



Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

March 26, 2026

10:00 a.m.

Location:

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 34714

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



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

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, March 26, 2026 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, March 26, 2026
 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/Vendors

Heath Beckett, Vesta District Services
Michael Bush, Vesta District Services
Bennett Davenport, Kutak Rock
Greg Woodcock, Stantec
Matt Goldrick, Steadfast
Justin 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

- A. 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. Presentation of Pond Requests - None
 - 2. Consideration of Steadfast Proposal #SCA3500 to Install Dragonfly-Attracting Aquatic Plants at 3 Ponds - \$19,650.00 [*POND PLANTINGS & EROSION CONTROL /FIELD CONTINGENCY*] **EXHIBIT 2**
- C. Landscape Maintenance Report – *Justin Sarka, Down To Earth* **EXHIBIT 3**
 - 1. Presentation of Landscape Requests
 - 2. Consideration of Down To Earth Proposal(s) - *Pending*



FIFTH ORDER OF BUSINESS:

LIAISON REPORTS

- A. Landscape and Environmental – *John Holden/Gabriel Ruperez/Carl Weston*
 - 1. Review of Landscape Scoresheets - *Pending*
 - 2. Discussion on Formation of a Landscape Subcommittee
- B. Amenities and Infrastructure – *John Holden/Gene Mastrangeli*
- C. Public Safety – *Carl Weston/Robert Wolski*
- D. Finance – *Gene Mastrangeli/Robert Wolski*

EXHIBIT 11

SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

- A. Next Workshop Agenda Items
- B. Next Meeting Agenda Items

SEVENTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – *Non-Agenda Items and New Business (Limited to 3 Minutes Per Person)*

EIGHTH ORDER OF BUSINESS:

NEXT WORKSHOP ATTENDANCE CHECK

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

Thursday, April 9, 2026
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, April 23, 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 12

(To be Included in the Meeting Minutes)

ELEVENTH ORDER OF BUSINESS:

ADJOURNMENT

EXHIBIT 1





Avalon Groves CDD Aquatics

Inspection Date:

3/18/2026 1:29 PM

Prepared by:

Matt Goldrick

Account Manager

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



Inspection Report

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance grass growth has started. A technician was on site today and headed to this pond as I was pulling away. No algae observed.

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

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Patches of submerged vegetation have started near the water's edge. A technician will begin a treatment regiment today. Follow-ups will be done as needed. Any algae present is subsurface. Technicians will monitor for surfacing and treat if needed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Submerged, water lilies	



Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

More early stages of submerged nuisance grasses. Other ponds are set for targeted treatments; this one will be included.
No algae observed.

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

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth on sections of the perimeter. The technician on site today noted higher grass growth rates and has adjusted his herbicide mix accordingly.
Any algae observed is in the final stages of decay and sinking to the bottom of the pond.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input checked="" type="checkbox"/> Other: Water lilies	



Inspection Report

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any algae observed is in the final stages of decay and sinking to the bottom of the pond.
No nuisance grass observed.

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



Inspection Report

SITE: 62

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Patches of nuisance grasses have started growing by the water's edge. A technician will address these before they begin to creep into the water. No algae observed.

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

SITE: 63

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Dry retention area. Monitoring will continue until water retention occurs.

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



Inspection Report

SITE: 64

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Dry retention area. Monitoring will continue until water retention occurs.

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

SITE: 65

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance grass growth. The technician on site had already treated before I arrived.
No algae observed.

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



MANAGEMENT SUMMARY



Cooler days are behind us now that Spring has unofficially started in Florida. Daylight hours are already increasing and rain is slowly becoming more frequent. We're ramping up for growing season with more catered herbicide and algaecide mixes. Preventative treatments throughout the winter have been highly effective and will give technicians a good head start on grasses for the next month or so. Algae will likely be more of a focus for now as daytime temps hover in the mid-80's and rain often only comes once per week.

Good pond conditions noted today. Signs of growing season have become apparent due to the rapid appearance of nuisance grasses. Most of the growth is still young and very manageable with regular maintenance. Any ponds noted with more significant growth will have additional treatments done until conditions improve. Fortunately, I didn't see any active algal blooms today which will give the technician more time to treat these grasses.

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:



EXHIBIT 2





Steadfast Alliance
San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
3/11/2026 4/10/2026 EST-SCA3500

BILL TO

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

SHIP TO

17555 Sawgrass Bay Blvd
Clermont FL 34714

DESCRIPTION	QTY	RATE	AMOUNT
Installation of native aquatic plants at Avalon Groves CDD. Bare-root plants to be installed 10' o.c., 2' from the high water line, in clusters of 20. Clusters will alternate between pickerelweed (pontederia cordata) and arrowhead (sagittaria lancifolia)			
POND 2	2,040.00	2.50	5,100.00
POND 28	3,320.00	2.50	8,300.00
POND 46	2,500.00	2.50	6,250.00



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.

TOTAL **19,650.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



EXHIBIT 3



Avalon Groves CDD

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
243	2026-03-16	LaKemper	3624 BLUE SAGE LOOP	Trees were planted halfway around the pond but no trees on the side for the house on Meadow Beauty. I would like to see trees planted like the ones on the other side of the pond thanks	3/16 Weston email: I thank you for communicating with us about wanting to have more trees planted. As your CDD Landscape Liaison, I did stop by to gain more understanding as well as provide details relating to trees around CDD.	
241	2026-03-06	Allen	17246 Bay Cedar Way Clermont FL 34714	There is hay that was dropped off by a truck near our pond #1. This will need to be cleaned up.	The CDD had some work done over in that area last week, the company that did the work put the hay down. No action required	6-Mar
240	2026-02-26	Holden	3855 Goldenrod Court	This form is not submitted for my address. 17586 Blazing Star Circle has three trees that are dead and may pose a hazzard to people and/or property. They need to be evaluated and then pushed into the wetland area. This may be a duplicate and is being made to ensure this issue is assessed pursuant to board and management protocol. Thank you.		
239	2026-02-23	LANDRY	17555 SAWGRASS BAY BLVD	water hoses for the trees along the fence line up against the RV park have water just pouring out of them the last 2 days	2/27 email: Hey David, Thank you for sending this over. It sounds like the POA got the well fixed recently and that area is connected to that well. Since there was no water, the valve was turned on to that area, the landscaping company has since turned that valve off. This was discussed at our CDD meeting yesterday. The board would like to have irrigation to that area, but the well belongs to the POA. The board would like to put in a timer for the areas that are on CDD property, but that would use the well water. I don't believe there would be any cost for the water, but there would be a minimal cost of electricity for the use of the pump. The CDD was hoping that the POA would allow us to do this. If you would please check with the POA board and let me know, that would be awesome. Thanks,	



Avalon Groves CDD

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
236	2026-02-19	Weston		Fallen tree. Located at 17602 Balzing Star Cir.		
232	2026-02-18	Weston	17686 Blazing Star Cir	Soaker pipes need removal. It is at the p,ayground.		
231	2026-02-18	Weston	17686 Blazing Star Cir	1. Stakes need to be removed which is causing tree to bend. The tree stakes is at beginning of Edgemont entrance. 2. The irrigation pipe soaker is broken. This causing Podocarpus plants to die out.		



EXHIBIT 4



The background of the page features a series of thin, light-colored lines that intersect to form various geometric shapes, including triangles and polygons. These lines are scattered across the upper and middle portions of the page, creating a complex, abstract pattern.

**FIELD OPERATIONS REPORT
FOR
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
MARCH 2026**

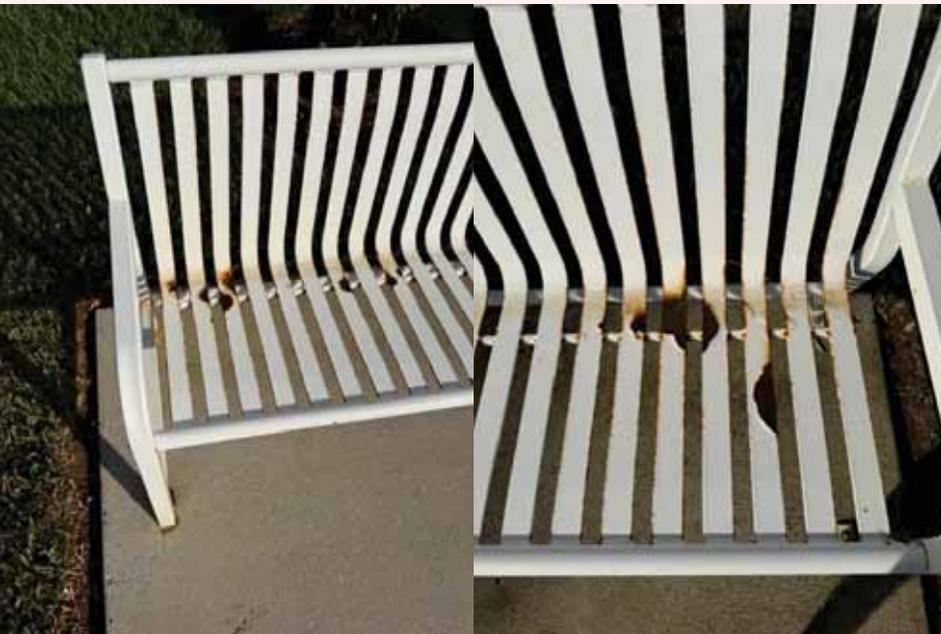


AVALON GROVE

- Pressure Washing.
 - Outdoor Ninja.
 - Tampa Swap.
 - Splash and Dash.
 - Platinum Pressure Washing.
 - Hard Copies will be given during the meeting.
- Miscellaneous Signs.
 - Removed a handful of signs on CDD property.
- Playground.
 - Removed old, damaged drum set from playground.
 - Waiting for the new part to be delivered.
 - Water fountain.
 - Outdoor Ninja will be performing the repairs.
 - Equipment inspected for any loose hardware.
 - Mulch barrier spikes hammered down if needed.
- Fountain Timer.
 - On – 8 AM.
 - Off – 11 PM.
- Outdoor Ninja.
 - Juan is starting monument enhancements and light installation.
- Conservation Sign.
 - Replaced and repaired damaged signs.



- Village 1 Basswood Circle.
 - The 4 benches in this area are starting to show a good amount of rust on them.



Some of our communities have started switching to composite-style benches because they get much more life out of them and do not rust.

Recycled Plastic Bench with Back - 6', Gray



[More Images & Video](#)

Virtually maintenance free! Recommended for warehouse patios, campgrounds, schools and parks.

- 100% recycled UV-protected plastic won't rot, splinter or crack. Withstands harsh weather.
- Natural-looking wood material never needs sanding, sealing, painting or staining.
- Durable 2" thick planks pre-drilled for easy assembly.
- Comfortable and durable.
- [Mounting Hardware](#) sold separately.

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS)	PRICE EACH		COLOR	ADD TO CART
				1	3+		
H-2888GR	6' with Back	72 x 25 x 34"	160	\$750	\$715	<input checked="" type="checkbox"/> Gray -	<input type="text" value="1"/> <input type="button" value="ADD"/>



- Miscellaneous Signs Removed

AVALON GROVE

- Playground Water Fountain Repairs



Pond 59



Greenspace near Playground



AVALON GROVE

Edgemont Entrance



Edgemont Entrance



Sawgrass Bay Blvd Islands.



Pond 20.



Conservation Signs Repaired.



Pond 28



Basswood Circle Park



Damaged Conservation Signs





THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM



Avalon Groves CDD

Field Operations

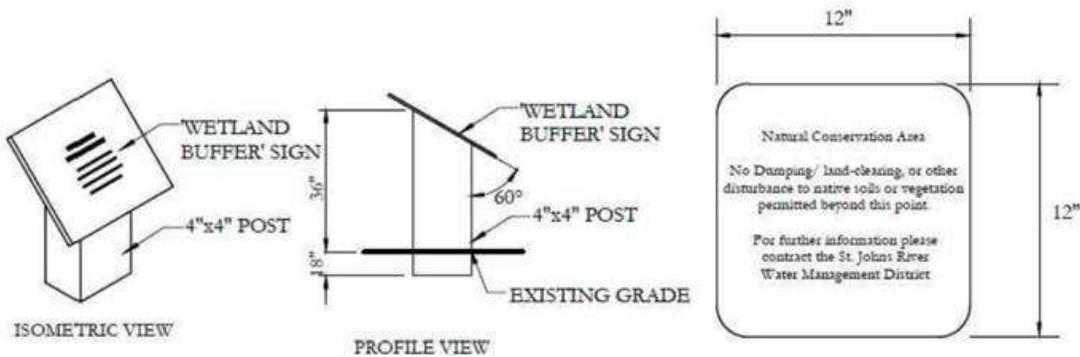
Entry #	Date	Create Name	Address	Message	Response	Resolution / Date
237	2026-02-20	Weston		Trash in and around Pond 65. It is above the waterline. Trash also consists of broken glass solar panel.		
235	2026-02-19	Thomas	2900 Deerberry Lane	When will the crap be cleaned up from the gas line laying? Between the commercial property and the palms on sawgrass bay	2/19 Mastrangeli email: Wendy, Thanks for the question. As discussed at our last meeting, the district is coordinating with the gas line contractor to confirm the timeline and have everything cleaned up or repaired back to it's original state. District Manager: Lake County vendors to address upon project completion	
234	2026-02-18	Weston		Down signage. 17698 Behind Blazing Star Cir. And Twin Flower	Conservation Area sign - Repaired	19-Mar
233	2026-02-18	Weston	17686 blazing star cir	Behind Twin Flowe and 17754 Blazing Star Cir. Not sure if CDD is responsible for down signage,	Conservation Area sign - Repaired	19-Mar
242	2026-03-15	Mastrangeli	17908 Passionflower Cir	Yesterday, the drinking fountain in the V1 playground had to be shut off at the supply controls because the water was running continuously, likely due to a faulty valve handle.	3/19 Outdoor Ninja to repair	
238	2026-02-23	LANDRY	17555 SAWGRASS BAY BLVD	Broken equipment	2/24 Reached out to vendor Broken Equipment removed 3/8 Replacement equipment ordered - with shipment date of 3/24	





Order a Factory-made Sign

Material	Quantity / Price (Per Sign)									
	1	2	3	4	5	6-9	10-14	15-19	20-99	100 +
3M Engineer Grade Reflective Alum	\$34.86	\$28.85	\$26.95	\$25.84	\$25.04	\$24.94	\$22.84	\$20.03	\$16.83	\$15.53
+ Set up fee for Semi-Custom Sign, 12" x 12"										\$0.00



NOTE: BUFFER SIGNS ARE TO BE PROVIDED 150-FOOT ON CENTER ALONG THE WETLAND BUFFER.

TYPICAL "WETLAND BUFFER" SIGN

N.T.S.



Avalon Groves CDD

Streetlights

Entry #	Date Create	Name	Message	Response	Resolution / Date
59	2026-03-13	Borges	Pole in front of 2400 Palm Park Loop out of service since September 2026 . First reported on 2026 and panel was remove but not replaced. This has been reported multiple times.		
58	2026-03-13	Middlebrook	pole #22 on Edgemont Drive right behind our house at 3800 Paragon Lane		
57	2026-02-22	Noyes	Hi Streetlight #79 on Saw Palmetto is completely detached from the pole and sitting in someone's yard.		
56	2026-02-19	Noyes	#51 on Palm Park Loop #79 on Saw Palmetto Ave #4 on Saw Palmetto Ave		
55	2026-02-17	liner	The lamp fell off of the post across the street from us at 17395 Saw Palmetto Ave. in Village 3	Duplicate of 54	
54	2026-02-17	Ceri	17395 Saw Palmetto Ave - Not working - Hanging/Detached Component		
53	2026-02-16	Cosme-Perez	Pole # 4 in Village 3 and Pole #143 in The Round about at the Clubhouse have not been working for weeks. Attached are the pole stickers.		
229	2026-02-15	Deslauriers	It looks like the solar poles on Pacific Ace Way were removed. If the District still has possession of them, is it possible to explore adding 1 or 2 to the medians at the entrance to Village 2? It's really dark there. Especially with it being a gated entrance.		
227	2026-02-11	Corona	Pole #143 at the Serenoa Clubhouse not working.	Duplicate of 53	
52	2026-02-06	Wright	Two lights are out on corner of Goldcrest and Basswood in front of 17136 Goldcrest Loop. Thank you.		
51	2026-02-02	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		
50	2026-02-01	mastrangeli	I'm reporting the following two streetlights that are out and not working, Village #1 Pole #101 Village #2 Pole # 12 Thanks Gene		
49	2026-01-26	Conley	POA CAM reported downed pole - after the clubhouse, about halfway between clubhouse and Serenoa Lakes - appears to have been struck by a school bus. See attached map for approximate location	DM working with Lake County School District and vendor for replacement light installation at LCSD expense.	
48	2026-01-26	Landry	This morning, one of the school buses attempted to U-turn on Sawgrass Bay and struck a pole, causing it to break and fall over.	DM working with Lake County School District and vendor for replacement light installation at LCSD expense.	
47	2026-01-19	Borges	Pole #55 near 2400 Palm Park Loop, Clermont, FL still out of service . First reported on Sept 2025 and they took the panel but has not been replaced. this situation has been reported several times.		

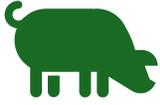


Avalon Groves CDD

Hog Activity Reports

Entry #	Date Create	Name	Location	Message
17	2026-03-07	Weinberg	Serenoa Village 2	In the forested area across the lake from our property at 17728 Passionflower Cir , lot 83.They are back with a vengeance at night. They might be coming from The World of Citrus north of our subdivision. I say this because we took a tour a few years back on their monster bus. At that time one of their drivers stopped on the trail and left the bus to call and feed the wild hogs on their property. I am certainly not accusing but it is worth checking this out. I know these are wild animals but maybe that is a point of origin.
16	2026-03-02	Jankowski	Serenoa Village 2	17720 Passionflower Cir Wooded area between ponds 49, and 42,43 hog activity in woods , multiple sounds of hogs in wooded area





Avalon Groves Hog Trapping Update

Swine Solutions, FL

April 2024 – December 2024 – **36**

April 2025 – December 2025 – **45**

April 2025 – **21**

May 2025 – **6**

June 2025 – **2**

July 2025 – **1**

August 2025 – **0**

September 2025 – **2**

October 2025 – **4**

November 2025 – **3**

December 2025 – **6**

January 2025 – **0**

January 2026 – **0**

February 2025 – **0**

February 2026 – **0**

March 2025 – **2**

There hasn't been any activity at the traps or the other cameras. I think the pigs are staying in the wetlands. We haven't had much rain. I am sure it's pretty dry in the wetlands. They are staying pretty deep and out of site. I did check out the reports of activity that came through. I seen little evidence they were living in there. Probably just passing through.

Thomas Sewell

3/19/2026



EXHIBIT 5



Hi Heath, Gabe, and Michael!

Please see the attached estimate, insurance and 3 year contract details here.

I spoke to Gabe about combining the work we did this past year and putting it all on one estimate and creating a three year contract for a for the CDD. This allows the CDD to lock this price down for three years. It is just something I want to do to build a relationship with the CDD and not increasing them for three years.

Michael reached out to me recently for an estimate for Village 3. This is the entrance in the very back that has a lot of Orange from the sprinklers, rust, iron, etc. This area is also part of the estimate attached. We recently cleaned that area, about 6 months ago. We watched a lot of that orange wash out however, when it dried, it still had some orange stained tint to it. We clean it really well and post treat it. We did use a rust remover as well however, the stains have been there and it is going to be next to impossible to get all of the orange out. Even if we dumped rust remover chemicals on every square inch (which we would have to charge a lot more to do this for the chemical purchase), it still would not come out 100%. We will get it nice and clean, the orange we cannot guarantee coming out. I would be willing to meet with the you all, the BOD to explain at this area if needed.

If this is approved, we plan on starting next April. There is a deposit required and we would work on that before starting next year. All of this can be discussed if we need to meet. Just let me know.

If you have any questions or concerns, please feel free to contact me.

Have a great day!
Platinum Exterior Services LLC

Review and approve



AGREEMENT FOR SIDEWALK AND CURB MAINTENANCE SERVICES 2026-2028

Platinum Exterior Services LLC and Avalon Groves Community Development District dated
September 1st, 2025

1. EFFECTIVE DATE. The Agreement shall be deemed effective as of the date first mentioned above.
2. SCOPE OF SERVICES: Exhibit A and Exhibit B Platinum Exterior Services hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, Platinum Exterior Services shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Platinum Exterior Services shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the client.
3. COMPENSATION. As compensation for the Services described in this Agreement, the Client agrees to pay Platinum Exterior Services, Fifteen Thousand Five Hundred Twenty-Eight Dollars and Fifty-Six Cents (\$15,528.56) for each year the services are performed per this three-year contract, as set forth in Exhibit A. Services will be performed each Spring. The Client shall pay Platinum Exterior Services compensation upon the completion of the Services in accordance with this Section. Further, Platinum Exterior Services agrees to render invoices to the Client, when applicable, in writing, which shall be delivered, emailed or mailed to the Client. These invoices are due and payable within thirty (30) days of receipt by the Client.
4. INSURANCE. Platinum Exterior Services or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached here to as Exhibit B.
5. TERMINATION. The Agreement may be terminated immediately by Platinum Exterior Services and/ or the Client for cause, or for any or no reason upon 5 days written notice by either party.
6. CONFLICTS. To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this document controls. IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

Exhibit A: Proposal

Exhibit B: Insurance Certificate with Endorsements

PLATINUM EXTERIOR SERVICES LLC

Its: _____ By: _____



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

_____ By: _____
Its: _____

Exhibit A: Proposal

Exhibit B: Insurance



ESTIMATE

Platinum Exterior Services LLC
2295 Kaley Ridge Rd.
Clermont, FLORIDA 34715

platinumexteriorsservices@gmail.com
+1 (407) 961-8976



Avalon Groves CDD

Bill to
Michael Bush
CDD
17345 Bracken Fern Lane
Clermont, FL 34714

Estimate details

Estimate no.: 1606
Estimate date: 08/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sidewalks	Surface pressure cleaning is performed to the sidewalks followed by rinsing. Post treatment will be done as needed to eliminate any remaining mold/ algae. Note: This is per the map provided. 3 Gold Sections Long strip of sidewalk along Sawgrass Bay Blvd from Sanctuary Drive to Village 3 entrance, and the Goldcrest Loop common area walkway from Goldcrest loop pond.	1	\$7,597.01	\$7,597.01
2.		Sidewalks	Surface pressure cleaning is performed to the sidewalks followed by rinsing. Post treatment will be done as needed to eliminate any remaining mold/ algae. Note: This is per the map provided. Option Yellow Sections: Basswood Island, Basswood Roadway, Edgemont to Palms at Serenoa, and Edgemont to Sanctuary Blvd. This also includes the Goldcrest Loop playground equipment.	1	\$3,965.75	\$3,965.75
3.		Sidewalks and Curbs	Surface pressure cleaning is performed to the sidewalks followed by rinsing. Post treatment will be done as needed. Turbo tip pressure cleaning is performed to the curbs. Post treatment will be done as needed.	1	\$3,965.80	\$3,965.80



Note: This is for the sidewalks at Village 2 and 4 entrance, the dirty curbs and medians on Sawgrass Bay Blvd from Edgemont Lane to Village 3 on both sides of the road. Any new/ clean curbs/ medians will not be cleaned.

Total

\$15,528.56

Note to customer

Thank you for allowing us the opportunity to serve you. If awarded the contract, we will require a 30% deposit of \$4,658.57 prior to the start date.

Accepted date

Accepted by



EXHIBIT 6
PENDING



EXHIBIT 7



1 **MINUTES OF MEETING**

2 **AVALON GROVES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
5 Development District was held on Thursday, February 26, 2026 at 10:00 a.m., at the Serenoa
6 Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken
7 are summarized as follows:

8 **FIRST ORDER OF BUSINESS:**

Roll Call

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

10 Present and constituting a quorum were:

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

16 Also present were:

17 Heath Beckett	District Manager, Vesta District Services
18 Michael Bush	Field Manager, Vesta District Services (<i>Virtually</i>)
19 Bennett Davenport	District Counsel, Kutak Rock LLP
20 Greg Woodcock	District Engineer, Stantec (<i>Virtually</i>)
21 Matt Goldrick	Account Manager, Steadfast Environmental
22 Justin Sarka	Account Manager, Down to Earth Landscape & 23 Irrigation
24 Bismark Quiles	Irrigation Manager, Down to Earth Landscape & 25 Irrigation

26 **SECOND ORDER OF BUSINESS:**

AUDIENCE COMMENTS – AGENDA ITEMS
(Limited to 3 minutes per individual for agenda items)

29 Comments were heard on the aquatic maintenance report, the landscape request
30 information, and the draft pond policy providing valuable information for residents and
31 HOA committees. Additional comments were heard on the open field at the end of
32 Paragon Lane having uneven ground and property owners installing fencing.

33 *Discussion moved to IV.F. District Counsel before proceeding to the next item.*

34 **THIRD ORDER OF BUSINESS:**

~~**GUEST PRESENTATION: Paul Grifoni, Custom**~~
~~**Reserves LLC – Deferred to March Meeting**~~

35
36 ~~A. EXHIBIT 1: Review of Reserve Study~~



37 **FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE**

38 A. Community Managers

39 1. Palms at Serenoa HOA Update – *Jasmin Correa/John Holden*

40 There being no update, the next item followed.

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

42 Supervisor Mastrangeli advised of numerous resident calls regarding a
43 fallen light fixture in Village 3.

44 Mr. Beckett explained the light pole was hit by a school bus, he is working
45 with the vendor and Lake County School District on its replacement, and
46 the replacement will be funded by Lake County School District.

47 Regarding the Village 3 light fixture, Mr. Beckett advised that the
48 information has been forwarded to the vendor and he is waiting on a
49 response.

50 B. EXHIBIT 2: Aquatic Maintenance Report – *Steadfast Environmental*

51 Mr. Goldrick reviewed the Aquatic Maintenance Report. In response to
52 Supervisor Holden’s question, Mr. Goldrick advised that water testing would cost
53 approximately \$300/pond, but there was no indication of water issues that
54 would require testing. He explained that the technicians treat a percentage of
55 the ponds to avoid chemically-induced fish kills and algae blooms.

56 1. Presentation of Pond Requests

57 2. Consideration of Steadfast Proposal(s):

58 a. EXHIBIT 3: #SCA3285 for Pond 12 Erosion Repair at Mitered End
59 Section - \$1,200.00

60 Mr. Goldrick recommended repairing the erosion while the water
61 level in the pond is low and to prevent a major failure.

62 On a MOTION by Supervisor Holden, SECONDED by Supervisor Ruperez, WITH ALL IN FAVOR, the
63 Board Steadfast Environmental proposal #SCA3285 for pond 12 erosion repair at the mitered end
64 section in the amount of \$1,200.00, for Avalon Groves Community Development District.

65 C. EXHIBIT 4: Landscape Maintenance Report – *Justin Sarka, Down To Earth*

66 Mr. Sarka presented the Landscape Maintenance Report and responded to
67 Supervisor questions. He noted hard cutbacks of frost-damaged plant material
68 are scheduled to begin the following week. Spot mowing is occurring for winter
69 weeds and bushhogging has occurred in the flood plains. Mr. Sarka pointed out
70 the floodplain overflow locations that bushhogging takes place reduce
71 vegetation and plant debris accumulating in the floodplain. He explained that



72 areas that are chemically treated are flagged/signed and the notices removed
73 the following day. Discussion followed on the report verbiage.

74 Mr. Sarka explained that with the reduced mowing schedule, crews are focusing
75 on winter maintenance projects such as cut backs and tree lifting. The manhours
76 are accounted for within the contract. He also discussed the sod replacement
77 proposal, and the lack of irrigation for multiple years which required the
78 cessation of all chemical treatments to the St. Augustine sod in that area,
79 resulting in the emergence of crabgrass.

80 Discussion followed regarding requesting reimbursement for landscape
81 damages, assignment of fault, and providing evidence to substantiate a claim.

82 Irrigation at the Sunshine Water lift station on Blazing Star Circle was discussed.
83 It was noted that the HOA declined to fund water for District landscape at that
84 location. Sunshine Water will be contacted regarding the installation of a new
85 meter under the District's account.

86 1. Presentation of Landscape Requests

87 2. Consideration of Down To Earth Proposal(s):

88 a. EXHIBIT 5: #141020 for Sod Replacement at Goldcrest Loop
89 Common Area - \$36,470.00

90 This item was deferred.

91 Mr. Quiles and Mr. Sarka discussed the POA's repair of a well at Village 3 and
92 requesting permission from the POA to add a valve to their water line to restore
93 irrigation to the bamboo along the perimeter fence.

94 D. EXHIBIT 6: Field Operations – *Michael Bush, Vesta District Services*

95 1. Presentation of Field Requests

96 Mr. Bush reviewed the field requests.

97 2. Presentation of Streetlight Requests

98 Mr. Bush noted all the requests had been filed with the vendor and
99 should be addressed in the next couple of weeks. Mr. Beckett advised of
100 recent communications with the streetlight vendor.

101 3. Presentation of Hog Activity Reports – No Reports Since Jan 6

102 Mr. Bush reviewed the Field Operations Report. Proposals for pressure washing
103 have been requested. Landscape and irrigation issues have been reported to
104 Down To Earth. Mr. Beckett advised of silt fencing and plants on the easement
105 of Alligator Flag Court.



106 Discussion followed on projecting the agenda packet on the screen and updates
107 to the agenda packet. The Board requested the agenda packet not be updated
108 after the initial publication, pending an emergency item.

109 4. EXHIBIT 7: Consideration of Outdoor Ninja Proposal for Monument
110 Repair, Painting and Lighting Upgrades - \$5,240.00

111 The scope of the proposal was clarified.

112 On a MOTION by Supervisor Ruperez, SECONDED by Supervisor Wolski, OPPOSED by Supervisor
113 Holden, the Board approved the Outdoor Ninja proposal for monument repairs, painting and
114 lighting upgrades in the amount of \$5,240.00, for Avalon Groves Community Development
115 District.

116 E. District Engineer – *Greg Woodcock, Stantec*

117 Mr. Woodcock advised that the Edgemont punch list items will be completed the
118 following week after which he will perform a final walk-thru to confirm the
119 completion of the repairs for payment.

120 Mr. Woodcock advised that he was in agreement with the scope outlined in the
121 Steadfast Environmental proposal (EXHIBIT 3) and he would have contacted the
122 vendor if he had an alternate recommendation. He also explained that while the
123 District’s stormwater system has to be certified every five years, the pond
124 vendor usually notifies staff of any issues that need repairs as they perform more
125 frequent site visits. He affirmed the District Engineer is a consultant on
126 infrastructure.

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

128 1. EXHIBIT 8: Consideration of **Resolution 2026-04, Approving Disposal of**
129 **Surplus Property (Edgemont Fence)**

130 *This item was discussed out of order after III. AUDIENCE COMMENTS.*

131 Mr. Davenport reviewed the resolution, which declares the Edgemont
132 fence as obsolete and inefficient and therefore surplus property and that
133 it is in the best interest of the Board to dispose of it. The resolution also
134 directs staff to dispose of the surplus property in compliance with Florida
135 law.

136 On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
137 Board approved the adoption of **Resolution 2026-04, Approving Disposal of Surplus Property**
138 **(Edgemont Fence)**, for Avalon Groves Community Development District.

139 2. EXHIBIT 9: Discussion on Pond Policy Draft

140 Mr. Davenport reviewed the draft pond policy. Mr. Davenport explained
141 the pond banks are included as part of the stormwater system and the
142 policy prohibits specific recreational activities within the stormwater



143 system but could be expanded to include common areas. An e-blast by
144 the HOA referencing permitted activities on District property was
145 discussed. Supervisor Weston advised another e-blast is scheduled by
146 the HOA to retract the incorrect information that was disseminated.

147 Mr. Davenport explained that the policy would give the District grounds
148 to contact the Sheriff's office and request they issue a trespass notice,
149 however the officer would determine whether or not to issue a citation.
150 The District does not issue the trespass notices or any type of fines
151 violations.

152 Discussion followed on the utilization of easements by authorized
153 vendors. Mr. Davenport explained the policy was designed with
154 residents in mind and clarifications can be incorporated to address
155 specific vendor concerns.

156 The matter of a weather station (Yellow Top) on District property was
157 raised. Mr. Beckett will review the Minutes for the Board's direction.

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

159 Mr. Beckett advised of communications with Lake County regarding completion
160 of the gas line installation and removal of debris along Sawgrass Bay Blvd.

161 **FIFTH ORDER OF BUSINESS: CONSENT AGENDA**

162 A. EXHIBIT 10: Acceptance of the Minutes of the Board of Supervisors Workshop
163 Held August 14, 2025

164 Supervisor Holden stated his recollection of the discussion regarding dragonflies
165 involved requests for staff and vendors which was not relayed in the Minutes.

166 B. EXHIBIT 11: Acceptance of the Minutes of the Board of Supervisors Workshop
167 Held January 6, 2026

168 Supervisor Holden queried items not included in the Minutes, stating his
169 recollection was that 17586 Blazing Star Circle should be included as part of the
170 tree risk analysis. He clarified his request for information was so he could better
171 evaluate whether to appropriate money or make decisions at meetings, not
172 specifically to know what individual Supervisors are doing.

173 C. EXHIBIT 12: Approval of the Minutes of the Board of Supervisors Regular
174 Meeting Held January 22, 2026

175 Supervisor Holden requested revisions to the Minutes. He noted that the
176 Minutes relay what he considered an incorrect statement regarding the District's
177 ability to request law enforcement issue a trespass citation against unauthorized
178 persons on District property without prior notification.



179 Mr. Davenport clarified that the Minutes capture the essence of what is said,
180 they do not analyze it.

181 On a MOTION by Supervisor Holden, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR, the
182 Board accepted the Minutes of the Board of Supervisors Workshop held August 14, 2025, with
183 Supervisor Holden's revisions, for Avalon Groves Community Development District.

184 On a MOTION by Supervisor Wolski, SECONDED by Supervisor Holden, WITH ALL IN FAVOR, the
185 Board accepted the Minutes of the Board of Supervisors Workshop held January 6, 2026, with
186 Supervisor Holden's revisions, for Avalon Groves Community Development District.

187 A MOTION by Supervisor Holden SECONDED by Supervisor Wolski to approve the
188 Minutes of the Board of Supervisors Workshop held January 22, 2026, with
189 Supervisor Holden's revision failed for lack of majority.

190 On a MOTION by Supervisor Ruperez, SECONDED by Supervisor Holden, WITH ALL IN FAVOR, the
191 Board approved the Minutes of the Board of Supervisors Regular Meeting held January 22, 2026,
192 as presented, for Avalon Groves Community Development District.

193 D. EXHIBIT 13: Acceptance of the Minutes of the Board of Supervisors Workshop
194 Held February 12, 2026

195 A MOTION by Supervisor Weston, SECONDED by Supervisor Holden, OPPOSED by
196 Supervisor Ruperez accepting the Minutes as presented was superseded by the
197 following motion.

198 The Minutes were corrected to reflect Supervisor Ruperez was not present.

199 On a MOTION by Supervisor Mastrangeli, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR,
200 the Board accepted the Minutes of the Board of Supervisors Workshop held February 12, 2026,
201 as corrected, for Avalon Groves Community Development District.

202 E. EXHIBIT 14: Acceptance of the January 2026 Unaudited Financial Report

203 On a MOTION by Supervisor Wolski, SECONDED by Supervisor Holden, WITH ALL IN FAVOR, the
204 Board accepted the January 2026 Unaudited Financial Report, for Avalon Groves Community
205 Development District.

206 F. EXHIBIT 15: Ratification of Approval of Down To Earth Proposal #138716 for
207 Shrub Cutbacks to Allow Fence Repairs - \$500.00

208 On a MOTION by Supervisor Weston, SECONDED by Supervisor Ruperez, WITH ALL IN FAVOR, the
209 Board ratified the approval of Down To Earth proposal #138716 for shrub cutbacks to allow
210 Sawgrass Bay Blvd fence repairs in the amount of \$500.00, for Avalon Groves Community
211 Development District.



212 **SIXTH ORDER OF BUSINESS: LIAISON REPORTS**

213 A. Landscape and Environmental – *John Holden/Gabriel Ruperez/Carl Weston*
214 Supervisor Weston requested a discussion regarding dog walking around the
215 ponds be added to the workshop agenda and relayed the concerns expressed by
216 residents regarding safety and pollution concerns.

217 1. EXHIBIT 16: Review of Landscape Scoresheets
218 Supervisor Ruperez stated that if residents notice weeds it is because
219 weed control is not effective when temperatures are low. Treatments
220 have just been completed, but there were a couple of weeks when
221 treatments won't work.

222 B. Amenities and Infrastructure – *John Holden/Gene Mastrangeli*
223 Supervisor Mastrangeli noted the Reserve Study will be discussed at the
224 workshop. Mr. Beckett explained that the Reserve Study will be forwarded to
225 Supervisors for them to review and relay questions to staff a week ahead of the
226 next meeting so that a response with the requested information can be
227 presented at the meeting. Supervisor Weston requested the Reserve Study be
228 added as a discussion item on the workshop agenda. Supervisor Wolski
229 requested a paragraph explaining the Reserve Study be drafted.

230 C. Public Safety – *Carl Weston/Robert Wolski*
231 There being nothing to report, the next item followed.

232 D. Finance – *Gene Mastrangeli/Robert Wolski*
233 Supervisor Wolski noted the District is about 2.5% under budget. Supervisor
234 Mastrangeli noted that 10% of anticipated assessments have not yet been
235 received. It was noted that the tax collector is responsible for collecting
236 delinquent payments.

237 **SEVENTH ORDER OF BUSINESS: SUPERVISOR REQUESTS (Includes Next Meeting**
238 **Agenda Item Requests)**

239 A. Next Workshop Agenda Items
240 • Policy for prohibiting dog walking around the ponds for a safety issue
241 • Reserve study

242 B. Next Meeting Agenda Items
243 • Only emergency walk-on items
244 • Reserve Study
245 • Revised Pond Policy Draft



246 **EIGHTH ORDER OF BUSINESS:** **AUDIENCE COMMENTS – NEW BUSINESS**
247 *(Limited to 3 minutes per individual for non-*
248 *agenda items)*

249 A comment was heard on whether the Board is making any comments on the proposed
250 zoning change. Mr. Davenport advised that matter was outside the District’s scope of
251 powers. Discussion followed on actions being considered by the HOA.

252 A comment was heard regarding a weird-looking tree on District property behind 3551
253 Love Grass Way (Request #197). It was noted that a response was issued and the tree
254 was not dead. Supervisor Weston will review the tree.

255 A comment was heard on a newsletter. Supervisor Mastrangeli relayed the discussion
256 from a recent workshop that the Minutes posted on the District’s website provide the
257 information residents are requesting.

258 A question was raised responsibility for dead sod. Mr. Beckett stated that confirmation
259 that the sod is dead is needed, then it would either be a Lake County matter or the vendor
260 who delivered the palettes.

261 Discussion followed on disseminating information found in the agenda packets to
262 residents. It was noted that the CAMS receive the agenda packets and may forward to
263 residents, in addition the agenda packets are posted on the website and there is no
264 restriction on information from the packet being disseminated.

265 Comments were heard on the irrigation report and utilization of the zoom function on
266 electronic devices, distributing information from the agenda packet to the CAMs for
267 distribution, and educating the HOA CAM regarding people walking around the District
268 ponds.

269 Supervisor Holden pointed out a date typo on the agenda packet cover letter.

270 **NINTH ORDER OF BUSINESS:** **EXHIBIT 17: ACTION ITEMS SUMMARY**

271 **District Counsel**

- 272 • Revise Pond Policy Draft
- 273 • Investigate landscape damages to determine potential recourse for
274 reimbursement of damages
- 275 • Coordinate with District Manager regarding disposal of fence segments as
276 approved during the meeting.

277 **District Manager**

- 278 • Get meter from sunshine water
- 279 • Request authorization from POA to use the water in back for village 3 for
280 watering



281 **Field Manager**

- 282 • Look into weather station at 3436 Yellow Top
283 • Quote for rust removal at front of village 3

284 **TENTH ORDER OF BUSINESS: NEXT WORKSHOP ATTENDANCE CHECK**

285 *The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on*
286 *March 12, 2026 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida*
287 *34714.*

288 All Supervisors affirmed their intent to attend the workshop.

289 **ELEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

290 *The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on*
291 *March 26, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida*
292 *34714.*

293 Except for Supervisor Ruperez, all Supervisors affirmed their intent to attend the
294 meeting in person.

295 **TWELFTH ORDER OF BUSINESS: ADJOURNMENT**

296 On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
297 Board adjourned the meeting at 12:44 p.m., for Avalon Groves Community Development District.

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

302 **Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed**
303 **meeting held on March 26, 2026.**

304 _____
305 Heath Beckett, Assistant Secretary

Eugene Mastrangeli, Chairman



EXHIBIT 8



**MINUTES OF WORKSHOP
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

A workshop of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, March 12, 2026, at 10:00 a.m., at the Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, FL 34714. No decisions were made, nor action taken, on behalf of the CDD at this workshop.

FIRST ORDER OF BUSINESS: CALL TO ORDER

Present were:

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

SECOND ORDER OF BUSINESS: SELECTION OF WORKSHOP SECRETARY

Mr. Ruperez was designated as secretary to record the workshop Minutes.

THIRD ORDER OF BUSINESS: AUDIENCE COMMENTS

Comments were heard on restricting dog walking along ponds situated behind homes in the Palms at Serenoa. Supervisors discussed the scope of a policy, acknowledging the following concerns: residents privacy, pond bank maintenance and damage caused by foot traffic, pollution from dog waste, and safety due to potential wildlife interactions.

FOURTH ORDER OF BUSINESS: DISCUSSION ITEMS

- A. Landscape and Environmental – *John Holden/Gabriel Ruperez/Carl Weston*
 - 1. Request for Landscape Subcommittee
- Supervisors discussed forming a subcommittee to review the existing landscape RFP, identify lessons learned from the past few years, recommend language changes to improve clarity, accountability and scope. Committee members would be appointed by the Board from people with experience in landscaping and contract wording such as former active HOA landscape committee members. The Board expressed a desire to have a cross-village representation, with a request for candidates disseminated by an HOA/POA e-blast, and possibly reaching out to former/current ARB committee members and other knowledgeable residents directly. Sunshine Law constraints were acknowledged. Subcommittee recommendations would be initially presented to Supervisors at a workshop and then further discussed at a regular Board meeting where the Supervisors would make a decision on the recommendation. Supervisors discussed implementing a subcommittee for the landscape contract as the initial focus but



40 considered the potential for engaging subcommittee feedback on other
41 contracts.

42 District Counsel will be consulted for clarification on creating a
43 subcommittee and the appointment of its members including a
44 Supervisor liaison.

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

46 Supervisor Holden relayed resident complaints about pond aesthetics and lack of
47 dragonflies. Discussion followed on indirectly encouraging dragonflies through
48 planting, potential issues from dragonfly predators, expectations for stormwater
49 ponds rather than ornamental lakes, and the marketing practices of builders.
50 Dissemination of educational material on the stormwater system was discussed -
51 literature is posted on the District's websites and the monthly reports included in
52 the agenda packets. Supervisors shared observations on difficulties residents
53 may have accessing information on the website and ideas for increasing
54 dissemination of District information - adding a banner or link on the website's
55 front page, using HOA/POA newsletters and community social media venues, as
56 well as in-person workshops. Viewpoints differed on the Board's responsibility
57 to provide District information in multiple formats through a variety of outlets.

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

59 1. EXHIBIT 1: Update on Draft Pond Policy (Dog Walking Along Ponds)

60 Supervisors discussed the interpretation of "District ponds" verses
61 "stormwater tracts" and the conflict between the drafted policy and
62 information currently posted on the District's website.

63 District Counsel will be consulted regarding legal authority to prohibit
64 pets on the pond banks/grassy stormwater tracts, consistency of the
65 policy with Florida Statutes, clarification on the policy wording, and the
66 posting and enforcement of "No Trespassing" signs. Supervisors also
67 want to ensure the policy clearly allows vendors and staff access to
68 District infrastructure.

69 The Board generally agreed on the concept of public property and that
70 maintenance easements on residents' property are not pathways to be
71 used by the public to pond access. Supervisors discussed recommending
72 behavior such as respecting residents' privacy even if legal access is
73 allowed, noting public access points to ponds on the District's map, and
74 enforcement practicalities.

75 Supervisor Holden volunteered to draft a letter to District Counsel
76 summarizing Supervisors' and residents' concerns, and presenting the
77 questions regarding pet restrictions, definitions, signage, and statutory
78 alignment. He will ask for a written legal opinion and for District Counsel
79 to address the policy line-by-line at the next meeting.



80 Supervisors discussed ongoing problems with the lighting contractor, the
81 downed light pole on Sawgrass Bay Blvd, and a broken fixture head lying on the
82 ground, efforts to re-engage the contractor, defining what is considered a
83 reasonable timeframe for repairs, and enforcement options for what may be a
84 material breach of contract.

85 D. Finance – *Gene Mastrangeli/Robert Wolski*

86 1. EXHIBIT 2: Reserve Study

87 Supervisors discussed the wording in the executive summary –
88 questioning who was consulted and what documents/declarations were
89 used, the purpose of the Study in budget planning and preparing for
90 major repairs to and the replacement of infrastructure as it reaches the
91 end of its useful life. Some data issues were identified as missing, mis-
92 categorized, or in need of update due to repairs already taking place
93 which may positively impact the useful life of items such as the
94 monuments, control structures and ornamental fencing. The impact of
95 funding a Reserve Fund was reviewed.

96 Supervisor Mastrangeli will reach out to Mr. Beckett regarding Supervisor
97 questions on the reserve study and he will ask Mr. Beckett to attend the
98 next workshop to further discuss the Study. A presentation by Custom
99 Reserves will be delayed until the Board completes its internal review and
100 consolidates its correction list.

101 E. Other Items

102 The length of the last meeting and the drop in attendance by the end of the
103 meeting were discussed, with recommendations to cap the meeting at two hours
104 and prioritize critical agenda items. It was acknowledged that residents typically
105 attend when a specific issues is on the agenda, and the challenge of balancing
106 thorough discussion with meeting fatigue.

107 The proposed zoning change of the commercial property was discussed. Mr.
108 Davenport's previous advice that the matter is outside the District's authority
109 was reiterated; while Supervisors may attend County hearings as residents, they
110 may not represent the District in any official capacity. The potential for Sunshine
111 Law infringements was discussed, and Supervisors who make comments during
112 the meeting should clearly state they are appearing as private residents, and the
113 appropriateness of disclosing their attend attendance at the following regular
114 meeting.

115 Supervisors discussed a water meter near the Blazing Star lift station. Ownership
116 of the previous meter and authorization for its removal was questioned. An
117 update is expected from Mr. Beckett at the next meeting.



118 The meeting summary provided by the management team was discussed. It was
119 noted that manual review helps build staff knowledge, and the Board should be
120 cautious about dictating internal processes that may impact District costs.

121 The tasks accepted by Supervisors was reviewed: Supervisor Holden will relay questions
122 regarding the pond policy to District Counsel and Supervisor Mastrangeli will follow up
123 with Mr. Beckett regarding questions on the Reserve Study, adding a discussion on the
124 formation of a landscape subcommittee to the next meeting agenda, and requesting an
125 update on the water meter at the Blazing Star lift station be presented at the next
126 meeting.

127 **FIFTH ORDER OF BUSINESS:**

NEXT MEETING ANNOUNCEMENTS

128 *The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on*
129 *March 26, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida*
130 *34714.*

131 *The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on*
132 *April 9, 2026 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.*

133 **SIXTH ORDER OF BUSINESS:**

ADJOURNMENT

134 The workshop was adjourned at approximately 12:20 p.m.

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

139 **Workshop Minutes were accepted by vote of the Board of Supervisors at a publicly noticed**
140 **meeting held on March 26. 2026.**

141 _____
142 Heath Beckett, Assistant Secretary

Eugene Mastrangeli, Chair



EXHIBIT 9



*Avalon Groves
Community Development District*

*Financial Statements
(Unaudited)*

February 28, 2026



Avalon Groves CDD
Balance Sheet
February 28, 2026

	<u>General Fund</u>	<u>Debt Service 2017</u>	<u>Debt Service 2017 A-1</u>	<u>Debt Service 2019</u>	<u>Debt Service 2021 Ph 3/4</u>	<u>Debt Service 2021</u>	<u>Debt Service 2022</u>	<u>TOTAL</u>
1 ASSETS								
2 Operating Account	\$ 2,634,615	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ -	2,634,635
3 Trust Accounts:								
4 Revenue Fund	-	12,370	55,284	41,905	11,608	23,100	10,758	155,025
5 Interest Fund	-	40	123	142	46	172	29	551
6 Reserve Fund	-	205,854	609,262	107,018	19,626	170,949	13,202	1,125,910
7 Prepayment Fund	-	19	14,882	1,619	-	254	-	16,773
8 Sinking Fund	-	33	92	58	30	35	18	266
9 Principal	-	-	-	106	-	-	-	106
10 Cost Of Issuance	-	-	-	-	-	-	(1)	(1)
11 Bond Redemption	-	-	-	53	-	0	-	54
12 Acquisition & Construction	-	0	1	17,531	5	89,947	30,684	138,168
13 Accounts Receivable	-	-	-	-	-	-	-	-
14 On-Roll Assessments Receivable	88,055	11,365	33,400	14,028	12,884	22,445	8,585	190,762
15 Due From Other Funds	-	159,228	467,952	196,538	180,506	314,461	120,283	1,438,967
16 Undeposited Funds	-	-	-	-	-	-	-	-
17 Prepaid Expenses	-	-	-	-	-	-	-	-
18 Deposits	541	-	-	-	-	-	-	541
19 TOTAL ASSETS	2,723,211	388,909	1,181,015	378,997	224,705	621,362	183,558	5,701,757
20 LIABILITIES								
21 Accounts Payable	2,494	-	-	-	-	-	-	2,494
22 On-Roll Deferred Revenue	88,055	11,365	33,400	14,028	12,884	22,445	8,585	190,762
23 Accrued Expenses	-	-	-	-	-	-	-	-
24 Due To Other Funds	1,438,967	-	-	-	-	-	-	1,438,967
25 TOTAL LIABILITIES	1,529,516	11,365	33,400	14,028	12,884	22,445	8,585	1,632,223
26 FUND BALANCE								
27 Nonspendable								
28 Prepaid & Deposits	-	-	-	-	-	-	-	-
29 Capital Reserves	-	-	-	-	-	-	-	-
30 Operating Capital	220,425	-	-	-	-	-	-	220,425
31 Unassigned	973,269	377,544	1,147,614	364,969	211,821	598,918	174,973	3,849,109
32 TOTAL FUND BALANCE	1,193,694	377,544	1,147,614	364,969	211,821	598,918	174,973	4,069,534
33 TOTAL LIABILITIES & FUND BALANCE	2,723,211	388,909	1,181,015	378,997	224,705	621,362	183,558	5,701,757



Avalon Groves CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Month of February	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Special Assessment	\$ 1,319,762	\$ 49,101	\$ 1,231,707	\$ (88,055)	93%
3 Serenoa POA Cost Share Agreement	2,790	-	-	(2,790)	0%
4 Interest Income	-	-	-	-	0%
5 Light Pole Restitution	-	-	-	-	0%
6 Misc. Revenue	-	1,620	8,970	8,970	0%
7 TOTAL REVENUES	\$ 1,322,552	\$ 50,720	\$ 1,240,677	\$ (81,875)	93.33%
8 EXPENDITURES					
9 GENERAL ADMINISTRATIVE					
10 Supervisor Compensation	\$ 12,000	\$ 1,000	\$ 3,000	\$ (9,000)	25%
11 District Management Services	36,338	3,028	15,141	(21,197)	42%
12 Bank Fees	150	-	-	(150)	0%
13 Auditing	3,400	-	-	(3,400)	0%
14 Regulatory and Permit Fees	175	-	175	-	100%
15 Legal Advertisements	4,000	-	428	(3,572)	11%
16 Engineering Services	40,000	637	4,440	(35,560)	11%
17 Legal Services	45,000	4,067	14,233	(30,767)	32%
18 Technology & Website Admin.	2,015	32	1,671	(344)	83%
19 Miscellaneous (Appraisal, Mailing, Etc.)	1,500	43	6,069	4,569	405%
20 TOTAL GENERAL ADMINISTRATIVE	144,578	8,806	45,156	(99,422)	31.23%
21 INSURANCE					
22 Insurance	35,181	-	32,326	(2,855)	92%
23 TOTAL INSURANCE	35,181	-	32,326	(2,855)	91.88%
24 DEBT SERVICE ADMIN.					
25 Disclosure Report	6,624	-	7,624	1,000	115%
26 Arbitrage Rebate Report	2,000	-	-	(2,000)	0%
27 Trustee Fees	24,500	7,000	17,500	(7,000)	71%
28 TOTAL DEBT SERVICE ADMINISTRATION	33,124	7,000	25,124	(8,000)	75.85%
29 UTILITIES:					
30 Utilities-Electricity	12,000	657	3,587	(8,413)	30%
31 Streetlights	295,000	22,303	111,440	(183,561)	38%
32 Utility Water	35,000	772	5,496	(29,504)	16%
33 TOTAL UTILITIES:	342,000	23,732	120,523	(221,477)	35.24%
34 PHYSICAL ENVIRONMENT:					
35 Lake & Pond Maintenance	60,000	3,460	17,300	(42,700)	28.83%
36 Landscape Maintenance	314,715	27,672	138,358	(176,357)	44%
37 Landscape - Replenishment	76,000	712	60,172	(15,828)	79%
38 Wetland Mitigation & Monitoring	45,000	-	4,400	(40,600)	10%
39 Field Management	6,814	568	2,839	(3,975)	42%
40 Field Contingency	88,900	1,013	29,028	(59,872)	33%
41 Hardscape Repairs & Maint.	15,000	-	750	(14,250)	5%
42 Stormwater Reporting	25,000	-	-	(25,000)	0%
43 Porter Services	10,000	640	2,570	(7,430)	26%
44 Pond Plantings and Erosion Control	15,000	-	-	(15,000)	0%



	FY 2026 Adopted Budget	FY 2026 Month of February	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45 Fountain Repair	2,700	-	187	(2,513)	7%
46 Midge Fly Treatment	45,000	-	-	(45,000)	0%
47 Playground Repairs & Maint.	9,000	-	-	(9,000)	0%
48 Wildlife Removal	18,600	1,650	8,150	(10,450)	44%
48 TOTAL PHYSICAL ENVIRONMENT	731,729	35,715	263,754	(708,506)	36.05%
49 RESERVE:					
50 Reserve Study	5,000	2,800	5,150	150	103.00%
51 Reserve Contribution	30,940	-	-	(30,940)	0%
50 TOTAL RESERVE	35,940	2,800	5,150	(1,176,480)	14.33%
51 TOTAL EXPENDITURES	1,322,552	78,053	492,033	(1,508,234)	37.20%
52 REVENUES OVER (UNDER) EXPENDITURES	-	(27,333)	748,643	1,426,359	
53 OTHER FINANCING SOURCES & USES					
54 Transfers In	-	-	-	-	
55 Transfers Out	-	-	-	-	
56 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
57 NET CHANGE IN FUND BALANCE	-	(27,333)	748,643	748,643	
58 Fund Balance - Beginning			445,051	445,051	
59 FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 1,193,694	\$ 1,193,694	



Avalon Groves CDD
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 170,338	\$ 158,973	\$ (11,365)
3 Lot Closings	-	-	-
4 Interest	-	3,920	3,920
5 Prepayments	-	-	-
6 TOTAL REVENUES	170,338	162,893	(7,445)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	60,981	60,138	(844)
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	60,138	(105,700)
16 REVENUES OVER (UNDER) EXPENDITURES	4,500	102,755	98,255
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	102,755	98,255
22 Fund Balance - Beginning		274,789	
23 FUND BALANCE - ENDING - PROJECTED	\$ 4,500	\$ 377,544	\$ 373,044

** financed by prior year revenues*



Avalon Groves Community Development District
Debt Service 2017A1 - 2 (AA2)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 500,600	\$ 467,200	\$ (33,400)
3 Lot Closings	-	14,732	14,732
4 Interest	-	11,972	11,972
5 Prepayments	-	-	-
6 TOTAL REVENUES	500,600	493,903	(6,697)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	185,303	184,419	(884)
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 TOTAL EXPENDITURES	497,113	184,419	(312,694)
16 REVENUES OVER (UNDER) EXPENDITURES	3,487	309,484	305,997
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
21 NET CHANGE IN FUND BALANCE	3,487	309,484	305,997
22 Fund Balance - Beginning		838,109	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,487	\$ 1,147,594	\$ 1,144,106

** financed by prior year revenues*



Avalon Groves Community Development District
Debt Service 2019 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 210,250	\$ 196,222	\$ (14,028)
3 Lot Closings	-	-	-
4 Interest	-	3,449	3,449
5 Prepayments	-	-	-
6 TOTAL REVENUES	210,250	199,671	(10,579)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	66,074	66,074	0
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	-	75,000	75,000
16 TOTAL EXPENDITURES	209,373	141,074	(68,299)
17 REVENUES OVER (UNDER) EXPENDITURES	878	58,597	57,719
18 OTHER FINANCING SOURCES (USES)			
19 Transfers In	-	-	-
20 Transfers Out	-	-	-
21 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
22 NET CHANGE IN FUND BALANCE	878	58,597	57,719
23 Fund Balance - Beginning		288,840	
24 FUND BALANCE - ENDING - PROJECTED	\$ 878	\$ 347,437	\$ 346,560

** financed by prior year revenues*



Avalon Groves Community Development District
Debt Service 2021 Ph 3 & 4 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 193,100	\$ 180,216	\$ (12,884)
3 Lot Closings	-	-	-
4 Interest	-	890	890
5 Prepayments	-	-	-
6 TOTAL REVENUES	193,100	181,106	(11,994)
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	55,469	(134,570)
16 REVENUES OVER (UNDER) EXPENDITURES	3,062	125,637	122,576
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
21 NET CHANGE IN FUND BALANCE	3,062	125,637	122,576
22 Fund Balance - Beginning		86,179	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,062	\$ 211,816	\$ 208,755

** financed by prior year revenues*



Avalon Groves Community Development District
Debt Service 2021 (AA3)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 336,400	\$ 313,955	\$ (22,445)
3 Lot Closings	-	-	-
4 Interest	-	3,823	3,823
5 Prepayments	-	-	-
6 TOTAL REVENUES	336,400	317,779	(18,621)
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	99,622	(233,020)
16 REVENUES OVER (UNDER) EXPENDITURES	3,758	218,157	214,398
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	218,157	214,398
22 Fund Balance - Beginning		290,814	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,758	\$ 508,971	\$ 505,213

** financed by prior year revenues*



Avalon Groves Community Development District
Debt Service 2022 (AA4)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 128,675	\$ 120,090	\$ (8,585)
3 Lot Closings	-	-	-
4 Interest	-	917	917
5 Prepayments	-	-	-
6 TOTAL REVENUES	128,675	121,007	(7,668)
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	43,838	43,838	0
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	43,838	(83,037)
16 REVENUES OVER (UNDER) EXPENDITURES	1,800	77,169	75,369
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	(19,404)	(19,404)
20 TOTAL OTHER FINANCING SOURCES (USES)	-	(19,404)	(19,404)
21 NET CHANGE IN FUND BALANCE	1,800	57,765	55,965
22 Fund Balance - Beginning		86,524	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,800	\$ 144,289	\$ 142,489

** 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 February 28, 2026

	2017 (AA1) Actual Year-to-Date	2017A-1 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 PH 3/4 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2022 (AA4) Actual Year-to-Date	Total
1 REVENUES							
2 Developer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Insurance Claim	-	-	-	-	-	-	-
4 Interest	-	-	275	0	1,433	266	1,974
5 TOTAL REVENUES	-	-	275	0	1,433	266	1,974
6 EXPENDITURES							
7 Dissemination Agent	-	-	-	-	-	-	-
8 Trust Fund Accounting	-	-	-	-	-	-	-
9 Arbitrage	-	-	-	-	-	-	-
10 Trustee Fees	-	-	-	-	-	-	-
11 Requisitions	-	-	-	-	-	-	-
12 TOTAL EXPENDITURES	-	-	-	-	-	-	-
13 REVENUES OVER (UNDER) EXPENDITURES	-	-	275	0	1,433	266	1,974
14 OTHER SOURCES (USES)							
15 Transfer In	-	-	-	-	-	19,404	19,404
16 Transfer Out	-	-	-	-	-	-	-
17 TOTAL OTHER SOURCES (USES)	-	-	-	-	-	19,404	19,404
18 NET CHANGE IN FUND BALANCE	-	-	275	0	1,433	19,670	21,378
19 Fund Balance - Beginning	0	21	17,256	5	88,514	11,013	116,809
20 FUND BALANCE - ENDING - PROJECTED	\$ 0	\$ 21	\$ 17,531	\$ 5	\$ 89,947	\$ 30,683	\$ 138,187



Avalon Groves Community Development District
Check Register
FY2026

Date	Number	Name	Memo	Deposit	Payments	Balance
9/30/2025		Beginning of Year				469,001.20
10/01/2025	100443	Down to Earth	Invoice: 152177 (Reference: Landscape Maintenance Sept 25.)		27,110.25	441,890.95
10/01/2025	100444	Steadfast Alliance	Invoice: SA-14921 (Reference: Routine Aquatic Maintenance Sept 25.)		3,460.00	438,430.95
10/02/2025	100445	Down to Earth	Invoice: 156096 (Reference: Main line repairs.)		330.11	438,100.84
10/02/2025	100447	Down to Earth	Invoice: 156243 (Reference: Mulch installation.)		21,000.00	417,100.84
10/02/2025	100225ACH1	Sunshine Water Services	Goldcrest Loop Playground 7/22/25 - 8/19/25		23.43	417,077.41
10/02/2025	100225ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/23/25 - 8/20/25		20.59	417,056.82
10/02/2025	100225ACH3	SECO Energy	16920 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		198.00	416,858.82
10/02/2025	100225ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 08/14/2025 TO 09/15/2025		48.00	416,810.82
10/02/2025	100225ACH5	SECO Energy	17325 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		384.00	416,426.82
10/02/2025	100225ACH6	SECO Energy	17052 Basswood Lane 08/14/2025 TO 09/15/2025		50.00	416,376.82
10/02/2025	100225ACH7	SECO Energy	17650 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		139.00	416,237.82
10/07/2025	100448	Kutak Rock LLP	Invoice: 3628584 (Reference: General Counsel Aug 25.)		3,582.02	412,655.80
10/07/2025	100449	Vesta District Services	Invoice: 428923 (Reference: Management Fees Oct 25.)		3,596.00	409,059.80
10/08/2025	1779	Egis Insurance and Risk Advisors	Insurance FY 10/1/25 - 10/1/26 Policy # 100125288		32,326.00	376,733.80
10/10/2025	100450	HV Solar Lighting	Invoice: 517 (Reference: Street Lights Oct 25.) Invoice: 518 (Reference: Street Light Project...		21,990.40	354,743.40
10/10/2025	100451	Vesta District Services	Invoice: 429040 (Reference: Billable Expenses - Sept 2025.)		43.64	354,699.76
10/14/2025	1780	Custom Reserves, LLC	Reference: Reserve Study.		2,350.00	352,349.76
10/14/2025	100452	Vesta District Services	Invoice: 428971 (Reference: FY?2026 Disssmination Agent Fee.)		6,624.00	345,725.76
10/14/2025	100453	Orlando Sentinel	Invoice: 124788662000 (Reference: Legal Advertising.)		331.93	345,393.83
10/14/2025	100454	Fountain Design Group, Inc.	Invoice: 37376A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	345,218.83
10/14/2025	100455	Down to Earth	Invoice: 156530 (Reference: Irrigation Repairs.)		25,631.77	319,587.06
10/14/2025	101425ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/29/25 - 8/28/25		303.29	319,283.77
10/16/2025	100456	Stantec Consulting Services,Inc	Invoice: 2466262 (Reference: Engineering Services Sept 25.)		1,139.11	318,144.66
10/23/2025	100457	Clean Star Services	Invoice: 16342 (Reference: Monthly Trash Service for Oct 25.)		610.00	317,534.66
10/23/2025	100458	Kutak Rock LLP	Invoice: 3641617 (Reference: General Counsel Sept 25.)		4,549.69	312,984.97
10/28/2025	1781	SchoolNow	Reference: ADA Website Management.		1,515.00	311,469.97
10/28/2025	1782	Disclosure Technology Services LLC	DTS MUNI - CDASaaS, 1 Year Subscription FY25/26		1,000.00	310,469.97
10/30/2025	100459	Mighty Clean Pressure Washing	Invoice: 1421 (Reference: Pressure washing.)		750.00	309,719.97
10/30/2025	103025ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 8/27/25 - 9/24/25		16.61	309,703.36
10/30/2025	103025ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 8/26/25 - 9/23/25		41.53	309,661.83
10/30/2025	103025ACH3	Sunshine Water Services	17851 Blazing Star Circle Irrigation 8/27/25 - 9/24/25		16.61	309,645.22
10/30/2025	103025ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/20/25 - 9/18/25		20.61	309,624.61
10/30/2025	103025ACH5	Sunshine Water Services	Goldcrest Loop Playground 8/19/25 - 9/18/25		24.13	309,600.48
10/31/2025	103125ACH5	SECO Energy	17650 Sawgrass Bay Blvd 09/15/2025 TO 10/14/2025		115.00	309,485.48
10/31/2025	103125ACH4	SECO Energy	17052 Basswood Lane 09/15/2025 TO 10/14/2025		46.00	309,439.48
10/31/2025	103125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 09/15/2025 TO 10/14/2025		336.00	309,103.48
10/31/2025	103125ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 09/15/2025 TO 10/14/2025		44.00	309,059.48
10/31/2025	103125ACH1	SECO Energy	16920 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		148.00	308,911.48
10/31/2025	100460	Steadfast Alliance	Invoice: SA-15960 (Reference: Routine Aquatic Maintenance Oct 25.)		3,460.00	305,451.48
10/31/2025	100461	Down to Earth	Invoice: 155382 (Reference: Landscape Maintenance Oct 25.) Invoice: 156271 (Reference: Landsc...		27,671.59	277,779.89
10/31/2025			Deposit	2,308.26		280,088.15
10/31/2025			Deposit	1,985.35		282,073.50
10/31/2025		End of Month		4,293.61	191,221.31	282,073.50
11/03/2025	100462	HV Solar Lighting	Invoice: 539 (Reference: Light Installation Nov 25.) Invoice: 537 (Reference: Light Installat...		21,990.40	260,083.10
11/04/2025	1783	Carl M. Weston	BOS Meeting 10/30/25		200.00	259,883.10
11/04/2025	1784	Eugene J. Mastrangeli	BOS Meeting 10/30/25		200.00	259,683.10
11/04/2025	1785	Gabriel Ruperez	BOS Meeting 10/30/25		200.00	259,483.10
11/04/2025	1786	Robert J. Wolski	BOS Meeting 10/30/25		200.00	259,283.10
11/04/2025	110425ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/28/25 - 9/24/25		277.69	259,005.41
11/06/2025	100463	Down to Earth	Invoice: 158847 (Reference: Erosion Control Project.)		6,280.05	252,725.36



Date	Number	Name	Memo	Deposit	Payments	Balance
11/06/2025	100464	HV Solar Lighting	Invoice: 552 (Reference: Street Light Poles.)		550.00	252,175.36
11/07/2025			Deposit	7,350.00		259,525.36
11/10/2025	100465	Vesta District Services	Invoice: 429491 (Reference: Management Fees Nov 25.)		3,596.00	255,929.36
11/10/2025	100466	Swine Solutions, LLC	Invoice: 658 (Reference: Monthly Trapping Services.)		1,550.00	254,379.36
11/10/2025	100467	Down to Earth	Invoice: 159181 (Reference: Irrigation Repairs.)		1,337.00	253,042.36
11/12/2025	100468	Orlando Sentinel	Invoice: 126446648000 (Reference: Legal Advertising.)		230.75	252,811.61
11/12/2025	100469	Deeson Outdoor Solutions	Invoice: 240 (Reference: Light Replacement.)		7,300.00	245,511.61
11/18/2025			Deposit	31,084.70		276,596.31
11/18/2025			Deposit	27,624.69		304,221.00
11/21/2025	1787	David Jordan Lake County Tax Collector	Account #2424260001-000-01800		5,184.00	299,037.00
11/21/2025	1789	DEPT OF ECONOMIC OPPORTUNITY	Special District Annual Filing Fee FY 25/26		175.00	298,862.00
11/25/2025	100470	Stantec Consulting Services, Inc	Invoice: 2481859 (Reference: Engineering Services Oct 25.)		454.77	298,407.23
11/25/2025	100471	Vesta District Services	Invoice: 429430 (Reference: Billable Expenses - October 2025.)		573.33	297,833.90
11/25/2025	100472	Kutak Rock LLP	Invoice: 3657768 (Reference: General Counsel Oct 25.)		3,917.37	293,916.53
11/28/2025			Deposit	137,368.97		431,285.50
11/28/2025			Deposit	120,252.97		551,538.47
11/30/2025		End of Month		323,681.33	54,216.36	551,538.47
12/01/2025	100473	Swine Solutions, LLC	Invoice: 667 (Reference: Monthly Trapping Service.)		1,650.00	549,888.47
12/01/2025	8501123461	Serenoa POA		2,790.00		552,678.47
12/02/2025	100474	Steadfast Alliance	Invoice: SA-16874 (Reference: Routine Aquatic Maintenance Nov 25.)		3,460.00	549,218.47
12/02/2025	100475	Clean Star Services	Invoice: 16585 (Reference: Trash Service Nov 25.)		690.00	548,528.47
12/02/2025	100476	Down to Earth	Invoice: 158440 (Reference: Landscape Maintenance Nov 25.)		27,671.59	520,856.88
12/02/2025	120225ACH1	SECO Energy	16920 Sawgrass Bay Blvd 10/14/25 - 11/13/25		104.00	520,752.88
12/02/2025	120225ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/14/25 - 11/13/25		47.00	520,705.88
12/02/2025	120225ACH3	SECO Energy	17325 Sawgrass Bay Blvd 10/14/25 - 11/13/25		362.00	520,343.88
12/02/2025	120225ACH5	SECO Energy	17650 Sawgrass Bay Blvd 10/14/25 - 11/13/25		156.00	520,187.88
12/02/2025	120225ACH4	SECO Energy	17052 Basswood Lane 10/14/25 - 11/13/25		47.00	520,140.88
12/03/2025	120325ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 9/24/25 - 10/28/25		16.61	520,124.27
12/03/2025	120325ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 9/23/25 - 10/24/25		41.55	520,082.72
12/03/2025	120325ACH3	Sunshine Water Services	17851 Blazing Star Circle Irrigation 9/24/25 - 10/28/25		16.61	520,066.11
12/03/2025	120325ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/18/25 - 10/21/25		21.11	520,045.00
12/03/2025	120325ACH5	Sunshine Water Services	Goldcrest Loop Playground 9/18/25 - 10/21/25		17.61	520,027.39
12/04/2025	100477	HV Solar Lighting	Invoice: 554 (Reference: Street Light Project Dec 25.) Invoice: 555 (Reference: Street Light ...		22,302.90	497,724.49
12/08/2025	120825ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 9/24/25 - 10/28/25		211.70	497,512.79
12/09/2025	1790	Carl M. Weston	BOS Meeting 12/4/25		200.00	497,312.79
12/09/2025	1791	Eugene J. Mastrangeli	BOS Meeting 12/4/25		200.00	497,112.79
12/09/2025	1792	Gabriel Ruperez	BOS Meeting 12/4/25		200.00	496,912.79
12/09/2025	1793	John Holden	BOS Meeting 12/4/25		200.00	496,712.79
12/09/2025	1794	Robert J. Wolski	BOS Meeting 12/4/25		200.00	496,512.79
12/10/2025	100478	Down to Earth	Invoice: 161775 (Reference: Irrigation Repairs.)		875.00	495,637.79
12/10/2025	100479	BIO-TECH CONSULTING, INC.	Invoice: 187368 (Reference: Mitigation Monitoring.)		4,400.00	491,237.79
12/11/2025	100480	Stivender Surveying, Inc.	Invoice: 2599 (Reference: Surveying Services.)		2,575.00	488,662.79
12/15/2025	100481	Vesta District Services	Invoice: 429979 (Reference: Management Fees Dec 25.)		3,596.00	485,066.79
12/19/2025	100482	Down to Earth	Invoice: 162488 (Reference: Pine Tree Removal.)		1,500.00	483,566.79
12/19/2025			Deposit	91,967.60		575,534.39
12/19/2025			Deposit	106,593.24		682,127.63
12/22/2025	100483	Outdoor Ninja LLC	Invoice: 1429 (Reference: Fence Repair.)		3,900.00	678,227.63
12/23/2025	1795	John Holden	BOS Meeting 10/30/25		200.00	678,027.63
12/24/2025	100484	Clean Star Services	Invoice: 16907 (Reference: Monthly Trash Service Dec 25.)		630.00	677,397.63
12/29/2025	1796	Swine Solutions, LLC	Reference: Monthly Trapping Service.		1,550.00	675,847.63
12/29/2025	100485	Stantec Consulting Services, Inc	Invoice: 2498808 (Reference: Engineering Services Nov 25.)		945.00	674,902.63
12/30/2025	100486	Steadfast Alliance	Invoice: SA-17759 (Reference: Routine Aquatic Maintenance Dec 25.)		3,460.00	671,442.63
12/30/2025	100487	Swine Solutions, LLC	Invoice: 679 (Reference: Trapping Services.)		1,650.00	669,792.63
12/30/2025	100488	Down to Earth	Invoice: 160492 (Reference: Landscape Maintenance Dec 25.)		27,671.59	642,121.04
12/31/2025	123125ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/13/25 - 12/12/25		117.00	642,004.04
12/31/2025	123125ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 11/13/25 - 12/12/25		44.00	641,960.04
12/31/2025	123125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 11/13/25 - 12/12/25		348.00	641,612.04



Date	Number	Name	Memo	Deposit	Payments	Balance
12/31/2025	123125ACH4	SECO Energy	17052 Basswood Lane 11/13/25 - 12/12/25		46.00	641,566.04
12/31/2025	123125ACH5	SECO Energy	17650 Sawgrass Bay Blvd 11/13/25 - 12/12/25		176.00	641,390.04
12/31/2025			Deposit	1,115,587.48		1,756,977.52
12/31/2025			Deposit	931,511.60		2,688,489.12
12/31/2025	End of Month			2,248,449.92	111,499.27	2,688,489.12
01/05/2026	010526ACH	Sunshine Water Services	17851 Blazing Star Circle Irrigation 10/28/25 - 11/25/25		16.61	2,688,472.51
01/05/2026	010526ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 10/24/25 - 11/25/25		41.65	2,688,430.86
01/05/2026	010526ACH3	Sunshine Water Services	17344 Blazing Star Circle Irrigation 10/28/25 - 11/25/25		16.61	2,688,414.25
01/05/2026	010526ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/21/25 - 11/21/25		21.18	2,688,393.07
01/05/2026	010526ACH5	Sunshine Water Services	Goldcrest Loop Playground 10/21/25 - 11/21/25		19.33	2,688,373.74
01/06/2026	100489	HV Solar Lighting	Invoice: 581 (Reference: Street Light Project Jan 25.) Invoice: 580 (Reference: Street Light ...		22,302.90	2,666,070.84
01/08/2026	100490	Vesta District Services	Invoice: 430295 (Reference: Management Fees Jan 26.)		3,596.00	2,662,474.84
01/15/2026	100491	Vesta District Services	Invoice: 430370 (Reference: Billable Expenses - December 2025.)		120.55	2,662,354.29
01/15/2026	100492	Fountain Design Group, Inc.	Invoice: 38151A (Reference: Fountain Cleaning Jan - Mar 26.)		187.00	2,662,167.29
01/20/2026	100493	Down to Earth	Invoice: 164461 (Reference: Irrigation Repairs.)		551.00	2,661,616.29
01/20/2026	100494	Orlando Sentinel	Invoice: 130176135000 (Reference: Legal Advertising.)		196.92	2,661,419.37
01/20/2026	012026ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 10/28/25 - 11/25/25		797.90	2,660,621.47
01/28/2026	1797	Site Masters of Florida	Edgemont Infrastructure Punch List		9,650.00	2,650,971.47
01/28/2026	100495	Vesta District Services	Invoice: 429876 (Reference: Billable Expenses - November 2025.)		31.50	2,650,939.97
01/28/2026	100496	Kutak Rock LLP	Invoice: 3688817 (Reference: General Counsel Nov 25.)		2,000.88	2,648,939.09
01/29/2026	100497	Clean Star Services	Invoice: 17153 (Reference: Trash Service Jan 26.)		710.00	2,648,229.09
01/30/2026	100498	Down to Earth	Invoice: 163662 (Reference: Landscape Maintenance Jan 26.)		27,671.59	2,620,557.50
01/30/2026	100499	Steadfast Alliance	Invoice: SA-18982 (Reference: Aquatic Maintenance Jan 26.)		3,460.00	2,617,097.50
1/31/2026	End of Month			0.00	71,391.62	2,617,097.50
02/02/2026	020226ACH1	SECO Energy	16920 Sawgrass Bay Blvd 12/12/25 - 1/14/26		99.00	2,616,998.50
02/02/2026	020226ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/12/25 - 1/14/26		49.00	2,616,949.50
02/02/2026	020226ACH3	SECO Energy	17325 Sawgrass Bay Blvd 12/12/25 - 1/14/26		396.00	2,616,553.50
02/02/2026	020226ACH4	SECO Energy	17052 Basswood Lane 12/12/25 - 1/14/26		50.00	2,616,503.50
02/02/2026	020226ACH5	SECO Energy	17650 Sawgrass Bay Blvd 12/12/25 - 1/14/26		200.00	2,616,303.50
02/02/2026	1798	Carl M. Weston	BOS Meeting 1/22/26		200.00	2,616,103.50
02/02/2026	1799	Eugene J. Mastrangeli	BOS Meeting 1/22/26		200.00	2,615,903.50
02/02/2026	1800	Gabriel Ruperez	BOS Meeting 1/22/26		200.00	2,615,703.50
02/02/2026	1802	John Holden	BOS Meeting 1/22/26		200.00	2,615,503.50
02/02/2026	1803	Robert J. Wolski	BOS Meeting 1/22/26		200.00	2,615,303.50
02/02/2026	100500	HV Solar Lighting	Invoice: 601 (Reference: Street Light Project Feb 26.) Invoice: 599 (Reference: Street Light ...		22,302.90	2,593,000.60
02/02/2026			Deposit	56,991.90		2,649,992.50
02/02/2026			Deposit	49,379.63		2,699,372.13
02/04/2026			Deposit	1,079.76		2,700,451.89
02/04/2026	100501	Vesta District Services	Invoice: 430640 (Reference: Management Fees Feb 26.)		3,596.00	2,696,855.89
02/04/2026	100502	Kutak Rock LLP	Invoice: 3689456 (Reference: General Counsel Dec 25.)		4,247.88	2,692,608.01
02/04/2026	100503	Down to Earth	Invoice: 166547 (Reference: Fence Line Cutback.) Invoice: 166546 (Reference: Replace Well Pum...		2,285.00	2,690,323.01
02/04/2026	020426ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 11/25/25 - 12/23/25		41.56	2,690,281.45
02/04/2026	020426ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 11/21/25 - 12/18/25		2,108.68	2,688,172.77
02/04/2026	020426ACH3	Sunshine Water Services	17851 Blazing Star Circle Irrigation 11/25/25 - 12/24/25		16.61	2,688,156.16
02/04/2026	020426ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/21/25 - 12/18/25		19.51	2,688,136.65
02/04/2026	020426ACH5	Sunshine Water Services	Goldcrest Loop Playground 11/21/25 - 12/18/25		17.07	2,688,119.58
02/10/2026	021026ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 11/25/25 - 12/30/25		849.31	2,687,270.27
02/10/2026	1804	Regions Bank.	Annual Trustee Fees Series 2021		3,500.00	2,683,770.27
02/10/2026	100504	Stantec Consulting Services, Inc	Invoice: 2518157 (Reference: Engineering Services Dec 25.)		2,403.40	2,681,366.87
02/11/2026	021126ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 11/25/25 - 12/24/26		35.46	2,681,331.41
02/17/2026	100505	Down to Earth	Invoice: 167214 (Reference: Irrigation Repairs.)		712.00	2,680,619.41
02/17/2026	100506	Vesta District Services	Invoice: 430877 (Reference: Billable Expenses - January 2026.)		45.98	2,680,573.43
02/18/2026	100507	Outdoor Ninja LLC	Invoice: 1429-a (Reference: Fence Repair and Painting.)		3,900.00	2,676,673.43
02/20/2026			Deposit	539.86		2,677,213.29
02/24/2026	100508	Swine Solutions, LLC	Invoice: 700 (Reference: Trapping Service Feb 26.)		1,650.00	2,675,563.29
02/24/2026	100509	Ronald L Vail Plumbing Inc.	Invoice: 40409404 (Reference: Backflow Testing.)		178.00	2,675,385.29
02/24/2026	100510	Custom Reserves, LLC	Invoice: F1555.25 (Reference: Reserve Study - Final Payment.)		2,800.00	2,672,585.29



Date	Number	Name	Memo	Deposit	Payments	Balance
02/25/2026	100511	Kutak Rock LLP	Invoice: 3701864 (Reference: General Counsel Jan 26.)		4,066.83	2,668,518.46
02/26/2026	100512	Clean Star Services	Invoice: 17404 (Reference: Trash Service Feb 26.)		640.00	2,667,878.46
02/26/2026	100513	Steadfast Alliance	Invoice: SA-19596 (Reference: Routine Aquatic Maintenance Feb 26.)		3,460.00	2,664,418.46
02/26/2026	100514	Down to Earth	Invoice: 165731 (Reference: Landscape Maintenance Feb 26.)		27,671.59	2,636,746.87
02/27/2026	022726ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 12/30/25 - 1/28/26		481.93	2,636,264.94
02/27/2026	100515	Swine Solutions, LLC	Invoice: 689 (Reference: Trapping Services Jan 26.)		1,650.00	2,634,614.94
2/28/2026		End of Month		107,991.15	90,473.71	2,634,614.94



Avalon Groves CDD
Cash Reconciliation - General Fund
February 28, 2026

	Bank United (Operating Account)
Balance per Bank Statement	\$ 2,673,773.36
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	39,138.42
<i>Adjusted Bank Balance</i>	<u><u>\$ 2,634,614.94</u></u>
Beginning Bank Balance per Books	2,617,097.50
Deposits	107,991.15
Disbursements	90,473.71
<i>Balance per Book</i>	<u><u>\$ 2,634,614.94</u></u>



Avalon Groves CDD Summary for February 2026

At the end of February there was spendable cash in the amount of \$1,193,153. This cash balance is net of items, such as, accounts payable and any monies due to others. There are assessments outstanding because only 93% of assessments have been collected by the tax collector and forwarded to the District.

By the end of February, 41.67% of the annual budget is "expected" to be expended. Expenses through the month of February amount to \$492,033 which is 37.20% of the budget for the fiscal year. This means the District is under budget through February.

The largest expenditures are for physical environment at \$263,754. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal.

The total expenses uses 37.20% which is less than the 41.67% of the budget already this year. The district has made their one time insurance payment and one time fire district taxes 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.

Miscellaneous expenses are also overbudget at 405% of budgeted amount due to Fire District taxes imposed on the District.

Reserve Study is 105% of the budget because there was additional software cost of \$450 in relation to the reserve study



Avalon Groves Financial Summary February 28, 2026

Cash & Asset Re-cap

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Cash Balance	\$ 2,634,615						
Trust Balances (Restricted to DS)		218,316	679,642	150,900	31,310	194,510	24,006
Trust Balances (Restricted to A&C)		0	1	17,531	5	89,947	30,684
Accounts Receivable	\$ -						
Less: Accounts Payable	2,494	-	-	-	-	-	-
Less: Due to Other Funds	1,438,967	-	-	-	-	-	-
Net Cash Balance	\$ 1,193,153	\$ 218,316	\$ 679,643	\$ 168,431	\$ 31,315	\$ 284,457	\$ 54,690
Plus: Prepays & Deposits	541	-	-	-	-	-	-
Plus: Assessments Receivable	88,055	11,365	33,400	14,028	12,884	22,445	8,585
Plus: Due from Other Funds	-	159,228	467,952	196,538	180,506	314,461	120,283
Less: Deferred Revenue	88,055	11,365	33,400	14,028	12,884	22,445	8,585
Net Current Assets	1,193,694	377,544	1,147,594	364,969	211,821	598,918	174,973
Cash Available to Spend	1,193,153						

Analysis of Revenues & Expenditures

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	1,240,677	162,893	493,903	199,946	181,106	319,211	121,273
Expenses:							
Administrative	45,156						
Insurance	32,326						
Debt Service Administration	25,124						
Utilities	120,523						
Physical Environment	263,754						
Reserve	5,150						
Principal Payments		-	-	-	-	-	-
DS Interest		60,138	184,419	66,074	55,469	99,622	43,838
Prepayment				75,000			
Total Expenses:	492,033	60,138	184,419	141,074	55,469	99,622	43,838
Transfers In/Out	-	-	-	-	-	-	-
Profit (Loss)	\$ 748,643	\$ 102,755	\$ 309,484	\$ 58,872	\$ 125,637	\$ 219,589	\$ 77,435



EXHIBIT 10



Down to Earth Landscape & Irrigation

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



Invoice: #169603

March 2026

Customer

Avalon Groves CDD
Vesta Property Services
13810 Sutton Park Drive North

Property / Project Address

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

Jacksonville, FL 32224

Project/Job

Invoice Irrigation Form February
Estimate # 140635

Invoice Date

3/9/2026

Date Due

3/24/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
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#140635 - Invoice Irrigation Form February				\$1,085.00
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This invoice is for the required repairs following the irrigation inspection.

Controller #1

Zones

7-4 6-inch sprinklers and 4 MPs nozzles

13-2 6-inch sprinklers and 3 MPs nozzles

20-2 6-inch sprinklers and 1 MPs nozzles

27-2 6-inch sprinklers and 1 MPs nozzles and lateral lines repairs

35-Lateral lines repairs

Controller #2

Zones

3- Lateral lines repairs

14-2 12-inch sprinkler and 1 MP nozzle

18- 1 solenoid replaced

22- 1 MP nozzle

47-2 6-inch sprinklers and 2 MPs nozzles

LCE006: Irrigation Repairs				\$1,085.00
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6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	12.00	\$40.00	\$480.00
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12" Irrigation Spray Head Repaired/ Replaced/ Relocated (Kit)	Each	2.00	\$52.00	\$104.00
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Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



MP Irrigation Nozzle Replaced (Kit)	Each	14.00	\$18.00	\$252.00
DBYR Waterproof Wire Connectors (Kit)	Each	1.00	\$6.00	\$6.00
Funny Pipe Repair (Kit)	Foot	3.00	\$3.00	\$9.00
Funny Pipe Fittings (Kit)	Each	3.00	\$3.00	\$9.00
Solenoid Replaced (Kit)	Each	1.00	\$75.00	\$75.00
1.5" Zone Line Repair (Kit)	Each	1.00	\$150.00	\$150.00

Billing Questions
jessica.chrisley@down2earthinc.com
(239)-920-6557
Visit us at <https://dtelandscape.com> for all other questions or concerns.

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$1,085.00
Sales Tax	\$0.00
Total	\$1,085.00
Credits/Payments	(\$0.00)
Balance Due	\$1,085.00



EXHIBIT 11



Landscape Subcommittee Charter

Avalon Groves Community Development District

Purpose

The Landscape Subcommittee is established to develop a clearly defined Request For Proposal (RFP) for the selection and engagement of a landscape contractor. The subcommittee will ensure the RFP reflects the Board's objectives, community standards, and budgetary constraints, facilitating a transparent and effective contractor selection process.

Membership

The subcommittee will consist of five (5) members, each to be appointed by the Board of Supervisors. Members may include a Board representative, community stakeholders, and/or individuals with relevant expertise in landscaping, procurement, or public works.

Scope of Authority

The Landscape Subcommittee serves in an advisory capacity to the Board of Supervisors. The subcommittee may research, draft, and recommend RFP language and selection criteria, but does not have the authority to award contracts or make binding decisions unless explicitly permitted by the Board.

Reporting Requirements

- Provide regular written updates to the Board of Supervisors at each scheduled Board meeting.
- Submit a draft Request For Proposal for Board review and approval within a timeline established by the Board.
- Document all subcommittee meetings, including attendance, discussions, and recommendations.
- Present a final report summarizing the RFP development process and any recommendations regarding contractor selection.

Additional Guidelines

- All subcommittee activities must adhere to local government policies, ethical standards, and applicable procurement regulations.
- The subcommittee may seek input from subject matter experts or the public, as directed by the Board.
- The Board of Supervisors reserves the right to modify the scope, membership, or authority of the subcommittee at any time.



EXHIBIT 12



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
DC	Revise Pond Policy Draft	2/26/2026		3/12 Supervisor Holden to relay questions from workshop
DC	Investigate landscape damages to determine potential recourse for reimbursement of damages	2/26/2026		
DC	Coordinate with District Manager regarding disposal of fence segments as approved during the meeting.	2/26/2026		
DM	Request authorization from POA to use the water in back for village 3 for watering	2/26/2026		
DM	Jeff Moore – CDD activity on lift station inside the Palms of Serona – Sunshine Water came out and looked at the meter. The meter belongs to the HOA (17534 Blazing Star Circle)	12/4/2025	12/12/2025	This water meter belongs to the HOA and they do not want the CDD to tap into it. 1/22: Speak with palms about paying for the water at the lift station 1/26: HOA does not want the CDD to use there meter or timer 2/26: Proceed with meter from sunshine water
DM	Try to contact the commercial property to see if they can remove the sand/dirt piles	10/30/2025	2/12/2026	12/2/25 /Left several msgs with no response. 2/12/26 - this is from the county and the gas line. I was told they would clean this up when they finish.
FM	Look into weather station at 3436 Yellow Top	2/26/2026		
FM	Quote for rust removal at front of village 3	2/26/2026		
DTE	Proposal for irrigation at ponds for budget discussion	3/27/2025		Pond 12 - trees & irrigation
Steadfast	Pond Planting Proposal to encourage dragonflies	1/22/2026		2/18 - Too early to plant, proposal will be presented on March agenda
Board	Send staff edits on Wetland	4/24/2025		
TICKLER - FUTURE DISCUSSIONS & CAPITAL IMPROVEMENT 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

