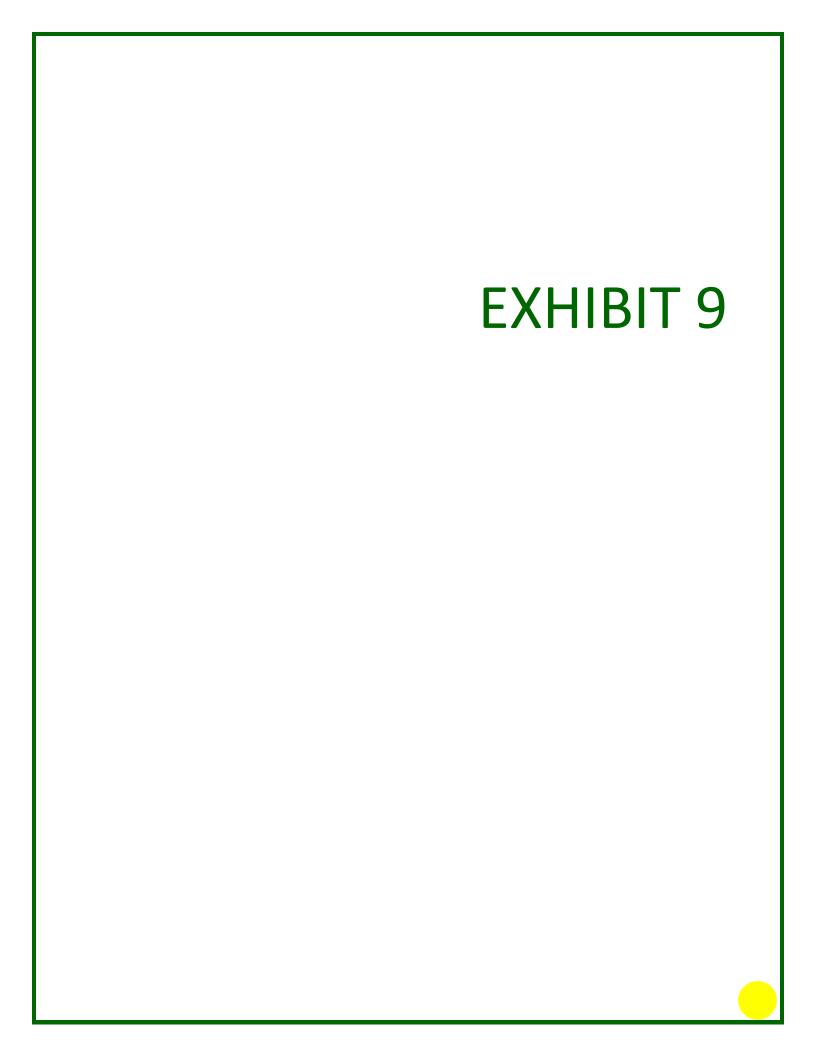
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Avalon Groves Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Lake County Supervisor of Elections located at 1898 E Burleigh Blvd, Tavares, FL 32778; Ph: (352) 343-9734. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lake County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Avalon Groves Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Lake County Supervisor of Elections.

Publish on or before May 25, 2026.



1 2 3	MINUTES OF MEETING AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT							
4 5 6 7	The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, October 30, 2025 at 10:00 a.m., at the Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are summarized as follows:							
8	FIRST ORDER OF BUSINESS:	Roll Call						
9	Mr. Beckett called the meeting	ng to order and conducted roll call.						
10	Present and constituting a quorum v	vere:						
11 12 13 14	Carl Weston (S1) Gabriel Ruperez (S3) Robert Wolski (S4) Eugene Mastrangeli (S5)	Board Supervisor, Vice Chair Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary Board Supervisor, Chair						
15	Also present were:							
16 17	John Holden	Board Supervisor, Assistant Secretary (Virtually – Joined in-progress temporarily)						
18 19 20 21 22 23	Heath Beckett Michael Bush Bennett Davenport Greg Woodcock Matt Goldrick Justin Sarka	District Manager, Vesta District Services Field Manager, Vesta District Services District Counsel, Kutak Rock LLP District Engineer, Stantec (Virtually) Account Manager, Steadfast Environmental Account Manager, Down to Earth Landscape &						
242526	Bismark Quiles	Irrigation Irrigation Manager, Down to Earth Landscape & Irrigation						
27 28	SECOND ORDER OF BUSINESS:	Audience Comments – Agenda Items (Limited to 3 minutes per individual for agenda items)						
29 30 31 32 33	Comments were heard on landscape maintenance along the fence lines bordering property with a request for a memo acknowledging CDD permission for vendors to ac CDD property to complete maintenance functions for their clients, a Supervisor code ethics, and the responsible party for the maintenance of irrigation and shrubs on the station lot within the Palms at Serenoa.							
34	THIRD ORDER OF BUSINESS:	OPERATIONS AND MAINTENANCE						
35	A. Community Managers	5						
36	1. Palms at Serer	noa HOA Update – Jasmine Correa/John Holden						
37 38		ovided an update on the fountain repairs on ponds 11 and nanked for attending the CDD meeting.						

2. 39 Serenoa POA Update – David Landry/Gene Mastrangeli 40 Mr. Mastrangeli advised that there was nothing new to report on behalf 41 of the Serenoa POA. 42 В. EXHIBIT 1: Aquatic Maintenance Report – Steadfast Environmental 43 Mr. Goldrick presented the Aquatic Maintenance Report. He discussed the algae 44 clearance due to the rain, and that lower temperatures should bring the algae bloom rate down. He responded to Supervisor and audience questions. 45 46 1. **Review of Pond Requests** 2. 47 Update on Pond 18 Flip 48 Mr. Goldrick advised the pond flip was a natural occurrence and reviewed 49 some factors that impact oxygen availability in ponds. He was advised of a report submitted by a resident to FWC regarding the pond flip. 50 51 Mr. Goldrick and Mr. Becket were asked to check with FWC to confirm 52 closure and no further action is required of the CDD. 53 Discussion on emergency reporting procedures and when a claim is 54 opened in FWC having a process in place. Educating the community was 55 discussed and it was noted that a lot of information was added to the District's website. 56 57 Mr. Goldrick discussed conditions and maintenance of pond 12 and raised the 58 option of installing an aerator. In response to a question on the lilies in pond 49, he advised that lily coverage of between 20-30% is fine. Lilies are generally left 59 60 unless removal is requested by the Board. C. EXHIBIT 2: Landscape Maintenance Report – Justin Sarka, Down To Earth 61 62 Mr. Sarka advised that an area past Village 3 does not have irrigation. Mr. Quiles 63 wants his team to confirm whether a mainline exists then, based on their 64 findiings, proposals can be presented to either connect new irrigation to the existing mainline or to the Village 3 well. Discussion followed regarding interim 65 66 watering for the new sod approximately \$300 per watering required 2-3 times a 67 week and options for sod replacement once the irrigation is installed. 68 Mr. Sarka also advised that it appears the POA vendor trimmed palm trees on 69 CDD property at the Village 2 entrance. This has voided the warranty on the 70 palm trees. Staff were asked to send a cease and desist letter to the POA 71 requesting their vendor discontinue maintenance of CDD landscape. 72 Mr. Sarka was asked to review an overgrown area between Sawgrass and Avalon 73 Groves. 74 Discussion followed on pool installation and dumping of dirt on CDD property. 75 Staff were asked to send a letter to the residents requesting CDD property be

76 returned to its original state. Mr. Sarka advised that with the installation of a 77 fence on private property pond 36 is inaccessible for mowing. 78 Mounds of dirt on the commercial property and truck use of CDD property and 79 the impact on CDD landscape and Irrigation in the vicinity of the commercial 80 property were discussed. 81 1. **Review of Landscape Requests** 82 2. Consideration of Landscape Proposals 83 EXHIBIT 3: #128268 to Remove Tree from Conservation Area a. \$1,500.00 – Previously Presented 84 85 Discussion followed on debris removal inside and outside the 86 conservation area. Permission for felling the tree was obtained by 87 the homeowner from SWFWMD. Consideration of this item was 88 postponed until the next meeting to allow the area to dry out and 89 private construction to be completed. 90 EXHIBIT 4: #129133 for Edgemont Sign Enhancement - \$2,999.93 b. 91 - Previously Presented 92 This was in response to the POA request. The cost to install new 93 irrigation in the area was discussed. Mr. Sarka affirmed that 94 installing Florida friendly plants during the rainy season would 95 negate the need for irrigation. A proposal for native planting to be presented at the May meeting was requested. 96 97 Mr. Sarka was thanked for the work completed at the roundabout and for 98 monthly communication with the liaisons. 99 Mr. Sarka was asked to follow up on the debris clean-up needed at Twin Flower 100 Court. 101 D. EXHIBIT 5: Field Operations - Michael Bush, Vesta District Services 102 Mr. Bush reviewed the Field Operations Report. It was noted that an update is 103 still pending from the POA regarding ongoing rust inhibitor service at the 104 mailboxes and entrance. 105 The sand piles on the Pacific side are growing vegetation. Staff were asked to reach out to the owners. Staging is occurring at the rear of the commercial 106 property. Mr. Bush will look at the area after the meeting. 107 108 The decorative fence repairs along Sawgrass Bay Blvd were discussed. 109 1. **Review of Field Requests** 110 2. Consideration of Field Operation Proposals

October 30, 2025

Avalon Groves CDD

EXHIBIT 12: Approval of the Minutes of the Board of Supervisors Regular

Held September 11, 2025

Meeting Held September 25, 2025

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В.

Avalon Groves CDD October 30, 2025
Regular Meeting Page 6 of 8

184 EXHIBIT 13: Acceptance of the September 2025 Unaudited Financial Report C. 185 D. EXHIBIT 14: Ratification of Approval of Sawgrass Bay Blvd/Saw Palmetto Ave 186 Streetlight Replacement Proposal - \$7,350.00 (Insurance Claim/Vehicle Collision) 187 Mr. Beckett advised the insurance claim for the streetlight had been received 188 and the light had been reinstalled. 189 On a MOTION by Mr. Wolski, SECONDED by Mr. Ruperez, WITH ALL IN FAVOR, the Board 190 approved Consent Agenda – items A-D as presented, for Avalon Groves Community Development 191 District. 192 FIFTH ORDER OF BUSINESS: LIAISON REPORTS 193 Landscape and Environmental – Gabriel Ruperez/Carl Weston A. 194 EXHIBIT 15: Review of Landscape Scoresheets 1. 195 Supervisors noted landscape was up to standard and Mr. Sarka was 196 responding to them. 197 2. EXHIBIT 16: Discussion on Revised Landscape Scoresheets and Visual 198 Inspection Calendar 199 This item was presented at a prior workshop, The calendar highlighted 200 the dates the liaisons would complete their audits. 201 3. EXHIBIT 17: Report on Sunshine Water Irrigation at 17530 Blazing Star 202 Circle (Holden) 203 Mr. Beckett reviewed the report created by Mr. Holden. Mr. Woodcock 204 will confirm ownership. 205 4. WALK-ON EXHIBIT A: Discussion on Landscape Grievance (McQueen) 206 Mr. Beckett reviewed the grievance and advised the contractor is 207 responsible for any damages. There has been communication between 208 the residents and contractor representatives. District staff will be 209 present for the meeting for information purposes only. 210 В. Amenities and Infrastructure – John Holden/Gene Mastrangeli 211 1. EXHIBIT 18: Report on Pulte Sign Posted on District Property (Holden) 212 Supervisors noted their appreciation of Mr. Holden for handling this item. 213 Mr. Mastrangeli advised that the power poles for Village 1 and Edgemont 214 entrances were installed and provided an update on the communications with 215 the vendor regarding their repairs. The vendor has changed their service 216 contractor and is making changes to improve service of the lights. Thirteen of the lights that were out have been repaired, and the remaining lights are 217 218 scheduled for repair in the next couple of weeks. A QR Code will be posted on

each one of the poles so that residents can submit repair reports directly to the

vendor. The vendor will maintain the list and report back to the District with

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221 updates on the repair schedules. Software installation is planned for reporting 222 of amperage so the vendor can be pro-active in their maintenance service. 223 C. Public Safety - Carl Weston/Robert Wolski 224 Mr. Weston noticed progress is being made on the traffic light. 225 Mr. Wolski discussed the condition of the sidewalks and requested staff locate 226 the repair sites and forward to Lake County Public Works department. Mr. Bush 227 will spray the locations with neon paint and document the locations for 228 reporting purposes. Supervisors requested an annual reporting of the sidewalks 229 for submission to Lake County. 230 D. Finance – Gene Mastrangeli/Robert Wolski 231 Mr. Wolski advised that the District is under budget for December. He thanked 232 staff and Supervisors for making fiscally responsible decisions. Mr. Beckett 233 advised the Reserve Study should be completed by the end of the year. 234 Discussion followed on unspent funds and the future Reserve Fund. Mr. 235 Davenport advised of some limitations on District investments due to utilizing 236 public funds. A question was raised regarding insurance for accounts holding 237 more than \$250,000.00. Mr. Beckett will check with the Finance team on the 238 protections in place for the accounts holding District funds. 239 SIXTH ORDER OF BUSINESS: **Supervisor Requests** (Includes Next Meeting 240 Agenda Item Requests) 241 A. Next Workshop Agenda Items 242 **Emergency Reporting Process** 1. 243 2. Liaison Roles – re-designation 244 3. Newsletter – purpose and content 245 В. Next Meeting Agenda Items 246 **SEVENTH ORDER OF BUSINESS: Audience Comments – New Business** (Limited to 247 3 minutes per individual for non-agenda items) 248 Mr. Mastrangeli responded to a question regarding the ACC's awareness of the CDD's 249 easement encroachment process. Mr. Wolski responded to a question regarding the 250 allocations for hog trapping cost share agreement. A revision on the cost share 251 agreement will be reviewed at the next meeting. In response to a request for an update on the fence survey, staff recommended coordinating with the HOA and POA. 252 253 **EIGHTH ORDER OF BUSINESS: Next Workshop Attendance Check** 254 The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on 255 November 13, 2025 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 256 34714. 257 All Supervisors present affirmed their intent to attend the workshop. 258 **NINTH ORDER OF BUSINESS: Next Meeting Quorum Check**

Page 8 of 8 Regular Meeting 259 The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on 260 December 4, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 261 34714. 262 Messrs. Mastrangeli, Weston, and Wolski affirmed their intent to attend the meeting in 263 person. 264 **TENTH ORDER OF BUSINESS: Exhibit 19: Action Items Summary** 265 Α. **District Manager** 266 Try to contact the commercial property to see if they can remove the 267 piles 268 2. Contact Lake County regarding the sidewalks 269 3. Ask accounting about the protections in place for CDD funds 270 **ELEVENTH ORDER OF BUSINESS:** Adjournment 271 On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board 272 adjourned the meeting at 12:07 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 273 274 considered at the meeting is advised that person may need to ensure that a verbatim record of 275 the proceedings is made, including the testimony and evidence upon which such appeal is to be 276 based. 277 Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed 278 meeting held on December 4, 2025. 279 ☐ Kyle Darin, Secretary 280 ☐ Eugene Mastrangeli, Chair

☐ Carl Weston, Vice Chair

October 30, 2025

Avalon Groves CDD

281

☐ Heath Beckett, Assistant Secretary



Avalon Groves Community Development District

Financial Statements
(Unaudited)

October 31, 2025



Avalon Groves CDD Balance Sheet October 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	\$ 280,524	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ -	280,544
3 Trust Accounts:								
4 Revenue Fund	-	12,035	54,036	(33,925)	11,301	22,566	10,492	76,505
5 Interest Fund	-	60,138	184,419	66,125	55,474	99,673	43,838	509,667
6 Reserve Fund	-	203,243	601,536	105,661	19,377	168,781	32,280	1,130,878
7 Prepayment Fund	-	19	125	1,598	-	251	-	1,993
8 Sinking Fund	-	33	91	75,000	30	35	17	75,205
9 Principal	-	-	-	75,000	-	-	-	75,000
10 Cost Of Issuance	-	-	-	-	-	-	(1)	(1)
11 Bond Redemption	-	-	-	53	-	0	-	53
12 Acquisition & Construction	-	0	1	17,309	5	88,806	11,049	117,170
13 Accounts Receivable	2,790	-	-	-	-	-	-	2,790
14 On-Roll Assessments Receivable	1,319,762	170,338	500,600	210,250	193,100	336,400	128,675	2,859,125
15 Due From Other Funds	-	256	752	316	290	505	193	2,312
16 Undeposited Funds	-	-	-	-	-	-	-	· -
17 Prepaid Expenses	_	_	-	_	-	-	-	-
18 Deposits	541	-	-	-	-	-	-	541
19 TOTAL ASSETS	1,603,617	446,061	1,341,580	517,387	279,576	717,017	226,544	5,131,781
20 <u>LIABILITIES</u>								
21 Accounts Payable	1,513	-	-	-	-	-	-	1,513
22 On-Roll Deferred Revenue	1,319,762	170,338	500,600	210,250	193,100	336,400	128,675	2,859,125
23 Accrued Expenses	-	-	-	-	-	-	-	-
24 Due To Other Funds	2,312							2,312
25 TOTAL LIABILITIES	1,323,587	170,338	500,600	210,250	193,100	336,400	128,675	2,862,950
26 FUND BALANCE								
27 Nonspendable								
28 Prepaid & Deposits	_	_	_	_	_	_	_	_
29 Capital Reserves								
30 Operating Capital	220,425	_	_	_	_	_	_	220,425
31 Unassigned	59,604	275,723	840,980	307,137	86,476	380,617	97,869	2,048,406
32 TOTAL FUND BALANCE	280,029	275,723	840,980	307,137	86,476	380,617	97,869	2,268,832
101.121 UND DIMENTOL	200,027	210,120	040,700	501,151	00,470	200,017	21,002	2,200,002
33 TOTAL LIABILITIES & FUND BALANCE	1,603,617	446,061	1,341,580	517,387	279,576	717,017	226,544	5,131,781

Avalon Groves CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance For the period from October 1, 2025 to October 31, 2025

		FY 2026 Adopted Budget		FY 2026 Month of October		FY 2026 Actual Year-to-Date		VARIANCE Over (Under) to Budget		% Actual YTD / FY Budget
1	REVENUES									
2	Special Assessment	\$	1,319,762	\$	-	\$	-	\$	(1,319,762)	0%
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	\$	-	\$		\$	(1,322,552)	0.00%
_										
7	<u>EXPENDITURES</u>									
8	GENERAL ADMINISTRATIVE									
9	Supervisor Compensation	\$	12,000	\$	-	\$	-	\$	(12,000)	0%
10	District Management Services		36,338		3,028		3,028		(33,310)	8%
11	Bank Fees		150		-		-		(150)	0%
12	Auditing		3,400		-		-		(3,400)	0%
13	Regulatory and Permit Fees		175		175		175		-	100%
14	Legal Advertisements		4,000		231		231		(3,769)	6%
15	Engineering Services		40,000		-		-		(40,000)	0%
16	Legal Services		45,000		-		-		(45,000)	0%
17	Technology & Website Admin.		2,015		1,515		1,515		(500)	75%
18	Miscellaneous (Appraisal, Mailing, Etc.)		1,500		_		-		(1,500)	0%
19	TOTAL GENERAL ADMINISTRATIVE		144,578		4,949		4,949		(139,629)	3.42%
20	INSURANCE						_			
21	Insurance		35,181		32,326		32,326		(2,855)	92%
22	TOTAL INSURANCE		35,181		32,326		32,326		(2,855)	91.88%
-				-	<u> </u>					
23	DEBT SERVICE ADMIN.									
24	Disclosure Report		6,624		7,624		7,624		1,000	115%
25	Arbitrage Rebate Report		2,000		-		_		(2,000)	0%
26	Trustee Fees		24,500		7,000		7,000		(17,500)	29%
27	TOTAL DEBT SERVICE ADMINISTRATION		33,124	-	14,624		14,624		(18,500)	44.15%
28	UTILITIES:									
29	Utilities-Electricity		12,000		689		689		(11,311)	6%
30	Streetlights		295,000		21,990		21,990		(273,010)	7%
31	Utility Water		35,000		397		397		(34,603)	1%
32	TOTAL UTILITIES:		342,000		23,077		23,077		(318,923)	6.75%
-	1011111011111111111		0.2,000		20,077	-			(610,520)	01.070
33	PHYSICAL ENVIRONMENT:									
34	Lake & Pond Maintenance		60,000		3,460		3,460		(56,540)	5.77%
35	Landscape Maintenance		314,715		27,672		27,672		(287,043)	9%
36	Landscape - Replenishment		76,000		52,912		52,912		(23,088)	70%
37	Wetland Mitigation & Monitoring		45,000		-		-		(45,000)	0%
38	Field Management		6,814		568		568		(6,246)	8%
39	Field Contingency		88,900		175		175		(88,725)	0%
40	Hardscape Repairs & Maint.		15,000		750		750		(14,250)	5%
41	Stormwater Reporting		25,000		-		-		(25,000)	0%
42	Porter Services		10,000		610		610		(9,390)	6%
43	Pond Plantings and Erosion Control		15,000		-		-		(15,000)	0%
44	Fountain Repair		2,700		-		-		(2,700)	0%

	FY 2026	FY 2026	FY 2026	VARIANCE	% Actual
	Adopted	Month of	Actual	Over (Under)	YTD /
	Budget	October	Year-to-Date	to Budget	FY Budget
45 Midge Fly Treatment	45,000	-	-	(45,000)	0%
46 Playground Repairs & Maint.	9,000	-	-	(9,000)	0%
47 Wildlife Removal	18,600	1,550	1,550	(17,050)	8%
48 TOTAL PHYSICAL ENVIRONMENT	731,729	87,696	87,696	(980,509)	11.98%
49 RESERVE:					
50 Reserve Study	5,000	2,350	2,350	(2,650)	47.00%
51 Reserve Contribution	30,940	-	-	(30,940)	0%
50 TOTAL RESERVE	35,940	2,350	2,350	(1,624,542)	6.54%
51 TOTAL EXPENDITURES	1,322,552	165,022	165,022	(2,104,449)	12.48%
52 REVENUES OVER (UNDER) EXPENDITURES	- <u> </u>	(165,022)	(165,022)	781,897	
53 OTHER FINANCING SOURCES & USES					
54 Transfers In	-	-	-	-	
55 Transfers Out	-	-	-	-	
56 TOTAL OTHER FINANCING SOURCES & USES	_ .				
57 NET CHANGE IN FUND BALANCE	- 	(165,022)	(165,022)	(165,022)	
58 Fund Balance - Beginning			445,051	445,051	
59 FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 280,029	\$ 280,029	

Avalon Groves CDD Debt Service 2017 (AA1)

	A	FY 2026 Adopted Budget		FY 2026 Actual Year-to-Date		ARIANCE er (Under) o Budget
1 REVENUES		Duaget		ar to Dute		o Duaget
2 Special Assessments	\$	170,338	\$	-	\$	(170,338)
3 Lot Closings		_		-		_
4 Interest		-		934		934
5 Prepayments		_		-		-
6 TOTAL REVENUES		170,338		934		(169,403)
7 EXPENDITURES						
8 Interest Expense						
9 * November 1, 2025		60,981		-		(60,981)
10 May 1, 2026		60,981		-		(60,981)
11 November 1, 2026		59,856		-		(59,856)
12 Principal Retirement						
13 May 1, 2026		45,000		-		(45,000)
14 Principal Prepayment						
15 TOTAL EXPENDITURES		165,838		-		(165,838)
16 REVENUES OVER (UNDER) EXPENDITURES		4,500		934		(3,566)
17 OTHER FINANCING SOURCES (USES)						
18 Transfers In		_		-		-
19 Transfers Out		_		-		-
20 TOTAL OTHER FINANCING SOURCES (USES)		-		-		-
21 NET CHANGE IN FUND BALANCE		4,500		934		(3,566)
22 Fund Balance - Beginning		1,500		274,789		(5,500)
23 FUND BALANCE - ENDING - PROJECTED	\$	4,500	\$	275,723	\$	271,223
* financed by prior year revenues						

^{*} financed by prior year revenues

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

		FY 2026 Adopted Budget		FY 2026 Actual Year-to-Date		Ove	RIANCE er (Under) Budget
1 R	EVENUES						
2	Special Assessments	\$	500,600	\$		\$	(500,600)
3	Lot Closings		-		-		-
4	Interest		-		2,850		2,850
5	Prepayments						
6 T	OTAL REVENUES		500,600		2,850		(497,750)
7 <u>E</u>	<u>XPENDITURES</u>						
8	Interest Expense						
9	* November 1, 2025		185,303		-		(185,303)
10	May 1, 2026		185,303		-		(185,303)
11	November 1, 2026		181,809		-		(181,809)
12	Principal Retirement						
13	May 1, 2026		130,000		-		(130,000)
14	Principal Prepayment						_
15 T	OTAL EXPENDITURES		497,113		-		(497,113)
1.6		_	2.40=		2.050		((20)
16 <u>R</u>	EVENUES OVER (UNDER) EXPENDITURES	_	3,487		2,850		(638)
17 O	THER FINANCING SOURCES (USES)						
	Transfers In		_				_
	Transfers Out		_		_		_
	OTAL OTHER FINANCING SOURCES (USES)	_					
	o milioni de de la completa (Colle)			-			
21 N	ET CHANGE IN FUND BALANCE		3,487		2,850		(638)
22	Fund Balance - Beginning		· · · · · · · · · · · · · · · · · · ·		838,109		
	UND BALANCE - ENDING - PROJECTED	\$	3,487	\$	840,959	\$	837,472
*	C.,	_					

^{*} financed by prior year revenues

Avalon Groves Community Development District Debt Service 2019 (AA1)

	FY 2026 Adopted Budget		FY 2026 Actual Year-to-Date		Ove	ARIANCE er (Under) o Budget
1 REVENUES						, Duaget
2 Special Assessments	\$	210,250	\$	-	\$	(210,250)
3 Lot Closings		-		-		-
4 Interest		-		988		988
5 Prepayments		<u> </u>		-		
6 TOTAL REVENUES	_	210,250		988		(209,263)
7 EXPENDITURES						
8 Interest Expense						
9 * November 1, 2025		66,074		-		(66,074)
10 May 1, 2026		64,686		-		(64,686)
11 November 1, 2026		64,686		-		(64,686)
12 Principal Retirement						
13 * November 1, 2025		75,000		-		(75,000)
14 November 1, 2026		80,000		-		(80,000)
15 Principal Prepayment		<u> </u>		-		
16 TOTAL EXPENDITURES		209,373		-		(209,373)
17 REVENUES OVER (UNDER) EXPENDITURES		878		988		110
18 OTHER FINANCING SOURCES (USES)						
19 Transfers In		-		-		-
20 Transfers Out		<u> </u>		-		
21 TOTAL OTHER FINANCING SOURCES (USES)		-		-		-
22 NET CHANGE IN FUND BALANCE		878		988		110
23 Fund Balance - Beginning				288,840		
24 FUND BALANCE - ENDING - PROJECTED	\$	878	\$	289,828	\$	288,950

^{*} financed by prior year revenues

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

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 <u>REVENUES</u>			
2 Special Assessments	\$ 193,100	\$ -	\$ (193,100)
3 Lot Closings	-	-	-
4 Interest	-	292	292
5 Prepayments			
6 TOTAL REVENUES	193,100	292	(192,808)
7 EXPENDITURES 8 Interest Expense			
9 * November 1, 2025	55,469	-	(55,469)
10 May 1, 2026	55,470	-	(55,470)
11 November 1, 2026	54,569	-	(54,569)
12 Principal Retirement			
13 May 1, 2026	80,000	-	(80,000)
14 Principal Prepayment			
15 TOTAL EXPENDITURES	190,039	-	(190,039)
16 REVENUES OVER (UNDER) EXPENDITURES	3,062	292	(2,769)
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out		<u>-</u>	
20 TOTAL OTHER FINANCING SOURCES (USES)			
21 NET CHANGE IN FUND BALANCE	3,062	292	(2,769)
22 Fund Balance - Beginning		86,179	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,062	\$ 86,471	\$ 83,410
ψ (° 11 ·			

^{*} financed by prior year revenues

Avalon Groves Community Development District Debt Service 2021 (AA3)

	A	FY 2026 Adopted Budget		FY 2026 Actual Year-to-Date		ARIANCE er (Under) o Budget
1 <u>REVENUES</u>						
2 Special Assessments	\$	336,400	\$	-	\$	(336,400)
3 Lot Closings		-		-		-
4 Interest		-		997		997
5 Prepayments		_		-		-
6 TOTAL REVENUES		336,400		997		(335,403)
7 EXPENDITURES 8 Interest Expense						
9 * November 1, 2025		99,622		-		(99,622)
10 May 1, 2026		99,623		-		(99,623)
11 November 1, 2026		98,019		-		(98,019)
12 Principal Retirement						
13 May 1, 2026		135,000		-		(135,000)
14 Principal Prepayment		_		-		-
15 TOTAL EXPENDITURES		332,642		-		(332,642)
16 REVENUES OVER (UNDER) EXPENDITURES		3,758		997		(2,761)
17 OTHER FINANCING SOURCES (USES)						
18 Transfers In		_		-		-
19 Transfers Out		_		-		-
20 TOTAL OTHER FINANCING SOURCES (USES)		-		-		-
21 NET CHANGE IN FUND BALANCE		3,758		997		(2,761)
22 Fund Balance - Beginning				290,814		
23 FUND BALANCE - ENDING - PROJECTED	\$	3,758	\$	291,811	\$	288,053
* C						

^{*} financed by prior year revenues

Avalon Groves Community Development District Debt Service 2022 (AA4)

	FY 2026 Adopted Budget		FY 2026 Actual Year-to-Date		Ove	RIANCE er (Under) Budget
1 REVENUES						_
2 Special Assessments	\$	128,675	\$	-	\$	(128,675)
3 Lot Closings		-		-		-
4 Interest		-		296		296
5 Prepayments	_					
6 TOTAL REVENUES	_	128,675		296		(128,379)
7 EXPENDITURES						
8 Interest Expense						
9 * November 1, 2025		43,838		-		(43,838)
10 May 1, 2026		43,838		-		(43,838)
11 November 1, 2026		43,038		-		(43,038)
12 Principal Retirement						
13 May 1, 2026		40,000		-		(40,000)
14 Principal Prepayment		-		_		
15 TOTAL EXPENDITURES		126,875				(126,875)
16 REVENUES OVER (UNDER) EXPENDITURES		1,800		296		(1,504)
10 REVENUES OVER (UNDER) EAI ENDITURES		1,000		290		(1,304)
17 OTHER FINANCING SOURCES (USES)						
18 Transfers In		_		_		-
19 Transfers Out		_		_		-
20 TOTAL OTHER FINANCING SOURCES (USES)		-		-		-
21 NIEW CHANCE IN EURID DAT ANCE	_	1 000		207		(1.504)
21 NET CHANGE IN FUND BALANCE		1,800		296		(1,504)
Fund Balance - Beginning		1 000	Φ.	86,524	Φ.	05.010
23 FUND BALANCE - ENDING - PROJECTED		1,800	\$	86,819	\$	85,019

^{*} 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, 2025 to October 31, 2025

2021 PH 3/4 2017 (AA1) 2017A-1 (AA2) 2019 2021 (AA3) 2022 (AA4) Actual Actual Actual Actual Actual Actual Year-to-Date Year-to-Date Year-to-Date Year-to-Date Year-to-Date Year-to-Date Total 1 REVENUES \$ 2 Developer Funding Insurance Claim 53 0 292 381 Interest 36 5 TOTAL REVENUES 53 292 0 36 381 6 **EXPENDITURES** Dissemination Agent 8 Trust Fund Accounting 9 Arbitrage 10 Trustee Fees 11 Requisitions 12 TOTAL EXPENDITURES 13 REVENUES OVER (UNDER) EXPENDITURES 53 0 292 36 381 14 OTHER SOURCES (USES) 15 Transfer In 16 Transfer Out 17 TOTAL OTHER SOURCES (USES)

21

0

0

0

5

5

292

88,514

88,806

36

11,013

11,049

381

116,809

117,190

53

17,256

17,309

18 NET CHANGE IN FUND BALANCE

20 FUND BALANCE - ENDING - PROJECTED

19 Fund Balance - Beginning

Avalon Groves Community Development District Check Register FY2026

Date	Number	Name	Memo Deposit	Payments	Balance
9/30/2025		Beginning of Year			467,451.20
10/01/2025	100443	Down to Earth	Invoice: 152177 (Reference: Landscape Maintenance Sept 25.)	27,110.25	440,340.95
10/01/2025	100444	Steadfast Alliance	Invoice: SA-14921 (Reference: Routine Aquatic Maintenance Sept 25.)	3,460.00	436,880.95
10/02/2025	100445	Down to Earth	Invoice: 156096 (Reference: Main line repairs.)	330.11	436,550.84
10/02/2025	100447	Down to Earth	Invoice: 156243 (Reference: Mulch installation.)	21,000.00	415,550.84
10/02/2025	100225ACH1	Sunshine Water Services	Goldcrest Loop Playground 7/22/25 - 8/19/25	23.43	415,527.41
10/02/2025	100225ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/23/25 - 8/20/25	20.59	415,506.82
10/02/2025	100225ACH3	SECO Energy	16920 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025	198.00	415,308.82
10/02/2025	100225ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 08/14/2025 TO 09/15/2025	48.00	415,260.82
10/02/2025	100225ACH5	SECO Energy	17325 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025	384.00	414,876.82
10/02/2025	100225ACH6	SECO Energy	17052 Basswood Lane 08/14/2025 TO 09/15/2025	50.00	414,826.82
10/02/2025	100225ACH7	SECO Energy	17650 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025	139.00	414,687.82
10/07/2025	100448	Kutak Rock LLP	Invoice: 3628584 (Reference: General Counsel Aug 25.)	3,582.02	411,105.80
10/07/2025	100449	Vesta District Services	Invoice: 428923 (Reference: Management Fees Oct 25.)	3,596.00	407,509.80
10/08/2025	1779	Egis Insurance and Risk Advisors	Insurance FY 10/1/25 - 10/1/26 Policy # 100125288	32,326.00	375,183.80
10/10/2025	100450	HV Solar Lighting	Invoice: 517 (Reference: Street Lights Oct 25.) Invoice: 518 (Reference: Street Light Project	21,990.40	353,193.40
10/10/2025	100451	Vesta District Services	Invoice: 429040 (Reference: Billable Expenses - Sept 2025.)	43.64	353,149.76
10/14/2025	1780	Custom Reserves, LLC	Reference: Reserve Study.	2,350.00	350,799.76
10/14/2025	100452	Vesta District Services	Invoice: 428971 (Reference: FY?2026 Dissmination Agent Fee.)	6,624.00	344,175.76
10/14/2025	100453	Orlando Sentinel	Invoice: 124788662000 (Reference: Legal Advertising.)	331.93	343,843.83
10/14/2025	100454	Fountain Design Group, Inc.	Invoice: 37376A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)	175.00	343,668.83
10/14/2025	100455	Down to Earth	Invoice: 156530 (Reference: Irrigation Repairs.)	25,631.77	318,037.06
10/14/2025	101425ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/29/25 - 8/28/25	303.29	317,733.77
10/16/2025	100456	Stantec Consulting Services,Inc	Invoice: 2466262 (Reference: Engineering Services Sept 25.)	1,139.11	316,594.66
10/23/2025	100457	Clean Star Services	Invoice: 16342 (Reference: Monthly Trash Service for Oct 25.)	610.00	315,984.66
10/23/2025	100458	Kutak Rock LLP	Invoice: 3641617 (Reference: General Counsel Sept 25.)	4,549.69	311,434.97
10/28/2025	1781	SchoolNow	Reference: ADA Website Management.	1,515.00	309,919.97
10/28/2025	1782	Disclosure Technology Services LLC	DTS MUNI - CDASaaS, 1 Year Subscription FY25/26	1,000.00	308,919.97
10/30/2025	100459	Mighty Clean Pressure Washing	Invoice: 1421 (Reference: Pressure washing.)	750.00	308,169.97
10/30/2025	103025ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 8/27/25 - 9/24/25	16.61	308,153.36
10/30/2025	103025ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 8/26/25 - 9/23/25	41.53	308,111.83
10/30/2025	103025ACH3	Sunshine Water Services	17851 Blazing Star Circle Irrigation 8/27/25 - 9/24/25	16.61	308,095.22
10/30/2025	103025ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/20/25 - 9/18/25	20.61	308,074.61
10/30/2025	103025ACH5	Sunshine Water Services	Goldcrest Loop Playground 8/19/25 - 9/18/25	24.13	308,050.48
10/31/2025	103125ACH5	SECO Energy	17650 Sawgrass Bay Blvd 09/15/2025 TO 10/14/2025	115.00	307,935.48
10/31/2025	103125ACH4	SECO Energy	17052 Basswood Lane 09/15/2025 TO 10/14/2025	46.00	307,889.48
10/31/2025	103125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 09/15/2025 TO 10/14/2025	336.00	307,553.48
10/31/2025	103125ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 09/15/2025 TO 10/14/2025	44.00	307,509.48
10/31/2025	103125ACH1	SECO Energy	16920 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025	148.00	307,361.48
10/31/2025	100460	Steadfast Alliance	Invoice: SA-15960 (Reference: Routine Aquatic Maintenance Oct 25.)	3,460.00	303,901.48
10/31/2025	100461	Down to Earth	Invoice: 155382 (Reference: Landscape Maintenance Oct 25.) Invoice: 156271 (Reference: Landsc	27,671.59	276,229.89
10/31/2025			Deposit	2,308.26	278,538.15
10/31/2025			Deposit	1,985.35	280,523.50
10/31/2025		End of Month	4	,293.61 191,221.31	280,523.50

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

	Bank United (Operating Account)		
Balance per Bank Statement	\$	343,640.18	
Construction Cash in Operating Account		(20.00)	
Plus: Deposits in Transit		-	
Less: Outstanding Checks		63,096.68	
Adjusted Bank Balance	\$	280,523.50	
Beginning Bank Balance per Books		467,451.20	
Deposits		4,293.61	
Disbursements		191,221.31	
Balance per Book	\$	280,523.50	

Avalon Groves CDD Summary for October 2025

At the end of October there was spendable cash in the amount of \$280,524. This cash balance is net of items, such as, accounts payable and any monies due to others. There are assessments outstanding which means that 0% of assessments have been collected by the tax collector and forwarded to the District.

By the end of October, 8.33% of the annual budget is "expected" to be expended. Expenses through the month of October amount to \$162,266 which is 12.27% of the budget for the fiscal year. This means the District is under budget through October.

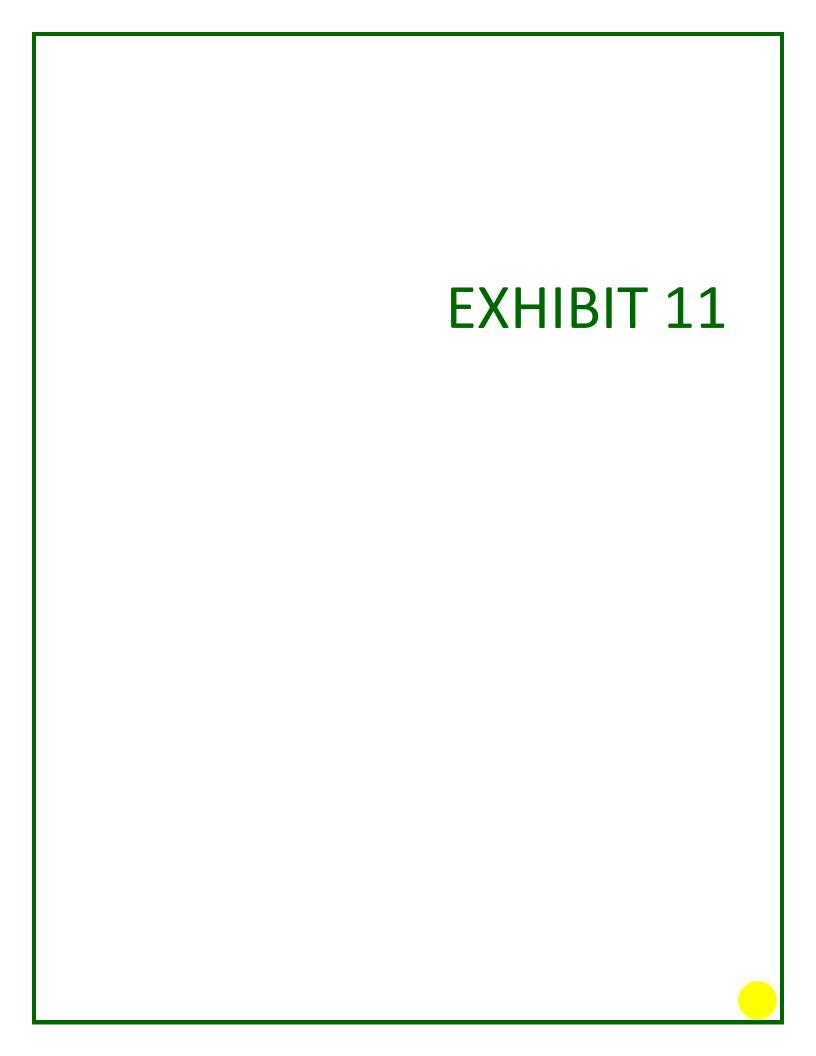
The largest expenditures are for physical environment at \$87,086. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal.

Although the total expenses uses 12.27% which is more than the 8.33% of the budget already this year. This is due to the one time insurance payment.

The Disclosure Report had a budget of \$6,624 but actually cost \$7,624 this works out to be 115% of the budget for that expense.

Avalon Groves Financial Summary October 31, 2025

			Cash	& Asset	Re-cap							
	Genera	al Fund	DS 2017	DS	2017A-1	[OS 2019	DS 2	021 Ph 3-4	DS 2021	ı	OS 2022
Cash Balance	\$	280,524										
Trust Balances (Restricted to DS)			275,467		840,207		289,512		86,182	291,306		86,62
Trust Balances (Restricted to A&C)			0		1		17,309		5	88,806		11,04
Less: Accounts Payable		1,513	-		-		-		-	-		-
Less: Due to Other Funds		2,312			-		-		-			-
Net Cash Balance	\$	276,698	\$ 275,468	\$	840,208	\$	306,821	\$	86,186	\$ 380,112	\$	97,67
Plus: Prepaids & Deposits		541	-		-		-		-	-		_
Plus: Assessments Receivable		1,319,762	170,338		500,600		210,250		193,100	336,400		128,67
Plus: Due from Other Funds		-	256		752		316		290	505		193
Less: Deferred Revenue		1,319,762	170,338		500,600		210,250		193,100	336,400		128,67
Net Current Assets		277,239	275,723		840,960		307,137		86,476	380,617		97,869
Cash Available to Spend		276,698										
			Analysis of Re	venues	& Expenditu	res						
	Gener	ral Fund	DS 2017	DS	2017A-1		OS 2019	DS 2	021 Ph 3-4	DS 2021		DS 2022
Revenues:		-	934		2,850		1,041		292	1,289		33
Expenses:												
		4.040										
Administrative		4,949 32,326										
Insurance		32,326										
Insurance Debt Service Administration		32,326 14,624										
Insurance		32,326										
Insurance Debt Service Administration Utilities Physical Environment		32,326 14,624 23,077										
Insurance Debt Service Administration Utilities Physical Environment Principal Payments		32,326 14,624 23,077	-		-		-		-			
Insurance Debt Service Administration Utilities Physical Environment		32,326 14,624 23,077	:		-		-		-			
Insurance Debt Service Administration Utilities Physical Environment Principal Payments		32,326 14,624 23,077	:				:		:	:		
Insurance Debt Service Administration Utilities Physical Environment Principal Payments DS Interest		32,326 14,624 23,077 87,696							:	:		



October 30, 2025

Mr. Heath Beckett, District Manager Avalon Groves CDD Vesta District Services 250 International Pkwy, Ste 208 Lake Mary, FL 32746

Dear Mr. Beckett,

As you are aware, the Tax Collector is directed by F.S. 218.36(2) and F.A.R.12D-11.008, to remit any savings at year end that exceed operational costs to the taxing authorities, proportional to the fees and commissions paid to the Tax Collector. The total savings by the Lake County Tax Collector netted \$1,067,757.60 for the fiscal year that ended September 30, 2025. Additionally, nearly \$200,000 of interest earnings on the investment of public funds during this same period amounts to over \$1.2 million being returned to the citizens of Lake County.

The following outlines Avalon Groves CDD's pro-rata share of the total savings and investment earnings:

FY 2024-25	Savings	Interest	Total Disbursed
Total to Taxpayers	\$ 1,067,757.60	\$ 196,673.82	\$ 1,264,431.42
Avalon Groves CDD Debt	1,951.86	356.40	2,308.26
Avalon Groves CDD Maintenance	1,680.65	304.70	1,985.35

A detailed financial report illustrating the reconciliation of revenues and expenditures is enclosed.

Sincerely,
David W. Jordan

David W. Jordan Lake County Tax Collector

Cc: Avalon Groves CDD Chair

Reconciliation of Revenues and Expenditures Fiscal Year ended 9/30/2025

TAX COLLECTOR OPERATING REVENUE FROM STATUTORY FEES AND COMMISSIONS

\$ 17,173,110.71

TAX COLLECTOR EXPENDITURES

Personnel Services \$ 11,009,990.43
Operating 4,934,219.28
Capital Outlay 161,143.40

Total Expenditures \$ 16,105,353.11

Savings \$ 1,067,757.60

REVENUE FROM FEES:

FLORIDA HIGHWAY SAFETY & MOTOR VEHICLES	\$ 2,578,864.61
FLORIDA DEPT. OF AGRICULTURE & CONSUMER SERVICES	73,633.00
FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION	1,634.50
TAX COLLECTOR FEES FROM TOURIST DEVELOPMENT TAX	183,720.50
DELINQUENT TAX COLLECTION FEES	65,407.77
CHIEF FINANCIAL OFFICER / FLORIDA DEPT. OF REVENUE	4,680.00
MISCELLANEOUS INCOME	206,404.74
INTEREST	198,769.66
TOTAL FEES	\$ 3,313,114.78

REVENUE FROM COMMISSIONS:

DELINQUENT TAX CERTIFICATE COMMISSIONS \$ 833,555.87

BOARD OF COUNTY COMMISSIONERS	Commissions	Percentage	Savings
GENERAL FUND	\$ 8,587,200.14	0.500038	\$ 533,919.37
AMBULANCE MSTU	359,369.82	0.020926	22,343.90
FIRE MSTU	181,906.42	0.010593	11,310.76
FIRE MSBU	962,351.68	0.056038	59,835.00
ENVIRONMENTAL LAND PURCHASE	71,269.29	0.004150	4,431.19
SOLID WASTE SERVICES	534,720.17	0.031137	33,246.77
STORMWATER MSTU	166,521.48	0.009697	10,354.05
DISTRIBUTED WASTEWATER TREATMENT SYSTEMS	191.73	0.000011	11.75
INTERNAL SUBDIVISION ROAD MAINTENANCE	407.96	0.000024	25.63
FIRETHORN RD ASSESSMENT	197.03	0.000011	11.75
GREATER GROVES MSBU	5,121.76	0.000298	318.19
GREATER HILLS MSBU	7,159.17	0.000417	445.25
GREATER PINES MSBU	7,385.04	0.000430	459.14
PICCIOLA ISLAND LIGHTING	82.19	0.000005	5.34
SYLVAN SHORES STREET LIGHTING	517.99	0.000030	32.03
VALENCIA TERRACE LIGHTING	132.61	0.000008	8.54
VILLAGE GREEN LIGHTING	270.12	0.000016	17.08
WELLNESS WAY	5,921.83	0.000345	368.38
TOTAL BOARD OF COUNTY COMMISSIONERS	\$ 10,890,726.43	0.634174	677,144.11
BALANCE AFTER PRORATION DUE TO BOCC		0.241463	257,823.95
			\$ 934.968.06

OTHER TAXING DISTRICTS	Commissions	Percentage	Savings
LAKE COUNTY WATER AUTHORITY	230,157.83	0.013402 \$	14,310.09
NORTH LAKE HOSPITAL DISTRICT	168,587.14	0.009817	10,482.18
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	695.79	0.000041	43.78
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	139,804.73	0.008141	8,692.61
LAKE COUNTY SCHOOL BOARD SAFETY	651,390.15	0.037931	40,501.11
† NON-AD VALOREM COMMISSIONS _	945,077.99	0.055031	58,759.77
TOTAL OTHER TAXING DISTRICTS:	\$ 2.135.713.63	0.124363 \$	132,789,54

TOTAL COMMISSIONS: \$ 13,859,995.93

TOTAL REVENUE / SAVINGS \$ 17,173,110.71 \$ 1,067,757.60

Reconciliation of Revenues and Expenditures Fiscal Year ended 9/30/2025

NON-AD VALOREM DISTRICTS

NON-AD VALOREM DISTRICTS	1	I	Percentage of	
District Name	Funding Agency	Commissions	Total Revenue	Savings
Arlington Ridge CDD - Debt	Arlington Ridge CDD	\$ 5,071.52	0.000295	
Arlington Ridge CDD - Maintenance	1	52,098.98	0.003034	3,239.58
Astatula - Solid Waste	Town of Astatula	4,493.35	0.000262	279.75
Avalon Groves CDD - Debt	Avalon Groves CDD	31,396.72	0.001828	1,951.86
Avalon Groves CDD - Maintenance		27,037.37	0.001574	1,680.65
Bella Collina CDD - Debt	Bella Collina CDD	26,175.41	0.001524	1,627.26
Bella Collina CDD - Maintenance	1	5,771.74	0.000336	358.77
Cascades at Groveland CDD - Debt	Cascades at Groveland CDD	9,999.19	0.000582	621.43
Cascades at Groveland CDD - Maintenance	1	3,644.71	0.000212	226.36
Country Greens CDD - Debt	Country Greens CDD	7,116.89	0.000414	442.05
Country Greens CDD - Maintenance	Sound, Grooms SBB	7,905.40	0.000460	491.17
Deer Island CDD	Deer Island Assessment	6,762.17	0.000394	420.70
Estates at Cherry Lake CDD - Debt	Estates at Cherry Lake CDD	7,846.68	0,000457	487.97
Estates at Cherry Lake CDD - Maintenance	Listates at offerry Earce ODD	678.69	0.00040	42.71
Florida Resiliency and Energy District	Florida Resiliency and Energy District	11,295.83	0.000658	702.58
Fruitland Park Fire - Residential	City of Fruitland Park	9,214.15	0.000537	573.39
Greater Lakes CDD - Debt	Greater Lakes CDD	4,755.67	0.000277	295.77
Greater Lakes CDD - Maint	Greater Lakes CDD	7,398.91	0,000431	460.20
Groveland Fire - Residential	City of Groveland	45,056.90	0.002624	2,801.80
Groveland Fire - Residential Groveland Fire - Vacant Land	City of Groveland	644.84	0.002624	2,801.80
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Groveland Fire - Commercial	1	4,366.14	0.000254	271.21
Groveland Fire - Industrial	1	4,369.15	0.000254	271.21
Groveland Fire - Institution	LUI LUI LODD	334.38	0.000019	20.29
Hills of Minneola CDD - Debt	Hills of Minneola CDD	31,150.65	0.001814	1,936.91
Hills of Minneola CDD - Maintenance		16,085.25	0.000937	1,000.49
Lady Lake - Solid Waste	Town of Lady Lake	29,849.06	0.001738	1,855.76
Lady Lake Fire - Non Residential	-	1,699.86	0.000099	105.71
Lady Lake Fire - Residential	-	12,102.58	0.000705	752.77
Lady Lake, Villages Fire - Non Residential	-	7,861.29	0.000458	489.03
Lady Lake, Villages Fire - Residential		313.15	0.000018	19.22
Lake Emma CDD - Debt	Lake Emma CDD	12,902.96	0.000751	801.89
Lake Emma CDD - Maintenance		2,698.84	0.000157	167.64
Lake Harris CDD - Debt	Lake Harris CDD	2,945.66	0.000172	183.65
Lake Harris CDDD - Maintenance		1,899.08	0.000111	118.52
Leesburg Fire - Residential	City of Leesburg	42,789.45	0.002492	2,660.85
Leesburg Fire - Non-Residential		23,099.21	0.001345	1,436.13
Mascotte Solid Waste	City of Mascotte	18,728.30	0.001091	1,164.92
Mascotte Street Lighting		3,145.81	0.000183	195.40
Minneola Fire, Residential	City of Minneola	7,405.42	0.000431	460.20
Minneola Fire, Non-Residential	4	886.83	0.000052	55.52
Minneola Fire, Vacant Land		997.20	0.000058	61.93
Mount Dora - Dogwood Mountain Reserve	City of Mount Dora	129.41	0.000008	8.54
Mount Dora Fire - Residential	4	34,093.97	0.001985	2,119.50
Mount Dora Fire - Non Residential		8,057.64	0,000469	500.78
Olympus CDD - Maintenance	Olympus CDD	4,221.77	0.000246	262.67
Pacific Ace CDD - Debt	Pacific Ace CDD	5,297.28	0.000308	328.87
Pacific Ace CDD - Maintenance		6,594.43	0.000384	410.02
Sorrento Pines CDD - Debt	Sorrento Pines CDD	5,824.41	0.000339	361.97
Sorrento Pines CDD - Maintenance	1	744.32	0.000043	45.91
Umatilla Fire - Residential	City of Umatilla	8,248.93	0.000480	
Umatilla Fire - Non Residential		4,006.41	0.000233	248.79
Village Center CDD - La Plaza Grand Road Maint	Village Center CDD	704.52	0.000041	43.78
Village Center CDD - Rolling Acres Road Maint	4	2,067.25	0.000120	128.13
Village Center CDD - Voss Road Maint	1	42,984.30	0.002503	2,672.60
Village CDD 11- Debt	Village CDD No. 11	57,897.78	0.003371	3,599.41
Village CDD 11- Maintenance	ļ	27,336.63	0.001592	1,699.87
Villages CDD 14 - Debt	Village CDD No. 14	164,574.77	0.009583	10,232.34
Villages CDD 14 - Maintenance	ļ	37,081.09	0.002159	2,305.29
Wellness Ridge CDD - Debt	Wellness Ridge CDD	10,816.33	0.000630	
Wellness Ridge CDD - Maintenance		9,564.59	0.000557	594.74
Windsor Cay CDD - Debt	Windsor Cay CDD	10,356.78	0,000603	643.86
Windsor Cay CDD - Maintenance		4,479.99	0.000261	278.68
		\$ 945,077.99	0.055031	\$ 58,759,77



VISUAL INSPECTION AUDIT SHEET

SATISFACTORY	MARGINAL	UNSATISFACTORY	N/A	NOTE / REASON
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Location: Edgemont | PAS | V1 | V2 | V3 | Alton Serenoa (V4)

Date: 10 NOVEMBER 2025 Auditor: Weston Ruperez

NOTE: (supporting documents)



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	Try to contact the commercial property to see if they can remove the piles	10/30/2025	Completed	
DM/FM	Contact Lake County regarding the sidewalks	10/30/2025		
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		Preparing letter and will send to HOA by 11/5/25
DM	Reach out to homeowners with fences on easement regarding easement encroachment agreements.	6/26/2025		We are still working through this process as this will be discussed and finailized at the October 30th meeting.
Board	Send staff edits on Wetland	4/24/2025		
			MPROVEMI	ENT PROJECTS (BUDGET CONSIDERATIONS)
BUDGET	Pond Erosion	5/15/2025		Review with DE annual report
BUDGET	Monument Solar Lighting	5/15/2025		A) Mr. Electric Monument Lighting Repair - \$2,5650.00 (2/2025) B) TPG Lighting - \$32,049.60 (3/2025) C) Rapid Response - \$55,035.46 (8/2025)
BUDGET	Landscape Replenishment	5/15/2025		Tree Replacement Around Ponds - requires irrigation replacement Irrigation 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