



Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

May 28, 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, May 28, 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, May 28, 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
- Jere Earlywine, 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*
 - a. Discussion on Posting “No Trespassing” Signs at Edgemont/Serenoa
 - 2. Serenoa POA Update – *David Landry/Gene Mastrangeli*
- B. District Engineer – *Greg Woodcock, Stantec*
- C. Aquatic Maintenance Report – *Steadfast Environmental*
 - 1. Presentation of Pond Requests – *None outstanding*

EXHIBIT 1



FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE (Continued)

- D. Landscape Maintenance Report – *Justin Sarka, Down To Earth* [EXHIBIT 2](#)
 - 1. Presentation of Landscape Requests
 - 2. Consideration of Down To Earth Proposals
 - a. #148612 – Village 1 Conservation Perimeter Cutback - \$8,580.00 [EXHIBIT 3](#)
 - b. #148616 – Village 2 Conservation Perimeter Cutback - \$4,555.00 [EXHIBIT 4](#)
 - c. #148617 – Village 3 Conservation Perimeter Cutback - \$8,405.00 [EXHIBIT 5](#)

- E. Field Operations – *Michael Bush, Vesta District Services* [EXHIBIT 6](#)
 - 1. Presentation of Field Requests
 - 2. Presentation of Streetlight Requests
 - 3. Presentation of Hog Activity Report
 - 4. Consideration of Pressure Washing Proposals [*HARDSCAPE REPAIRS & MAINT / Encumber FIELD CONTINGENCY*] [EXHIBIT 7](#)
 - a. American Pressure Washing #725 - \$16,000.00
 - b. Outdoor Ninja #224 - \$10,800.00
 - c. Mighty Clean
 - d. Platinum Exterior Services #1606 - \$16,028.56
 - e. Splash and Dash #26-026 - \$32,182.00 (Plus \$625 for Equipment Soft Wash Option)
 - f. Tampa SWAP #26-027 - \$28,000.00

- F. District Counsel – *Jere Earlywine, Kutak Rock*
 - 1. Adoption of **Resolution 2026-06, Declaring 2022 Project Complete (Assessment Area Four - Edgemont)** [EXHIBIT 8](#)

- G. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Adoption of **Resolution 2026-07, Approving Proposed FY 2027 Budget and Setting Public Hearing (August 20, 2026 - 6 p.m.)** [EXHIBIT 9](#)
 - Proposed FY 2027 Budget
 - 2. Update on Edgemont Fence Conveyance/Disposal



FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 26, 2026 **EXHIBIT 10**
- B. Acceptance of the Minutes of the Board of Supervisors Workshop Held April 9, 2026 **EXHIBIT 11**
- C. Acceptance of the March 2026 Unaudited Financial Report **EXHIBIT 12**
- D. Acceptance of Lake County Supervisor of Elections Qualified Elector Count as of April 15, 2026 – 2,472 **EXHIBIT 13**

FIFTH ORDER OF BUSINESS:

LIAISON REPORTS

- A. Landscape and Environmental – *John Holden/Gabriel Ruperez/Carl Weston*
 - 1. Review of Landscape Scoresheets **EXHIBIT 14**
- B. Amenities and Infrastructure – *John Holden/Gene Mastrangeli*
- C. Public Safety – *Carl Weston/Robert Wolski*
- D. Finance – *Gene Mastrangeli/Robert Wolski*

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, June 11, 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, June 25, 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 15

(To be Included in the Meeting Minutes)



ELEVENTH ORDER OF BUSINESS:

ADJOURNMENT



EXHIBIT 1





Avalon Groves CDD Aquatics

Inspection Date:

5/19/2026 11:50 AM

Prepared by:

Matt Goldrick

Account Manager

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



Inspection Report

SITE: 17

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The growth on the surface behaves like algae, but I believe it is a bacterium. We have a specialized treatment for it scheduled tomorrow. This will begin the decay process, but this type of growth typically doesn't clear until the pond can refresh after heavy rains. Typical algaecide treatments can help break it up until then. No nuisance grass observed.

<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>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 18

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Filamentous algae is beginning to form on the surface. Preventative treatments will continue to prevent further growth. The large patch of nuisance grasses will be more of a focus during upcoming maintenance events.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> Slender Spikerush	Other:	



Inspection Report

SITE: 19

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Filamentous algae present around the perimeter. This will be addressed during an upcoming visit.
Any nuisance grasses will also be treated at that time.

There is an old turbidity barrier around the inlet drain that should be removed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> 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	Slender Spikerush	Other:	

SITE: 20

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any filamentous algae present was treated last service and is mostly decayed and submerging. Follow up treatments will be done if needed while addressing the patch of nuisance grasses on the corner.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> 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:	



Inspection Report

SITE: 21

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pennywort is starting to grow along the banks. It appears to be originating from the inlet drain where nutrient intake is highest and most likely to bring growth. Ongoing treatments to clear growth will continue. 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	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

SITE: 22

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

More pennywort starting on the banks. I may have the technician adjust his mix to better target growth like this. No algae observed.

Apologies for the poor aerial photo; the wind must have caught the camera last-second.

<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	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 23

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Notable nuisance grass coverage. Signs of previous treatment are evident, the grasses are just growing fast. Ongoing treatments will continue. Early signs of algal growth observed and will be treated as well.

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

SITE: 24

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is pristine aside from the small patches of nuisance grasses. I'll ask the tech to hit this hard to bring conditions up. 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	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 25

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond seems to have the same growth as 17. We'll use tomorrow's treatment as a test to see how it reacts, then create a treatment plan here moving forward. No other algae or nuisance grasses observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> 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:	

SITE: 26

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Similar growth as everywhere else today. Early season growth of nuisance grasses and algae present in one corner. A technician will address these during an upcoming visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> 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	Slender Spikerush	Other:	



MANAGEMENT SUMMARY



Waterways are in a unique state right now. An historic drought combined with a hearty start to growing season are creating optimal conditions for vegetative and algal growth. Many invasive aquatic plants require very little water to thrive. Now that daily temperatures are holding in the 80's, any bit of rain is bringing rapid growth. These conditions have also begun raising water temperatures to ideal algal bloom range. Many ponds are basically large, hot puddles of standing water. With nothing to replenish ponds, full algae blooms can appear in under 72 hours and may not decay within the normal 7-10 days when treated. All technicians are running seasonal mixes for these conditions. The continued use of phosphorous abatement products in these mixes will slowly build potency in ponds and help keep rapid algal growth under control.

As I suspected, algal and vegetative growth has accelerated now that we've had some rain. New nutrients are being fed into ponds, but water levels are still too low to flush and refresh. Ponds will likely be in a constant state of change until rainy season fully starts and the drought ends. Until then, technicians will be taking a more active approach when treating to keep up with seasonal growth rates. There is a document available on the district's website with some information on current pond conditions if residents have any questions or concerns.

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:





Printed: May 21, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 20, 2026

Job: SE1032 Avalon Groves CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds for:(Grasses and Algae)
17,16,44,45,46,34,47,48,50,51,52,53,54

Weather Conditions:

Hazy Wed, May 20, 2026, 1:06 PM



92°F

Wind: 9 mph

71°F

Humidity: 92%

Total Precip: 0.37"

Attachments: 12



EXHIBIT 2



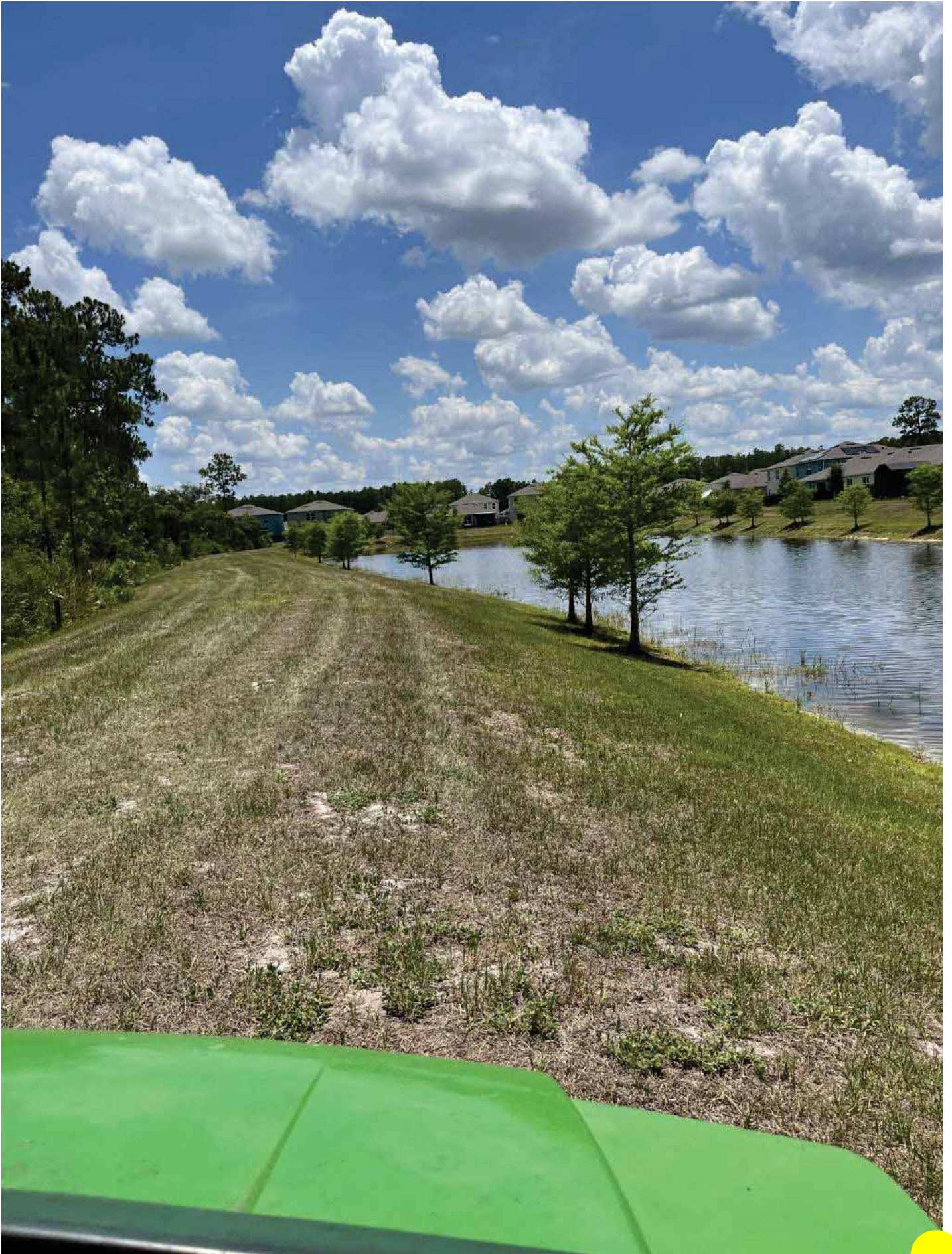


**Avalon Groves Community Development District
April 2026 Landscape Report**

- 4/6-4/10 Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in section 3. Removed litter, advertising signs along CDD property. Starting to see plant material show signs of recovery.
- 4/13-4/17 Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in section 1. Removed litter, advertising signs along CDD property.
- 4/20-4/24 Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in section 2. Removed litter, advertising signs along CDD property.
- 4/27-5/1 Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in section 3. Removed litter, advertising signs along CDD property.

Most of the plant material has recovered from the freeze. There are a few areas that one or two plants did not recover. I do not recommend replacement due to the irrigation requirements at this time.



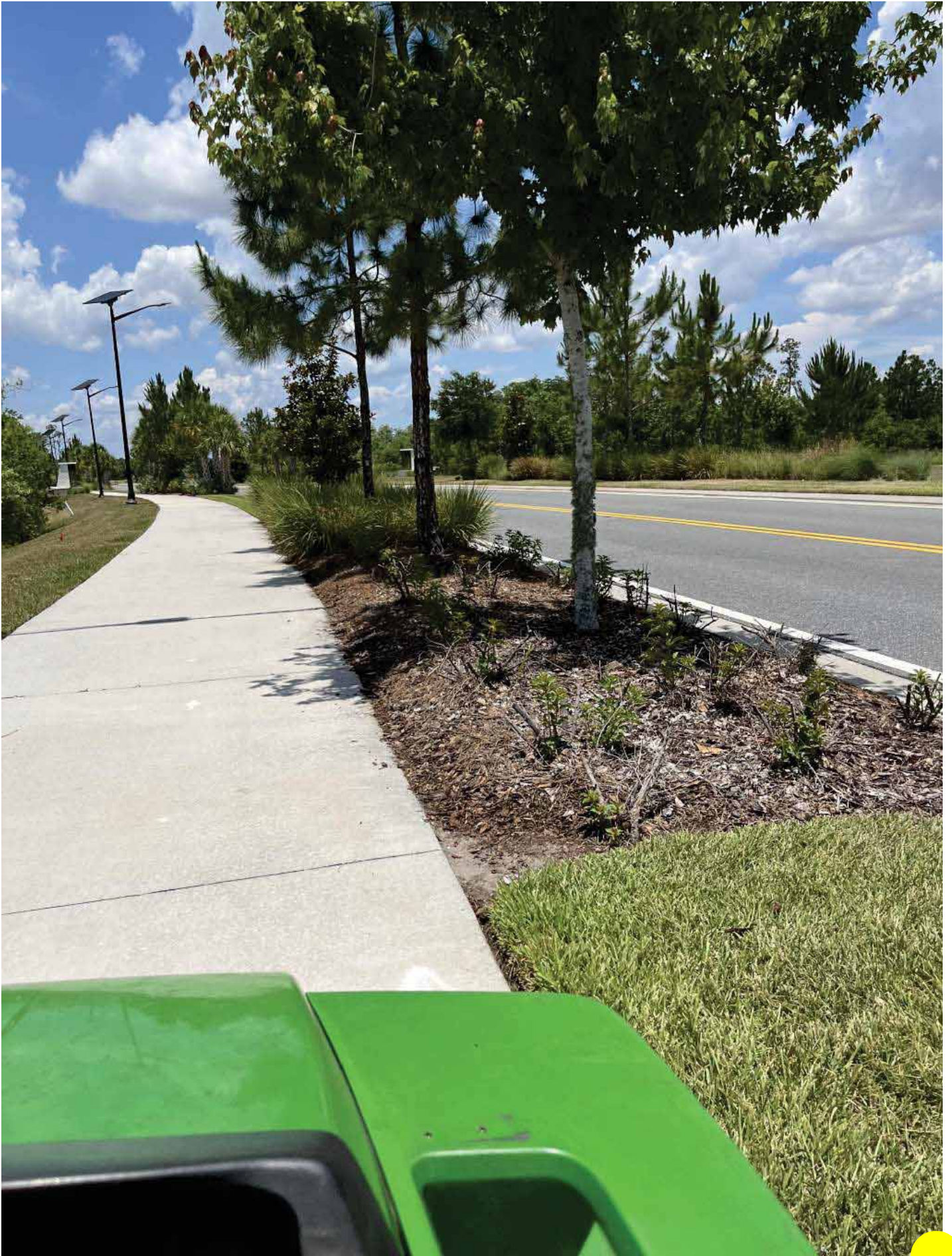


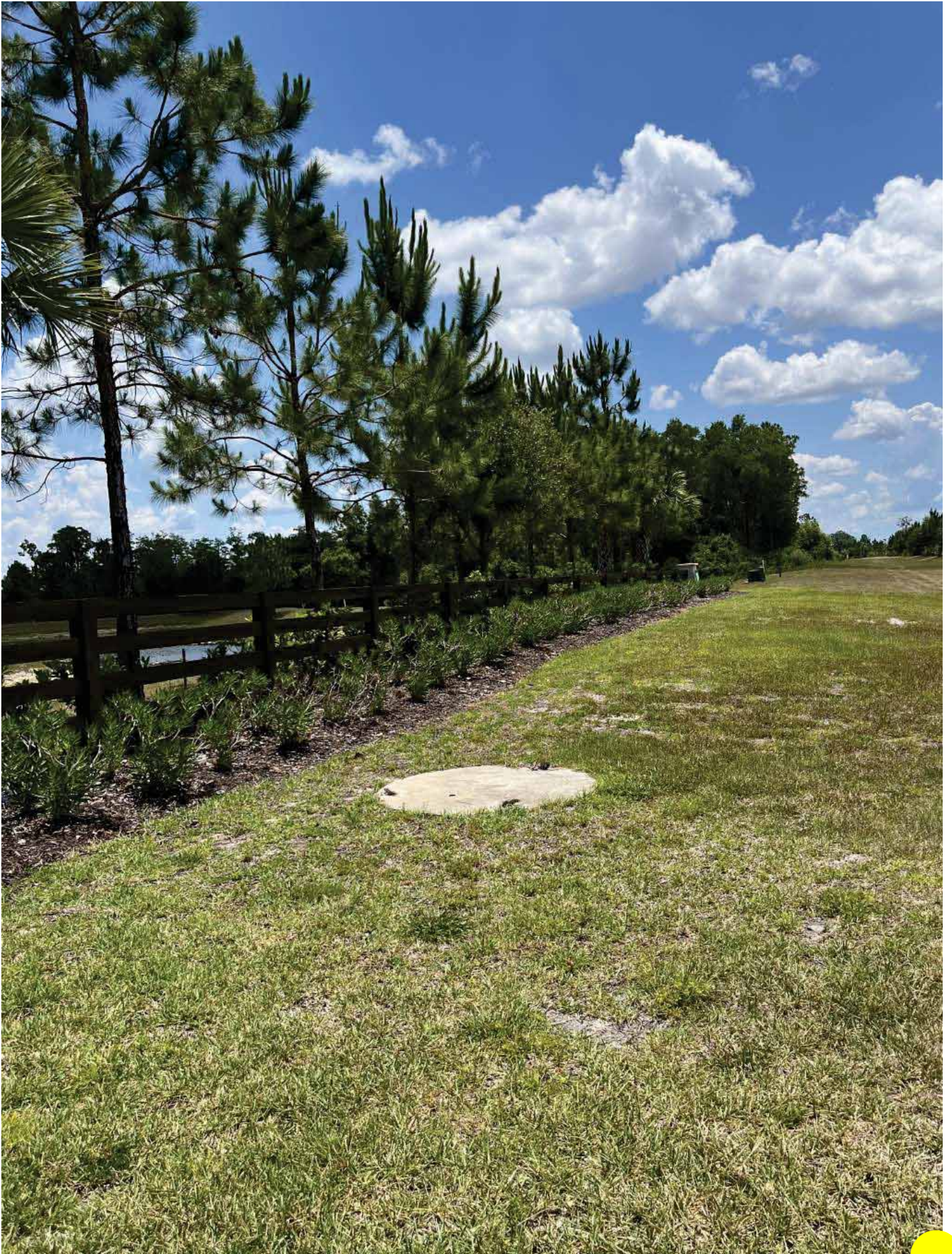










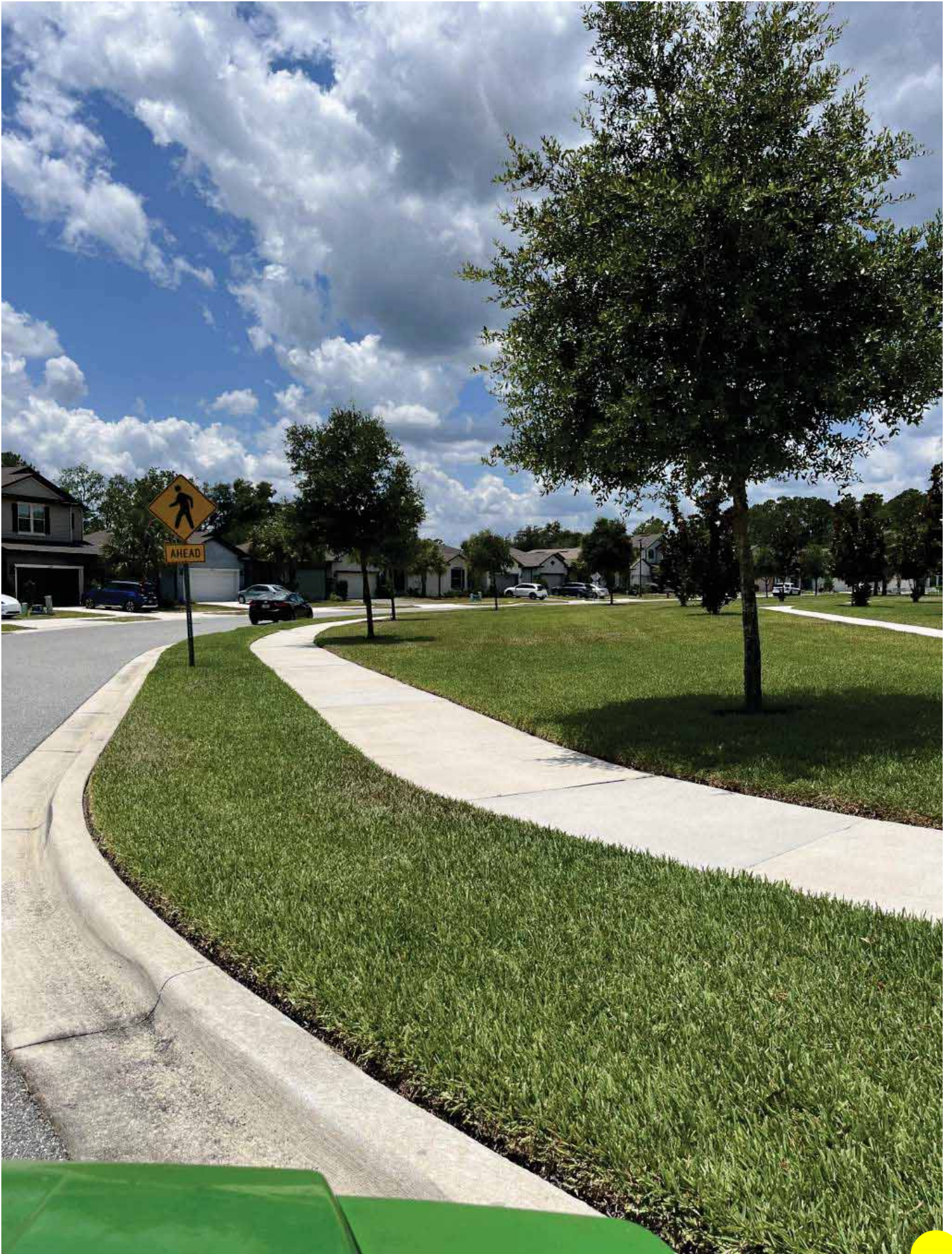
















Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: 2

Date: April 8, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 6 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday

Program Name: B

Start Time: 8 p.m.

Seasonal Adjustment: 100

Run Days: monday,thursday



Irrigation Zones

Attribute	2	3	4	6	7	8	9
Zone Type	Rotor	MP	MP	MP	Rotor	Rotor	Rotor
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	1 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>



Irrigation Zones

Attribute	10	11	14	15	18	20	22
Zone Type	Rotor	Rotor	Rotor	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>



Irrigation Zones

Attribute	33	34	35	36	37	38	40
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Decoder Replaced Item Type: Station-1 Qty: 1 2. DBYR Waterproof Wire Connector Item Type: Size-Detail in Notes 3. Solenoid Replaced Item Type: Quantity Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>



Irrigation Zones

Attribute	41	42	43	44	45	46	47
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>



Irrigation Zones

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



Irrigation Zones

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



Irrigation Zones

Attribute	70	71	72	73	75
Zone Type	Rotor	MP	MP	MP	MP
Program Type	B	B	B	B	B
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	None	None	None	None	None
Zone Faults	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	No	No	No
Billable Repairs	No	No	No	No	No
Proposed Repairs	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>



Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:



Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: 1

Date: April 8, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Lake

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: tuesday,friday



Irrigation Zones

Attribute	6	7	9	11	12	13	15
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 10 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Decoder Replaced Item Type: Station-1 Qty: 1 2. DBYR Waterproof Wire Connector Item Type: Size-Detail in Notes 3. Solenoid Replaced Item Type: Quantity Qty: 1



Irrigation Zones

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



Irrigation Zones

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



Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:



Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Village 3

Date: April 7, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ICC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: tuesday,friday



Irrigation Zones

Attribute	2	5	6	10
Zone Type	MP	MP	MP	MP
Program Type	A	A	A	A
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	None	None	None	None
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No
Clogged Nozzles	Yes	No	Yes	No
Head Adjusted	No	No	No	No
Billable Repairs	No	No	No	No
Proposed Repairs	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>



Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:



Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Edgemont

Date: April 7, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter Hybrid

POC Info: Potable

Pump Status Type: Meter POC

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 150

Run Days: friday



Irrigation Zones

Attribute	1	2	3	4	5	6	8
Zone Type	Drip	Drip	Spray	Bubbler	Spray	Bubbler	Drip
Program Type	A	A	A	A	A	A	
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	Battery
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 45 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	Yes	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 1 2. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>



Irrigation Zones

Attribute	9	10	11	12	13	14	15
Zone Type	Bubbler	Bubbler	Drip	Bubbler	Drip	Bubbler	Drip
Program Type							
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Battery	Battery	Battery	Battery	Battery	Battery	Battery
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>



Irrigation Zones

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



Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:



Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: 3

Date: April 2, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 4 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday



Irrigation Zones

Attribute	1	2	5	6	7	8	9
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 2 2. Irrigation Nozzle Replaced Item Type: MP Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>



Irrigation Zones

Attribute	12	13	14
Zone Type	MP	MP	MP
Program Type	A	A	A
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	None	None	None
Zone Faults	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	No	No	No
Billable Repairs	No	No	No
Proposed Repairs	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>



Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:



Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Basswood

Date: April 2, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ICC2

POC Info: Reclaimed

Pump Status Type: Meter POC

Programs

Program Name: A

Start Time: 8 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday



Irrigation Zones

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



Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Rotor	Rotor	Rotor	Rotor	Rotor
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	1 hrs 0 mins	0 hrs 45 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Solenoid Replaced Item Type: Quantity Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>



Irrigation Zones

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



Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:



Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Edgemont

Date: April 7, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter Hybrid

POC Info: Potable

Pump Status Type: Meter POC

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 150

Run Days: friday



Irrigation Zones

Attribute	1	2	3	4	5	6	8
Zone Type	Drip	Drip	Spray	Bubbler	Spray	Bubbler	Drip
Program Type	A	A	A	A	A	A	
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	Battery
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 45 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	Yes	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 1 2. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>



Irrigation Zones

Attribute	9	10	11	12	13	14	15
Zone Type	Bubbler	Bubbler	Drip	Bubbler	Drip	Bubbler	Drip
Program Type							
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Battery	Battery	Battery	Battery	Battery	Battery	Battery
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>



Irrigation Zones

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



Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:



Avalon Groves CDD

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
259	2026-04-29 11	McQueen	3440 Yellowtop Loop	There is a tree that got hit by the last storm and is broken at the base. Also we have a tree that has a large amount of moss can this be removed? Pond 17 far side		
254	2026-04-09 12	Bennette	17787 Blazing Star	storm drainage left hand side of Blazing Star on map its 3914074. The bushes are overgrown and need to be inspected.		
253	2026-04-08 08	McElroy	17047 Basswood Lane	Hello, It appears that the landscape company has not mowed the green space behind our house in well over a month. They are also not treating the weeds. The weeds in the grass behind our house are 2ft tall. Has there been a change in the SOW they are to perform? Is anyone addressing this? My wife sent in a request a week or two ago and has heard nothing back.		



EXHIBIT 3





Down to Earth Landscape & Irrigation

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

Estimate: #148612

Customer Address

Shirley Conley

sconley@vestapropertyservices.com

Billing Address

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

Physical Job Address

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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Village 1 Conservation Cutbacks	June 8, 2026	Justin Sarka	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$8,250.00
Disposal Fee				\$330.00
			Subtotal	\$8,580.00
			Estimated Tax	\$0.00
			Job Total	\$8,580.00

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

Scope Of Work;

- Cut back the conservation line to signage along highlighted areas of the attached map covering 2 miles of conservation.
- Cut over hanging limbs and branches up to 12 feet.
- Remove and dispose of all debris.



Proposed By:

Justin Sarka
Down to Earth

05/21/2026

Date

Agreed & Accepted By:

Avalon Groves CDD

Date

EXHIBIT 4





Down to Earth Landscape & Irrigation

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

Estimate: #148616

Customer Address

Shirley Conley
sconley@vestapropertyservices.com

Billing Address

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

Physical Job Address

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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Village 2 Conservation Cutbacks	June 8, 2026	Justin Sarka	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$4,400.00
Disposal Fee				\$155.00
			Subtotal	\$4,555.00
			Estimated Tax	\$0.00
			Job Total	\$4,555.00

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

Scope Of Work;

- Cut back the conservation line to signage along highlighted areas of the attached map covering .6 miles of conservation.
- Cut over hanging limbs and branches up to 12 feet.
- Remove and dispose of all debris.



Proposed By:

Justin Sarka

Down to Earth

05/21/2026

Date

Agreed & Accepted By:

Avalon Groves CDD

Date

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

EXHIBIT 5





Down to Earth Landscape & Irrigation

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

Estimate: #148617

Customer Address

Shirley Conley

sconley@vestapropertyservices.com

Billing Address

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

Physical Job Address

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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Village 3 Conservation Cutbacks	June 8, 2026	Justin Sarka	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$8,250.00
Disposal Fee				\$155.00
			Subtotal	\$8,405.00
			Estimated Tax	\$0.00
			Job Total	\$8,405.00

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

Scope Of Work;

- Cut back the conservation line to signage along highlighted areas of the attached map covering 1.1 miles of conservation.
- Cut over hanging limbs and branches up to 12 feet.
- Remove and dispose of all debris.



Proposed By:

Justin Sarka
Down to Earth

05/21/2026

Date

Agreed & Accepted By:

Avalon Groves CDD

Date

EXHIBIT 6



The background of the page features a series of thin, light brown lines that intersect to form various irregular polygons and shapes, creating a complex, abstract geometric pattern. This pattern is centered on the page and partially overlaps the text.

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



AVALON GROVE

- Pressure Washing.
 - Outdoor Ninja.
 - Tampa Swap.
 - Splash and Dash.
 - Platinum Pressure Washing.
 - Mighty Clean Pressure Washing.
 - Updated with 3-year agreement.
- Miscellaneous Signs.
 - Removed a handful of signs on CDD property.
- Playground.
 - Removed old, damaged drum set from playground.
 - Installed new drum set.
 - Water fountain.
 - Repair has been completed.
 - Equipment inspected for any loose hardware.
 - Mulch barrier spikes hammered down if needed.
- Edgemont Playground Gate.
 - Hinges have been ordered waiting for delivery.
- Bench Replacements.
 - They have been ordered, currently waiting for delivery.
 - Estimated install. Week of the 25th.
- Conservation Signs.
 - Replacing signs and post as needed around conservation borders.
- Alligator Warning Signs at Pond 59.
 - Ordered to be installed.
- No Trespassing Sign near Edgemont Playground leading to The Palms.
 - Ordered to be installed





Pond 59



Greenspace near Playground



Broken Gate Hinge



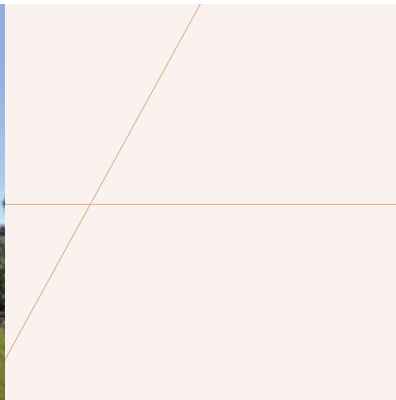
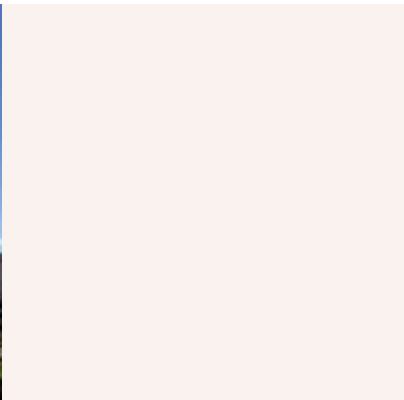
Drum Set Repair.



AVALON GROVE

Edgemont Entrance





Pond 20



Pond 21



Pond 36 and Easement Access.



Pond 15



Sawgrass Bay Blvd Islands.



Pond 20.



Pond 28





THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM



Avalon Groves CDD

Field Operations

Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
258	2026-04-24	April	3680 Paragon Lan	Gate on playground enclosure broken, it appears the hinge on the left side gate, as you face it has a top portion on the hinge broken off and bottom portion has bent. Found when I was walking my dog this a.m.	5/20: The gate was assessed by our Field Manager and a part ordered. Once it's delivered he'll get the gate repair scheduled.	
257	2026-04-21	Cosme-Perez	17310 Saw Palme	<p>Thank you all for the hard work you've been putting in. It's great to see Serenoa starting to clean up and live up to the potential many of us believed in when we first purchased here.</p> <p>I did have a few questions regarding the Serenoa Lakes sign. The back has been painted brown and looks great, but the green lettering on the front still appears faded and doesn't seem to have been repainted. Was that part of the scope of work?</p> <p>Also, I noticed the stone beneath the sign still looks significantly discolored. Has that area been pressure washed, or is that still pending?</p> <p>Finally, I wanted to mention the new lighting pole that was installed on Sawgrass. It appears to have a different shape (Curve) than the others. Was this intentional, or is it a temporary fix?</p> <p>Thank you again for everything you do—I really appreciate the continued improvements.</p>		



Avalon Groves CDD

Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
251	2026-04-02	West	3860 Goldenrod Court	Behind our property at 3860 Goldenrod Court, someone has disposed of shrubbery and palm trimmings along the edge of the CDD property. The dead vegetation is unsightly. What is the process to have this removed?	<p>Holden email: Good afternoon. Thank you for bringing this to my attention. I inspected the area and could not determine who is doing the dumping. It is CDD policy that dumping is not allowed on conservation property or any CDD property for that matter. Enforcement of our rules is problematic because we would need a witness to come forward, a credible witness at that, and point out the offender. Mr. Sarka or Mr. Beckett have the experience and expertise to determine same after they survey and remove the debris. Our District manager, Heath Beckett, will address this matter with an answer to you. I am one of five board members and one of our fiduciary duties is oversight of the conservation area. Mr. Beckett is responsible for the day-to-day operation and ensuring all field service requests are timely and properly addressed. If you have anything further, kindly contact me again</p>	
246	2026-03-22	Schneider	3605 Skyflower Ct	Young children are riding bikes through the houses at At 3605 skyflower Court. And leaving rutts in the grass. Is there anything you can do to stop this. If it's public property how come there are no trespassing signs and why isn't there one on the easement by my house? They are coming from Orange County and riding through the development at Palms.		
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	<p>2/24 Reached out to vendor Broken Equipment removed 3/8 Replacement equipment ordered - with shipment date of 3/24 4/16 Equipment installation to be scheduled</p>	



Avalon Groves CDD

Streetlights

Entry #	Date Create	Name	Message	Response	Resolution /
66	2026-05-19	borges	Pole #55 in front of 2400 Palm Park Loop has been out of service since September 2025 and has been reported and included on the CCD Agenda every month and still nothing has been done other than removed the solar panel. In the last CCD Metting held in April the notes stated that " The contractor couldnt check since the gate code was required and on 4/1 the administration provide code. Today is May 19 and nothing has been done.	duplicate of 47	
65	2026-05-12	borges	Pole #55 in front of 2400 Palm Park loop is been out of service since September 2025 (8 month now) and has been reported multiple time . the came and detached the panel but nothing has been done after that. In the last CCD meeting the note stated that The contractor couldnt check since the gate code was required and on 4/1 the admin provide code. Still pole is not working.	duplicate of 47	
64	2026-05-02	Glanton	2400 Palm Park Loop, Clermont, FL 34714 Pole #55 Has been inoperable for 6+ months.	duplicate of 47	
63	2026-04-19	Mastrangeli	The following two streetlights are out in Village #1 Pole #127 on Butterfly Pea Ct Pole #105 on Basswood Lane		
62	2026-04-14	Noyes	Hi I reported several streetlights out and hanging over a month ago and nothing has been done Can you explain why it takes so long to repair street lights? the one just b beyond the gate has not been working for months and it is a security concern along with others throughout village 3 can you please provide a reason why this takes so long to repair. thanks	Under Investigation – Update Pending	
60	2026-04-07	Baker	First light on the left a you pass the gate entering the community. On the pole, it is listed as Pole #4. No light on at all as I passed around 9pm.	Under Investigation – Update Pending 4/21 vendor email: "Contractor was able to access and inspect all of the reported lights. We're now moving forward with the next steps to address the identified issues and get everything resolved."	
58	2026-03-13	Middlebrook	pole #22 on Edgemont Drive right behind our house at 3800 Paragon Lane	Under Investigation – Update Pending	



Avalon Groves CDD

56	2026-02-19	Noyes	#51 on Palm Park Loop	<p>The contractor couldn't check it as the gate code was required. Please provide the gate code.</p> <p>4/1 Admin received request & provided code</p> <p>4/21 vendor email: "Contractor was able to access and inspect all of the reported lights. We're now moving forward with the next steps to address the identified issues and get everything resolved."</p>	
54	2026-02-17	Ceri	17395 Saw Palmetto Ave - Not working - Hanging/Detached Component	<p>Under Investigation – Update Pending</p> <p>#79</p> <p>4/21 vendor email: "Contractor was able to access and inspect all of the reported lights. We're now moving forward with the next steps to address the identified issues and get everything resolved."</p>	
227	2026-02-11	Corona	Pole #143 at the Serenoa Clubhouse not working.	<p>Please send the pictures of the back of the panel and whole light.</p> <p>4/1 Forwarded to FM for requested photos</p> <p>4/21 vendor email: "Contractor was able to access and inspect all of the reported lights. We're now moving forward with the next steps to address the identified issues and get everything resolved."</p>	
52	2026-02-06	Wright	Two lights are out on corner of Goldcrest and Basswood in front of 17136 Goldcrest Loop. Thank you.	<p>The contractor's report states that the lights at the given address have been repaired. Please add pole number/s to confirm.</p> <p>4/1 Admin emailed requester for repair confirmation or pole #s</p>	



Avalon Groves CDD

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.	The contractor couldn't check it as the gate code was required. Please provide the gate code. 4/1 Admin received request & provided code 4/21 vendor email: "Contractor was able to access and inspect all of the reported lights. We're now moving forward with the next steps to address the identified issues and get everything resolved."	
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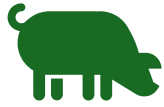


Avalon Groves CDD

Hog Activity Reports

Entry #	Date Create	Name	Location	Message
18	2026-04-27	McElroy	Serenoa Village 1	Our home is at 17047 Basswood Lane, and there were approximately 5 adults and several babies observed across the pond behind our home this afternoon.





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**

March 2026 – **1**

April 2025 – **21**

April 2026 – **0**

I haven't had any activity this past month. It has been very quiet. It's probably due to the lack of rain. Now that the rain has started we might start getting some activity at the traps. Maybe opportunities to catch them.

Thomas Sewell

5/21/2026



EXHIBIT 7



Estimate

Date: Apr 17, 2026
No. 725

www.american-powerwashing.com

Presented To:

Avalon Groves CDD
Michael Bush
250 International Parkway
Suite 208
Lake Mary, FL 32746



Description	Qty	Each	Amount
Sidewalk cleaning	1	\$12,500.00	\$12,500.00
5' and 8' sidewalks will be cleaned to remove dirt, mold, mildew, and algae. Post-treatment applied to deter growth			
Curb Cleaning	1	\$3,500.00	\$3,500.00
All curbs will be cleaned to remove dirt, mold, mildew, and algae.			
Additional Details: American Power Washing will provide water source via fire hydrant water meter (no cost to the district).			
30% Deposit required upon approval. Remaining 70% due upon completion of the project. (Net 15)			
3-year contract option- \$15,000 total (scope and price remain fixed over the length of the contract - anything additional added to the scope will be a cost adjustment to the contract). American Power Washing will work with the Field Manager/Board to schedule the cleanings every year.			

Total	\$16,000.00
Deposit Due (30%)	\$4,800.00

Thank you for allowing us the opportunity to present our service to you!



OUTDOOR NINJA LLC

17615 Saw Palmetto Ave
Clermont, FL, 34714
(407) 800-4335



Estimate

Estimate No: 224
Date: 03/25/2026

For: Avalon Groves Community
Development District
sconley@vestapropertyservices.com,
hbeckett@vestapropertyservices.com,
mbush@vestapropertyservices.com
250 International Pkwy #208
Lago Mary, FL 32746

Description	Quantity	Rate	Amount
Pressure washing services Pressure washing services for all sidewalks from Edgemont through the end of Villa 3, including the roundabout in the new development area, in accordance with the provided diagram.	1	\$10,800.00	\$10,800.00*

*Indicates non-taxable item

Payment Instructions

A **50%** deposit of **\$5,400.00** is required by **03/25/2026**.



Subtotal	\$10,800.00
Total	\$10,800.00

Total	\$10,800.00
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Deposit due 03/25/2026	\$5,400.00
------------------------	------------

Terms and Conditions

Outdoor Ninja LLC – Payment Terms & Project Conditions

Thank you for choosing Outdoor Ninja LLC.

By submitting a deposit, you agree to the following:

- A deposit of 50% to 70% of the total project cost is required to secure materials, submit permits, and schedule your project. The exact deposit amount will be specified on the invoice or proposal and depends on the scope, materials, and complexity of the project.
- The remaining balance is due immediately upon completion of the work.
- All deposits are non-refundable.
- All materials used during the project remain the property of Outdoor Ninja LLC until full payment is received.
- Any modifications or changes requested after the deposit will be billed separately and must be approved in writing.
- If full payment is not received upon completion, Outdoor Ninja LLC reserves the right to remove installed materials and to pursue legal action if necessary.



OUTDOOR NINJA LLC - Estimate 224 - 03/25/2026

A 3.5% processing fee applies to credit card payments.

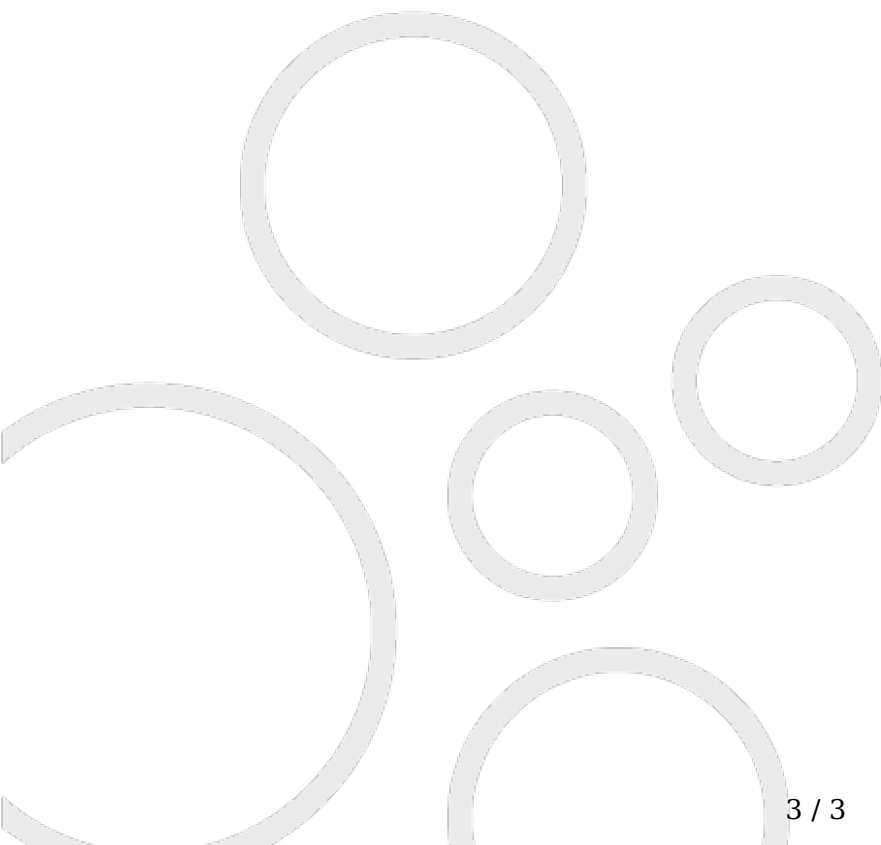
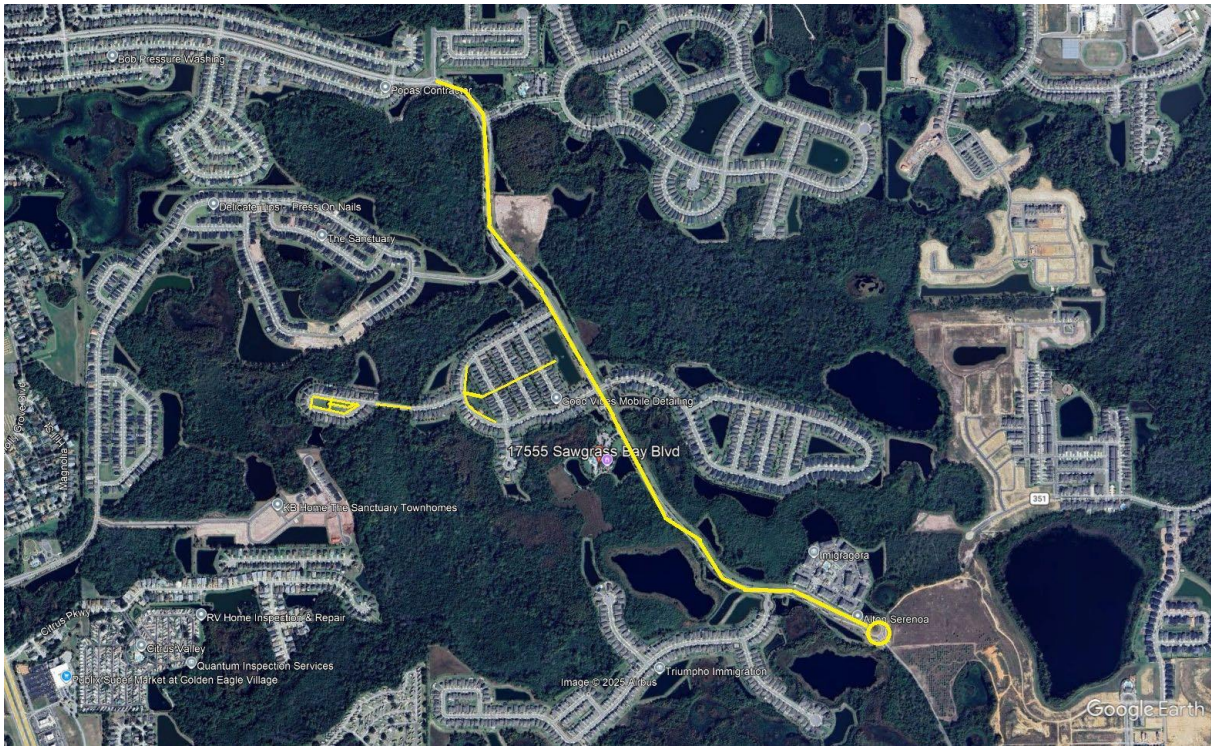
Zelle payments are preferred for faster processing (Zelle details are provided on the invoice).

Any concerns must be reported within 72 hours of job completion; thereafter, work is considered accepted, and claims submitted beyond 5 business days may not be eligible for review.

By paying the deposit, you confirm acceptance of all terms and conditions.



Avalon Grove CDD.jpg



We would be happy to discuss a long-term service agreement for a 3-year term. However, at this time we are unable to offer fixed pricing for the full duration of a multi-year contract due to the continued fluctuation in operational, labor, material, fuel, and insurance costs.

What we can offer is a 3-year service agreement with annual pricing reviews and adjustments as needed based on market conditions and operating costs.

Please let us know if this structure would work for your team and we would be happy to prepare an updated proposal accordingly.

ESTIMATE

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

platinumexteriorservices@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. This also includes the entry sidewalks on both sides down Edgemont Ln.	1	\$8,097.01	\$8,097.01
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	1	\$3,965.80	\$3,965.80



performed to the curbs. Post treatment will be done as needed.

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

\$16,028.56

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



ESTIMATE/BID

NAME/ ADDRESS
Avalon Grove CDD c/o Vesta District Services 250 Internationa Pkwy, Suite 208 Lake Mary, FL 32746 Attn: Michael Bush, Field Manager

DATE
03/20/2021

ESTIMATE#
26-026 Revised

FINAL PAYMENT
Net 15 Day of Completion
1.5% Late Fee Charged After 30 Days

WORK LOCATION
GPS: 17555 Swaygrass Bay Blvd, Clermont

Splash & Dash, LLC will provide all the necessary water, material & labor to clean the areas listed below. Please note that no rust removal or efflorescence treatment is included in this bid. Unless listed below No Chemical is included in this bid. Soft wash is applied to any building structure. High pressure is only applied to concrete or pavers sidewalks and/or curbs. PLEASE NOTE: This bid is good for 60 days from the date provided.

WORK DESCRIPTION: Pressure Washing/ Surface Cleaning Areas Below:	PRICE
Suface clean all sidewalks, gutters, curbs, storm sewer covers in the areas marked in Yellow on map provided by Splash & Dash	\$32,182.00
This bid contains both Proprietary & Confidential information & images, representative/recipient agrees that it shall hold the Confidential Information in strict confidence.	SUBTOTAL \$32,182.00

ADDITIONAL WORK OPTION(S)	PRICE
Option A: Pressure wash/soft wash applied as necessary to the mail kiosk pad, car stops, benches, playground equipment, ect found in the areas marked above.	\$625.00
This bid contains both Proprietary & Confidential information & images, representative/recipient agrees that it shall hold the Confidential Information in strict confidence.	TOTAL TBD

OTHER PAYMENT TERMS NEGOTIATED
1 st Draw 25% due at start of project = N/A 2 nd Draw 25% due 7 days later = N/A Balance due upon completion = N/A

ACCEPTANCE
The above prices, specifications, and conditions are satisfactory and are hereby accepted. Splash & Dash, LLC. have authorization to perform the work as specified above.

CUSTOMER MESSAGE
Thank you for the opportunity to work with you. If you have any questions or modifications to the scope of work, please let us know. We will be glad to meet your needs.

Authorized By _____ Date _____

Splash & Dash, LLC.
1640 Sundance Drive
St. Cloud, Florida 34771
Email: SplashanDash@yahoo.com

Visit Our Website:
www.SplashanDash.com



407-957-6566



ESTIMATE / BID

Client: Avalon Grove CDD c/o Vesta District Services
250 International Pkwy, Suite 208
Lake Mary, FL 32746

Date	03/20/2026
Estimate #	26-027
Work Location	17555 Sawgrass Bay Blvd, Clermont
Estimated Coverage	6 - 8 Miles of Roadway

Scope of Work: Tampa S.W.A.P LLC will provide surface cleaning services including sidewalks, curbs, gutters, and storm drains across approximately 6–8 miles of roadway within the community.

Description	Price
Surface Cleaning Services (6–8 Miles Coverage)	\$28,000.00

TAMPA S.W.A.P LLC
Tampa, Florida



EXHIBIT 8



RESOLUTION 2026-06

**[PROJECT COMPLETION RESOLUTION
FOR 2022 PROJECT]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING THE 2022 PROJECT COMPLETE; PROVIDING DIRECTION TO THE TRUSTEE; FINALIZING THE 2022 ASSESSMENTS; AUTHORIZING CONVEYANCES; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Background

WHEREAS, the Avalon Groves Community Development District (“**District**”) was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, on April 29, 2022, the District issued its \$2,105,000 Special Assessment Bonds, Series 2022 (Assessment Area Four Project) (“**2022 Bonds**”), to finance a portion of its “**2022 Project**,” and

WHEREAS, the 2022 Bonds were issued pursuant to that certain *Master Trust Indenture*, dated March 1, 2017, as supplemented by the *Seventh Supplemental Trust Indenture*, dated April 1, 2022 (collectively, the “**Indenture**”), each between the District and Regions Bank (“**Trustee**”); and

WHEREAS, the 2022 Project originally was estimated to cost approximately \$3,052,064 and is described in the *Supplemental Engineer’s Report*, dated February 24, 2022 (“**Engineer’s Report**”); and

WHEREAS, the 2022 Project includes, among other things, roadways, stormwater management improvements, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure; and

WHEREAS, in order to secure repayment of the 2022 Bonds, and pursuant to Resolutions 2022-07, 2022-13, and 2022-14 (together, and among other assessment resolutions, “**2022 Assessment Resolutions**”), the District levied and imposed special assessment lien(s) (together, “**2022 Assessments**”), which are levied and imposed on certain benefitted lands (i.e., the “**2022 Assessment Area**”) within the District; and



WHEREAS, the 2022 Assessments are further described in *Master Special Assessment Methodology Report*, dated February 7, 2022 (together, “**2022 Assessment Report**”); and

WHEREAS, generally stated, the 2022 Project specially benefits the assessable lands in the 2022 Assessment Area, as set forth in the 2022 Assessment Resolutions, and it is reasonable, proper, just and right to assess the costs of the 2022 Project financed with the 2022 Bonds to the specially benefited properties within the District as set forth in the 2022 Assessment Resolutions and this Resolution; and

Completion of Project

WHEREAS, the 2022 Project, and all components thereof, have been completed; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Indenture, the District Engineer has executed and delivered an Engineer’s Certificate dated May 28, 2026 (“**Engineer’s Certificate**”), attached hereto as **Exhibit A**, wherein the District Engineer certified the 2022 Project complete; and

WHEREAS, the District Manager executed and delivered a District Certificate, dated May 28, 2026 (“**District Certificate**”), attached hereto as **Exhibit B**, wherein District has also made certain determinations in connection with the completion of the 2022 Project; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certificate, the District’s Board desires to certify the 2022 Project complete in accordance with the Indenture and pursuant to Chapter 170, *Florida Statutes*; and

WHEREAS, based on the Engineer’s Certificate, the Board desires to declare the 2022 Project complete for purposes of the Indenture and Chapter 170, *Florida Statutes*;

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

- 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. AUTHORITY.** This Resolution is adopted pursuant to the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.
- 3. ACCEPTANCE OF ENGINEER’S CERTIFICATE.** The Board hereby accepts the Engineer’s Certificate, attached hereto as **Exhibit A**, and certifies the 2022 Project complete in accordance with the 2022 Assessment Resolutions, the Indenture and Chapter 170 of the *Florida Statutes*. The Completion Date, as that term is defined in the Master Trust Indenture, shall be the date of the Engineer’s Certificate.



4. DIRECTION TO TRUSTEE. District Staff is directed to notify the Trustee for the 2022 Bonds of the completion of the 2022 Project, effect any final transfers of funds from the Series 2022 Acquisition and Construction Account, and close the accounts.

5. FINALIZATION OF 2022 ASSESSMENTS. Pursuant to Section 170.08, *Florida Statutes*, and the 2022 Assessment Resolutions, and because the 2022 Project is complete, the 2022 Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the 2022 Project. Because all the original construction proceeds from the 2022 Bonds were used to construct the 2022 Project, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the 2022 Assessment Resolutions, the 2022 Assessments are hereby finalized in the amount of the outstanding debt due on the 2022 Bonds in accordance with **Exhibit B** herein and are hereby apportioned in accordance with the 2022 Assessment Report and the Final Assessment Lien Roll on file with the District Manager.

6. REAL ESTATE CONVEYANCES; PERMITS. In connection with the District's 2022 Project, the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the Improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of Improvements, work product and land ((i) and (ii) together, the "**Conveyances**"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances, as identified in **Exhibit A**, are expressly authorized.

7. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

8. TRUE-UP PAYMENTS. Pursuant to the 2022 Assessment Resolutions, among other documents, there may be required from time to time certain true-up payments. Nothing herein shall be deemed to amend or alter the requirement to make true-up payments as and when due.

9. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

10. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement



the 2022 Assessment Resolutions which remain in full force and effect. This Resolution and the 2022 Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.



PASSED AND ADOPTED this 28th day of May 2026.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: District Engineer's Certificate

Exhibit B: District Certificate



EXHIBIT A

ENGINEER'S CERTIFICATE
COMPLETION OF 2022 PROJECT

May 28, 2026

Board of Supervisors
Avalon Groves Community Development District

Regions Bank, as Trustee

RE: Certificate of Completion for 2022 Project

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the District's "**2022 Project**" as described in the *Supplemental Engineer's Report*, dated February 24, 2022. It is also furnished pursuant to the *Seventh Supplemental Trust Indenture*, dated April 1, 2022, and relating to the \$2,105,000 Special Assessment Bonds, Series 2022 (Assessment Area Four Project) ("**2022 Bonds**"). This Certificate is intended to evidence the completion of the 2022 Project undertaken by the District. The undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. I have reviewed certain available documentation, including, but not limited to, agreements, invoices, plans, plats, deeds, bills of sale, and other documentation relating to the District's 2022 Project and have had an opportunity to inspect the improvements and work product comprising the 2022 Project.

2. It is my professional opinion that:

- a. The 2022 Project, and all components thereof, have been acquired, constructed and installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
- b. To the best of my knowledge and belief, and after reasonable inquiry, all labor, services, materials, and supplies used in the 2022 Project have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
- c. The purchase price paid by the District for the 2022 Project is no more than the lesser of: (1) the fair market value of such improvements and work product at the time of construction, and (2) the actual cost of construction of such improvements and creation of the work product.
- d. The 2022 Project cost at least the amount of (i) the acquisition and construction proceeds available from the 2022 Bonds respectively, plus (ii) applicable assessment contributions as set forth in the District's assessment methodologies, if any.
- e. The 2022 Project, as completed, continues to provide sufficient benefit to support the 2022 Assessments on the 2022 Assessment Area.



3. As part of the 2022 Project, the District did not fund any improvements that generated impact fee credits or similar credits.

4. All plans, permits and specifications necessary for the operation and maintenance of the improvements made for the 2022 Project are complete, in good standing, and on file with the District Engineer, or are reasonably expected to be transferred to the District in the ordinary course.

5. The Date of Completion of the 2022 Project shall be the date of this certificate stated above.

[CONTINUED ON NEXT PAGE]



WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

STANTEC CONSULTING SERVICES, INC.

Greg Woodcock, P.E.
Florida Registration No. _____
District Engineer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2026, by Greg Woodcock, P.E., District Engineer of the Avalon Groves Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____



EXHIBIT B

**DISTRICT CERTIFICATE
REGARDING PROJECT COMPLETION**

May 28, 2026

Board of Supervisors
Avalon Groves Community Development District

Regions Bank, as Trustee

RE: Completion of 2022 Project

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and pursuant to the *Seventh Supplemental Trust Indenture*, dated April 1, 2022 and relating to the \$2,105,000 Special Assessment Bonds, Series 2022 (Assessment Area Four Project) (“**2022 Bonds**”). This Certificate is intended to address certain matters in connection with the completion of the 2022 Project, as defined in the trust indenture for the 2022 Bonds.

The District Manager, DPFG Management & Consulting, LLC DBA Vesta District Services has made the following certifications:

1. ***Finalization of Assessments***
 - a. The District has spent all monies from the applicable construction account for the 2022 Project, with the exception of certain nominal amounts.
 - b. The Developer has satisfied any and all requirements, if any, to make contributions of infrastructure in connection with the reduction of 2022 Assessments to meet target levels, and/or to repay any impact fee credits.
 - c. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the 2022 Bonds.
 - d. The benefit to the lands subject to the 2022 Assessments from the completed 2022 Project respectively is sufficient to support the 2022 Assessments, and the 2022 Assessments are fairly and reasonably allocated consistent with the Assessment Report.
 - e. Further, the 2022 Assessments are sufficient to pay the remaining debt service on the 2022 Bonds.
 - f. Based on a review of the applicable plats for all lands within the District, no true-up is presently due and owing at this time under the 2022 Assessment Resolutions.

2. ***Direction to Trustee*** – Because the 2022 Project is complete, it is appropriate at this time to release any remaining monies in the Series 2022 Acquisition and Construction Account pursuant to the terms of the applicable trust indenture and close the accounts.



WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Project Completion.

**DPFG MANAGEMENT & CONSULTING,
LLC DBA VESTA DISTRICT SERVICES**

By: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2026, by _____, on behalf of DPGF Management & Consulting, LLC DBA Vesta District Services, as Assessment Consultant for the Avalon Groves Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____



EXHIBIT 9



**RESOLUTION 2026-07
[FY 2027 BUDGET APPROVAL RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Avalon Groves Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 20, 2026
TIME: 6:00 P.M.
LOCATION: Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.
Clermont, FL 34714

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

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PASSED AND ADOPTED THIS 28th DAY OF MAY, 2026.

ATTEST:

**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget



AVALON GROVES CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACUTAL	FY 2025 ACUTAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 TO FY27
REVENUE:					
SPECIAL ASSESEMENTS	\$ 996,063	\$ 1,323,657	\$ 1,319,762	\$ 1,319,516	\$ (246)
SERENOA POA COST SHARE AGREEMENT			2,790	3,030	240
INTEREST			-	-	-
TOTAL REVENUE:	996,063	1,323,657	1,322,552	1,322,546	(6)
EXPENDITURES:					
GENERAL ADMINISTRATIVE:					
SUPERVISOR COMPENSATION	10,800	11,400	12,000	12,000	-
DISTRICT MANAGEMENT SERVICES	32,960	34,608	36,338	36,338	-
BANK FEES		267	150	150	-
AUDITING	7,650	3,250	3,400	3,500	100
REGULATORY AND PERMIT FEES	175	175	175	175	-
LEGAL ADVERTISEMENTS	3,041	2,065	4,000	4,000	-
ENGINEERING SERVICES	70,804	33,561	40,000	40,000	-
LEGAL SERVICES	54,421	36,885	45,000	45,000	-
TECHNOLOGY & WEBSITE ADMIN.	1,845	1,875	2,015	2,015	-
MISCELLANEOUS (appraisal, mailing, etc.)	3,595	1,564	1,500	1,500	-
FIRE DISTRICT NON AD-VALOREM ASSMT	3,014	6,261	-	-	-
TOTAL GENERAL ADMIN.	188,306	131,912	144,578	144,678	100
INSURANCE:					
INSURANCE	31,295	31,836	35,181	38,117	2,936
TOTAL INSURANCE	31,295	31,836	35,181	38,117	2,936
DEBT SERVICE ADMIN. :					
DISCLOSURE REPORT	6,150	6,408	6,624	7,624	1,000
ARBITRAGE REBATE REPORT	1,300	1,300	2,000	2,000	-
TRUSTEE FEES	24,500	14,000	24,500	24,500	-
TOTAL DEBT SERVICE ADMIN.	31,950	21,708	33,124	34,124	1,000
UTILITIES:					
UTILITIES-ELECTRICITY	9,148	8,068	12,000	12,000	-
STREETLIGHTS	250,760	280,920	295,000	295,000	-
UTILITY WATER	21,826	18,799	35,000	30,000	(5,000)
TOTAL UTILITIES:	281,733	307,787	342,000	337,000	(5,000)
PHYSICAL ENVIRONMENT:					
LAKE & POND MAINTENANCE	40,155	68,245	60,000	50,000	(10,000)
LANDSCAPE MAINTENANCE	372,087	300,958	314,715	344,648	29,933
LANDSCAPE - REPLENISHMENT	52,743	84,756	76,000	76,000	-
WETLAND MITIGATION & MONITORING	34,250	26,200	45,000	40,000	(5,000)
FIELD MANAGEMENT	6,180	6,489	6,814	6,814	-
FIELD CONTINGENCY	19,840	36,433	88,900	93,325	4,425
HARDSCAPE REPAIRS & MAINT.	20	22,477	15,000	15,000	-
STORMWATER REPORTING	267	13,308	25,000	20,000	(5,000)
PORTER SERVICES	3,720	4,929	10,000	10,000	-
POND PLANTINGS AND EROSION CONTROL	16,200		15,000	15,000	-
FOUNTAIN REPAIR	175	396	2,700	2,700	-
MIDGE FLY TREATMENT	-	26,796	45,000	35,000	(10,000)
PLAYGROUND REPAIRS & MAINT.	-	2,250	9,000	9,000	-
WILDLIFE REMOVAL	-	15,810	18,600	20,200	1,600
TOTAL PHYSICAL ENVIRONMENT	545,637	609,047	731,729	737,687	5,958

AVALON GROVES CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACUTAL	FY 2025 ACUTAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 TO FY27
RESERVE					
RESERVE STUDY	-	-	5,000	-	(5,000)
RESERVE CONTRIBUTION	-	-	30,940	30,940	-
TOTAL RESERVE	-	-	35,940	30,940	(5,000)
TOTAL EXPENDITURES:	1,078,921	1,102,289	1,322,552	1,322,546	(6)
EXCESS OVER (UNDER) REVENUES:	(82,858)	221,368	-	-	-
FUND BALANCE - BEGINNING	306,542	223,684	223,684	445,052	221,368
NET CHANGE IN FUND BALANCE	(82,858)	221,368	-	-	-
FUND BALANCE ENDING - PROJECTED	\$ 223,684	\$ 445,052	\$ 223,684	\$ 445,052	\$ 221,368



**AVALON GROVES CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M) BUDGET NARRATIVE**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL BUDGETED AMOUNT	COMMENTS (SCOPE OF SERVICE)
SUPERVISOR COMPENSATION		\$12,000	Per FS 190 - 5 Supervisors x 12 meetings @ \$200/mtg
DISTRICT MANAGEMENT SERVICES	Vesta	\$36,338	(Auto renews 10/1) COL Increase
BANK FEES	Bank United	\$150	
AUDITING SERVICES	DMHB	\$3,500	Independent annual financial audit required by Statute. Per contract for Year ending 2026
REGULATORY AND PERMIT FEES	FL Dept. of Commerce	\$175	Statutory CDD Fee
LEGAL ADVERTISEMENTS	Lake Sentinel (Orlando Sentinel)	\$4,000	Required Meetings/Public Hearings & any RFP Notices
ENGINEERING SERVICES	Stantec	\$40,000	(Ongoing until termination)
LEGAL SERVICES	Kutak Rock	\$45,000	(Ongoing until termination)
TECHNOLOGY & WEBSITE ADMINISTRATION	ampus Suite/Vesta (Microso	\$2,015	ADA compliant website - includes monthly scans of the website and website platform (Annual payment - Ongoing until termination) PLUS Supervisor Emails (\$360)
MISCELLANEOUS	Tampa Print / Vesta (USPS	\$1,500	Additional expenditures for postage & mass mailing printing (Assessment Notice), etc.
INSURANCE	Egis	\$38,117	Egis gave rate of \$31,764 but the covering immunity liability limits were raised, adding 20% to cover the new liability limits
DISCLOSURE REPORT	Vesta	\$7,624	Series 2017A-1 & 2017A-2 bonds, service provided by District Manager.
ARBITRAGE REBATE	LLS Tax Solutions	\$2,000	Series 2017A-1 & 2017A bond yield calculations & reporting per IRS requirements Series 2019 is exempt (Small Issue Exception) check w/Logan on 2021 & 2023 bonds - either need contrac or small issue exception letter
TRUSTEE FEES	Regions	\$24,500	Management of accounts associated with bond issues
UTILITIES - ELECTRIC	SECO	\$12,000	Estimated for wells/lift stations (Ongoing until accounts closed)
STREETLIGHTS	HV Solar Lighting	\$295,000	(20-yr agreement w/amendments end c. 4/2/2039) Monthly bills are \$22,303 x 12 = \$267,636
UTILITY WATER	Sunshine Water Services	\$30,000	(Ongoing until accounts closed) Monthly bills are avg \$1,100 x 12 = \$13,200
LAKE & POND MAINTENANCE	Steadfast Environmental	\$50,000	Lake management service including algae, border grass, and invasive plant control for areas #1- 65 (Annual contract auto renews 10/1 Addendum 2 - FY26: \$41,520.00/year, addendums required for COL increase) plus additional projects beyond maintenance scope

AVALON GROVES CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M) BUDGET NARRATIVE

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL BUDGETED AMOUNT	COMMENTS (SCOPE OF SERVICE)
LANDSCAPE MAINTENANCE	Down to Earth	\$344,648	General Landscape Maintenance, Fertilization, Pest Control (for trees, ornamentals and groundcover), routine irrigation monitoring & maintenance (\$314,715 for FY 24-26, increase to \$327,303.60 for FY 27 - Annual contract renews 10/1) First Amendment for Edgemont \$10,608 - Second Amendment for Roundabout - \$6,736.06 Total - \$344,647.66
LANDSCAPE REPLENISHMENT	Down to Earth	\$76,000	Miscellaneous inc. mulch, hurricane recovery landscape projects - currently includes irrigation repairs - do you want to separate Irrigation R&R?
WETLAND MITIGATION & MONITORING	BioTech Consulting	\$40,000	Quarterly Maintenance, Bi-annual monitoring, Annual Monitoring, Wetland Maintenance. (Auto renews 10/1 for duration of permit requirements [5 yrs] Most recent engagement will end 2028))
FIELD MANAGEMENT	Vesta	\$6,814	Field Services to walk the campus for landscape maintenance review and various infrastructure improvements that need to be addressed. (Auto renews 10/1) COL Increase
FIELD CONTINGENCY		\$93,325	Contingency as needed and estimated monument lighting costs.
HARDSCAPE REPAIRS & MAINTENANCE		\$15,000	Retaining walls (2), Sawgrass Bay Blvd monuments () & perimeter/vlg entrance fencing
STORMWATER REPORTING	Stantec	\$20,000	Stormwater Needs Analysis Required every 5 yrs, next report anticipated FY 27. However there may be individual permits that need to be reported on. Check with Greg.
PORTER SERVICES	Clean Star Services	\$10,000	Charges \$100/month per can for 3x/wk pickup at pond 28, mailboxes and tot lot.(Billed monthly - ongoing until termination)
POND PLANTINGS AND EROSION CONTROL	Steadfast Environmental	\$15,000	Review w/DE - previously reported erosion at some outlet structures?
FOUNTAIN REPAIR	Cascade Fountains	\$2,700	(Billed monthly - ongoing until termination)
MIDGE FLY TREATMENT		\$35,000	NEW LINE FY2025
PLAYGROUND REPAIRS & MAINTENANCE		\$9,000	NEW LINE FY2025 Goldcrest Loop & Paragon Ln - Inspections, pressure washing, general maintenance, ADA mulch
WILDLIFE REMOVAL		\$20,200	\$19,800 per year per contract Hog Trapping (Cost Share w/HOA/POA should be reflected in revenue) May want \$400 more allocated in case of carcass removal events
RESERVE STUDY		\$0	Reporting tool to assist with determining fund allocation each year to save for capital improvements/infrastructure repairs. Had Reserve Study done in 2026 - Next Reserve Study in 2031
RESERVE CONTRIBUTION		\$30,940	
TOTAL EXPENDITURES		\$1,322,546.00	

**AVALON GROVES CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE BUDGET	
NET O&M BUDGET	\$1,322,546.00
COUNTY COLLECTION COSTS	\$28,139.28
EARLY PAYMENT DISCOUNTS	\$56,278.55
GROSS O&M ASSESSMENTS	\$1,406,963.83

UNIT SIZE & PHASE	UNITS ASSESSED						ALLOCATION OF O&M ASSESSMENT					
	O&M	SERIES 2017A (AA1) DEBT SERVICE	SERIES 2017A-1 (AA2) DEBT SERVICE	SERIES 2019 DEBT SERVICE	SERIES 2021 (AA1) DEBT SERVICE	SERIES 2021 (AA3) DEBT SERVICE	SERIES 2022 DEBT SERVICE	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	O&M PER LOT
PALMS AT SERENOVA (AA1)												
SINGLE FAMILY (PH. 1 & 2)	301	299		299				1.00	301.0	20.41%	\$287,116.01	\$953.87
SINGLE FAMILY (PH. 3 & 4)	276	276			276			1.00	276.0	18.71%	\$263,269.16	\$953.87
SERENOVA VILLAGE (AA2)												
SINGLE FAMILY 40'-45'	83		82					1.00	83.0	5.63%	\$79,171.52	\$953.87
SINGLE FAMILY 50'	295		288					1.00	295.0	20.00%	\$281,392.77	\$953.87
SINGLE FAMILY 60'	102		95					1.00	102.0	6.92%	\$97,295.13	\$953.87
SERENOVA LAKES (AA3)												
MULTI-FAMILY	300							0.10	30.0	2.03%	\$28,616.21	\$95.39
SINGLE FAMILY 40'	133					133		1.00	133.0	9.02%	\$126,865.21	\$953.87
SINGLE FAMILY 50'	115					115		1.00	115.0	7.80%	\$109,695.49	\$953.87
SINGLE FAMILY 60'	48					47		1.00	48.0	3.25%	\$45,785.94	\$953.87
EDGEMONT (AA4)												
SINGLE FAMILY	92							1.00	92.0	6.24%	\$87,756.39	\$953.87
	1745	575	465	299	276	295		1475.0	100.00%		\$1,406,963.83	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾							TOTAL PER UNIT ⁽³⁾	FY 2026 PER UNIT	\$ VARIANCE PER UNIT	% VARIANCE PER UNIT
	TOTAL O&M PER UNIT	SERIES 2017A (AA1) DEBT SERVICE	SERIES 2017A-1 (AA2) DEBT SERVICE	SERIES 2019 DEBT SERVICE	SERIES 2021 (AA1) DEBT SERVICE	SERIES 2021 (AA3) DEBT SERVICE	SERIES 2022 DEBT SERVICE				
PALMS AT SERENOVA (AA1)											
SINGLE FAMILY (PH. 1 & 2)	\$953.87	\$312.43		\$744.31			\$2,010.61	\$2,010.61	\$0.00	0.0%	
SINGLE FAMILY (PH. 3 & 4)	\$953.87	\$312.43			\$744.30		\$2,010.60	\$2,010.60	\$0.00	0.0%	
SERENOVA VILLAGE (AA2)											
SINGLE FAMILY 40'-45'	\$953.87		\$1,041.73				\$1,995.61	\$1,995.61	\$0.00	0.0%	
SINGLE FAMILY 50'	\$953.87		\$1,145.90				\$2,099.78	\$2,099.78	\$0.00	0.0%	
SINGLE FAMILY 60'	\$953.87		\$1,250.08				\$2,203.95	\$2,203.96	\$0.00	0.0%	
SERENOVA LAKES (AA3)											
MULTI-FAMILY	\$95.39						\$95.39	\$95.39	\$0.00	0.0%	
SINGLE FAMILY 40'	\$953.87				\$1,103.86		\$2,057.74	\$2,057.74	\$0.00	0.0%	
SINGLE FAMILY 50'	\$953.87				\$1,226.52		\$2,180.39	\$2,180.39	\$0.00	0.0%	
SINGLE FAMILY 60'	\$953.87				\$1,471.82		\$2,425.69	\$2,425.70	\$0.00	0.0%	
EDGEMONT (AA4)											
SINGLE FAMILY	\$953.87					\$1,487.92	\$2,441.79	\$2,441.79	\$0.00	0.0%	

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

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2017A (AA1), 2017A-1 (AA2), 2019, 2021 (AA1), 2021 (AA3) and 2022 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs (2%) and early payment discounts (up to 4% if paid early).

⁽³⁾ Annual assessments that will appear on the November, 2026 Lake County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

EXHIBIT 10



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MINUTES OF MEETING

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, April 23, 2026 at 10:00 a.m., at the Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS:

ROLL CALL

Mr. Beckett called the meeting to order and conducted roll call.

Present and constituting a quorum were:

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

Also present were:

- | | |
|---------------|---|
| Heath Beckett | District Manager, Vesta District Services |
| Michael Bush | Field Manager, Vesta District Services |
| Kyle Magee | District Counsel, Kutak Rock LLP (<i>Virtually</i>) |
| Justin Sarka | Account Manager, Down to Earth Landscape & Irrigation |
| Matt Goldrick | Steadfast Environmental |
| Paul Griffoni | Custom Reserve LLC (<i>Virtually</i>) |
| Will Butler | American Pressure Washing |

SECOND ORDER OF BUSINESS:

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

Comments were heard on *IV.G.1. Update on Blazing Star Lift Station Landscape (\$9,548.31)*, specifically tapping into the homeowner’s water for the irrigation during three summer months, or the homeowner redirecting their irrigation to water plants around the lift station, pond conditions.

It was clarified that the draft agenda may change up to the time of the meeting, that change is separate from the meeting notice.

Questions were raised on *IV.G.2., Update on Edgemont Fence Conveyance/Disposal* – what the deadline is for residents to respond to the invitation to purchase a portion of the fence and if only one property owner purchases a portion of the fence, how the District will handle fence removal when panels straddle two property lines, and



37 revisions to the Bill of Sale regarding no future removal of purchased property by the
38 District.

39 **THIRD ORDER OF BUSINESS:** **GUEST PRESENTATION: *Paul Grifoni, Custom***
40 ***Reserves LLC***

41 A. EXHIBIT 1: Review of Reserve Study

42 Mr. Beckett requested some revisions to the Reserve Study. It was clarified that
43 a reserve study is a planning tool providing a schedule for repairs and
44 replacements of District infrastructure and a recommendation of the funds to be
45 set aside to cover those anticipated costs.

46 Mr. Grifoni responded to Supervisor questions regarding the Reserve Study.

47 Mr. Beckett will send Mr. Grifoni confirmation of the requested revisions.

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

49 A. Community Managers

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

51 There being nothing to report the next item followed.

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

53 Supervisor Mastrangeli advised that Mr. Landry is relaying streetlight
54 repair updates to residents as they become available, the road/sidewalk
55 construction in Edgemont is connected to the developer’s maintenance
56 bond with Lake County, and the developer has agreed to purchase
57 equipment for the rust inhibitor system at Village 3, Mr. Sarka was asked
58 to monitor the progress of that project as it relates to the District’s
59 irrigation in that area.

60 B. District Engineer – *Greg Woodcock, Stantec*

61 A representative of Stantec was not present. There being no questions or Board
62 direction, the next item followed.

63 C. EXHIBIT 2: Aquatic Maintenance Report – *Steadfast Environmental*

64 Mr. Goldrick discussed the impact of the drought on aquatic maintenance,
65 noting low water levels and invasive grasses. He advised of an upcoming
66 treatment for possible bacterium in pond 17, and that plants were installed on
67 pond 2, and responded to Supervisor questions regarding lilies. Board direction
68 was to follow the vendor’s recommendations regarding lily removal.

69 1. Presentation of Pond Requests – *None outstanding, all requests discussed*
70 *at March meeting*

71 D. EXHIBIT 3: Landscape Maintenance Report – *Justin Sarka, Down To Earth*



72 Mr. Sarka noted that most of the plants are recovering after the freeze.

73 1. Presentation of Landscape Requests

74 2. Consideration of Down To Earth Proposals

75 a. EXHIBIT 4: #141020 – Replace Crabgrass at Goldcrest Loop -
76 \$36,470 [LANDSCAPE - REPLENISHMENT/Encumber FIELD CONTINGENCY]

77 Supervisors discussed treatment and replacement options with
78 Mr. Sarka. Mr. Sarka advised that the current fertilizer application
79 includes a seed germination inhibitor, but doesn't specifically
80 prevent root growth.

81 Consideration of this proposal was deferred to the August agenda.

82 3. WALK-ON Proposals for Goldcrest Loop Play Area Beds

83 Mr. Beckett distributed copies of the proposals.

84 a. #146156 – Repin Drip Line and Add Mulch - \$997.49

85 b. #146160 – Replace Drip Line With Spray Heads and Add Mulch -
86 \$8,290.00

87 Supervisors discussed the proposals scopes and planting options to deter
88 foot traffic in the beds.

89 On a MOTION by Supervisor Wolski, SECONDED by Supervisor Mastrangeli, OPPOSED by
90 Supervisor Holden, the Board approved Down To Earth proposal #146160 to replace the drip line
91 at the Goldcrest Loop play area beds with spray heads and to add mulch in the amount of
92 \$8,290.00, for Avalon Groves Community Development District.

93 Phased proposals were requested for the cutback of overgrowth along the
94 conservation area perimeter for each village.

95 A proposal for tree trimming to clear the streetlight solar panels along Basswood
96 lane was requested.

97 *Discussion moved to IV.G.1. Update on Blazing Star Lift Station Landscape before*
98 *proceeding to the next item.*

99 E. EXHIBIT 5: Field Operations – *Michael Bush, Vesta District Services*

100 Mr. Bush introduced Will Butler with American Pressure Washing.

101 Mr. Bush reviewed the Field Operations Report and discussed options for repairs
102 and/or replacements for seating in the District's common areas.

103 On a MOTION by Supervisor Weston, SECONDED by Supervisor Holden, WITH ALL IN FAVOR, the
104 Board approved the purchase of four (4) recycled plastic benches (gray) in an amount not to
105 exceed \$3,500.00, for Avalon Groves Community Development District.



106 Discussion followed on sidewalk and pond maintenance, pond bank erosion
107 concerns, the monument lights, and conservation signs. The erosion concerns
108 (ponds 44-46, 59) will be forwarded to the District Engineer to review. It was
109 noted that the previous Board did not pursue filing of a police report for the
110 theft of the monument light components.

- 111 1. Presentation of Field Requests
- 112 2. Presentation of Streetlight Requests
- 113 3. Presentation of Hog Activity Report
- 114 4. EXHIBIT 6: Consideration of Pressure Washing Proposals [*HARDSCAPE*
115 *REPAIRS & MAINT / Encumber FIELD CONTINGENCY*]
 - 116 a. Outdoor Ninja #224 - \$10,800.00
 - 117 b. Platinum Exterior Services #1606 - \$16,028.56
 - 118 c. Splash and Dash #26-026 - \$32,182.00 (Plus \$625 for Equipment
119 Soft Wash Option)

120 Discussion followed on vendor recommendations, the scopes, and
121 scheduling. Mr. Butler discussed the scope provided by American
122 Pressure Washing. This item was deferred to the May agenda, pending
123 the American Pressure Washing proposal.

124 F. District Counsel – *Kyle McGee, Kutak Rock*

- 125 1. EXHIBIT 7: Adoption of **Resolution 2026-05, Setting Public Hearing on**
126 **Revised Rules of Procedure (June 25, 2026)**

127 Mr. McGee explained that the proposed revisions incorporate legislative
128 updates to the Statutes, such as the updates to the notice requirements
129 for rule-making process and an update in the language regarding
130 Supervisor voting.

- 131 ➤ Revised Rules of Procedure

132 On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
133 Board approved the adoption of **Resolution 2026-05, Setting Public Hearing on Revised Rules of**
134 **Procedure for June 25, 2026**, for Avalon Groves Community Development District.

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

- 136 1. EXHIBIT 8: Update on Blazing Star Lift Station Landscape (\$9,548.31)
137 *This item was discussed out of order during IV.D. Landscape Maintenance*
138 *Report.*
 - 139 a. Sunshine Water Meter Installation Proposal - \$3,425.72
 - 140 b. Backflow Installation Estimate - \$1,500.00 (per Vail Plumbing)



141 c. #142915 - Blazing Star Lift Station Irrigation Rebuild - \$2,524.05
142 [LANDSCAPE - REPLENISHMENT]

143 d. #138715 - Shrub Infill at Blazing Star Lift Station - \$2,098.54
144 [LANDSCAPE - REPLENISHMENT]

145 It was noted that landscape maintenance was necessary within the lift
146 station property needs Sunshine Water and the shrubs around the
147 perimeter were in good condition. Discussion followed on the cost
148 benefit of allocating funds that would not benefit the community in
149 general.

150 This item was deferred to the August meeting.

151 2. Update on Edgemont Fence Conveyance/Disposal

152 Mr. Beckett advised that the Bill of Sales were sent to residents. Three
153 have been returned, and other residents have responded with questions.
154 He added that once the portion of the fence is sold to a resident, it is no
155 longer the property of the District and outside the District's jurisdiction to
156 control or maintain. A deadline was not set for residents to respond. It
157 was noted that approval of future repairs/replacement of the vinyl fence
158 would be a POA matter.

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

160 A. EXHIBIT 9: Approval of the Minutes of the Board of Supervisors Regular Meeting
161 Held March 26, 2026

162 B. EXHIBIT 10: Acceptance of the Minutes of the Board of Supervisors Workshop
163 Held April 9, 2026

164 C. EXHIBIT 11: Acceptance of the March 2026 Unaudited Financial Report

165 On a MOTION by Supervisor Wolski, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
166 Board approved Consent Agenda – items A-C as presented, for Avalon Groves Community
167 Development District.

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

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

170 1. EXHIBIT 12: Review of Landscape Scoresheets

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

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

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

174 Supervisor Wolski noted that the District was running under budget for the year
175 to date.



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

178 A. Discussion on Improving Field Service Requests (Holden)

179 The Field Service Request forms were discussed.

180 B. Next Workshop Agenda Items

181 Mr. Beckett advised the next workshop would focus on the FY 2027 budget.

182 C. Next Meeting Agenda Items

183 A discussion item on where “No Trespassing” signs could be posted in the area of
184 Paragon Lane/Myrtle Oak Court was requested.

185 **EIGHTH ORDER OF BUSINESS:** **AUDIENCE COMMENTS – NEW BUSINESS**
186 *(Limited to 3 minutes per individual for non-*
187 *agenda items)*

188 A request was made for the Board to consider adding a fountain to pond 46. Supervisors
189 expressed their opinions on funding for ongoing maintenance and setting a precedent for
190 future fountain requests. The fountain will be added to the list of capital improvements
191 projects the Board may consider in the future.

192 A comment was heard on the punch list items for Edgemont. Mr. Beckett advised the
193 punch lists were included as exhibits in past meeting agenda packets. The packets are
194 posted on the District’s website. It was noted that Mr. Woodcock had advised the punch
195 list items had been completed.

196 A comment was heard on the process to request capital improvement projects be
197 considered. Mr. Beckett advised that the request could be submitted through the Field
198 Request form and it would be presented to the Supervisors for consideration.

199 A comment was heard about wildlife warning signs at pond 59. The resident was asked
200 to submit that request via the Field Request form.

201 In response to a question on the Pond Policy, Mr. Beckett advised that Mr. Davenport
202 would present it for adoption at a future meeting.

203 **NINTH ORDER OF BUSINESS:** **NEXT WORKSHOP ATTENDANCE CHECK**

204 *The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on*
205 *May 14, 2026 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.*

206 All Supervisors present affirmed their intent to attend the workshop.

207 **TENTH ORDER OF BUSINESS:** **NEXT MEETING QUORUM CHECK**

208 *The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on*
209 *May 28, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida*
210 *34714.*

211 Quorum was confirmed.



212 **ELEVENTH ORDER OF BUSINESS: EXHIBIT 13: ACTION ITEMS SUMMARY**

213 **Down To Earth**

- 214 • Proposal for cut backs and tree trimming on Bass Wood lane

215 **Field Manager**

- 216 • FM to get with Sunshine water to get the inside of the lift station cleaned
217 up

218 **Stantec**

- 219 • Review Pond 45-46 and pond 59 for erosion issues - no grass on banks

220 **District Manager**

- 221 • See if homeowner can be help responsible for the valve at the lift station
222 • Add fountain at village 3 to list for future budgets

223 **TWELFTH ORDER OF BUSINESS: ADJOURNMENT**

224 On a MOTION by Supervisor Weston, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR, the
225 Board adjourned the meeting at 12:35 p.m., for Avalon Groves Community Development District.

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

230 **Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed**
231 **meeting held on May 28, 2026.**

232 _____
233 Heath Beckett, Assistant Secretary

_____ Eugene Mastrangeli, Chair



EXHIBIT 11



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

4 A workshop of the Board of Supervisors of the Avalon Groves Community Development
5 District was held on Thursday, May 14, 2026, at 10:00 a.m., at the Palms at Serenoa Clubhouse,
6 17244 Bay Cedar Way, Clermont, FL 34714. No decisions were made, nor action taken, on
7 behalf of the CDD at this workshop.

8 **FIRST ORDER OF BUSINESS:**

CALL TO ORDER

9 Present were:

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

16 **SECOND ORDER OF BUSINESS:**

SELECTION OF WORKSHOP SECRETARY

17 Mr. Beckett was designated as secretary to record the workshop Minutes.

18 **THIRD ORDER OF BUSINESS:**

AUDIENCE COMMENTS

19 Supervisors agreed the primary focus of the workshop would be to review and develop
20 the proposed FY 2027 budget, with additional discussion items addressed as time allows.

21 There being no comments, the next item followed.

22 **FOURTH ORDER OF BUSINESS:**

DISCUSSION ITEMS

- 23 A. Finance – *Gene Mastrangeli/Robert Wolski*
- 24 1. EXHIBIT 1: FY 2027 Budget
- 25 a. EXHIBIT 2: Current Financial Statement
- 26 b. EXHIBIT 3: FY 2025 Fund Balance
- 27 c. EXHIBIT 4: Maintenance Contracts
- 28 d. EXHIBIT 5: Reserve Study
- 29 e. EXHIBIT 6: Capital Improvement Projects

30 A line-by-line review of the presented proposed budget was conducted.
31 Adjustments were made for known cost increases, utilization trends, and
32 contractual changes. Insurance was projected to increase by
33 approximately \$3,000 based on preliminary estimates, water utility
34 expenses are trending significantly under budget for FY 2026 and was
35 reduced for FY 2027, aquatic maintenance expenses were evaluated and
36 reduced, and the Reserve contributions were aligned with the most



37 recent reserve study recommendations. The wetland mitigation costs
38 will be verified prior to final budget adoption.

39 Supervisors discussed performance deficiencies in the streetlight
40 maintenance service, including extended outages and delays in repairs,
41 the issuing of a formal notice of breach of contract with a 30-day cure
42 period, and concerns regarding public safety, contract enforcement, and
43 resident dissatisfaction.

44 Supervisors also discussed monitoring the streetlight contractor's
45 compliance, seeking guidance from District Counsel on enforcement
46 options and next steps, evaluating contingency strategies if the
47 contractor fails to perform, along with improving communication with
48 residents regarding ongoing lighting issues and the actions being taken by
49 the District through the preparation of a public-facing update regarding
50 the lighting status and publishing an update on the District's website.

51 Supervisors reviewed the landscape vendors performance under the
52 current maintenance contract, including mowing frequency, service
53 expectations, and responsiveness. A decision on whether to proceed
54 with an RFP will be made if concerns persist through the summer.

55 Supervisors discussed utilizing remaining FY 2026 contingency and
56 unassigned or unused funds to complete deferred maintenance and
57 priority improvement projects prior to the end of the current fiscal year,
58 rather than increasing future budget allocations. They also discussed
59 prioritizing the project list with cost estimates and developing a plan for
60 implementation prior to the end of the fiscal year.

61 Discussion followed on adjusting line items and increasing contingency
62 funds to maintain flat assessments for residents but still providing the
63 Board with adequate operational flexibility.

64 B. EXHIBIT 1: Presentation of Field Requests

65 C. Landscape and Environmental – *John Holden/Gabriel Ruperez/Carl Weston*

66 1. EXHIBIT 7: Review of Landscape Scoresheets

67 2. Evaluation of Dead Trees (*March Meeting Request*)

68 3. Edgemont Area Soakers (*March Meeting Request*)

69 4. Pond Maintenance (*Holden*)

70 a. Fund Appropriation for Maintenance of Ponds 1 and 34

71 b. Status of Ponds 6-13, 15-18

72 5. Goldcrest Loop Playground Landscape and Irrigation (*Holden*)

73 D. Amenities and Infrastructure – *John Holden/Gene Mastrangeli*



- 74 1. Assessment of YTD monument and sign renovations (*Holden*)
75 2. EXHIBIT 8: Update on Streetlight Repairs
76 E. Public Safety – *Carl Weston/Robert Wolski*
77 F. Other Items
78 1. EXHIBIT 9: Field Requests (5/7/2026)
79 2. Contractor Communication Protocol (*Holden*)
80 3. Field Services Request Forms (*Holden*)

81 **FIFTH ORDER OF BUSINESS:**

NEXT MEETING ANNOUNCEMENTS

82 *The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on*
83 *May 28, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida*
84 *34714.*

85 *The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on*
86 *June 11, 2026 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.*

87 **SIXTH ORDER OF BUSINESS:**

ADJOURNMENT

88 The workshop was adjourned at 12:15 p.m. with remaining agenda items to be added to
89 the next workshop agenda.

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

94 **Workshop Minutes were accepted by vote of the Board of Supervisors at a publicly noticed**
95 **meeting held on May 28 2026.**

96 _____
97 Heath Beckett, Assistant Secretary

Eugene Mastrangeli, Chair



EXHIBIT 12



*Avalon Groves
Community Development District*

*Financial Statements
(Unaudited)*

April 30, 2026



Avalon Groves CDD
Balance Sheet
April 30, 2026

	General Fund	Debt Service 2017	Debt Service 2017 A-1	Debt Service 2019	Debt Service 2021 Ph 3/4	Debt Service 2021	Debt Service 2022	TOTAL
1 ASSETS								
2 Operating Account	\$ 1,082,987	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ -	1,083,007
3 Trust Accounts:								
4 Revenue Fund	-	71,896	224,896	180,668	63,124	248,691	51,633	840,908
5 Interest Fund	-	60,138	184,419	64,687	55,470	99,622	43,867	508,202
6 Reserve Fund	-	207,035	612,759	105,617	19,369	168,712	12,907	1,126,398
7 Prepayment Fund	-	19	14,967	1,628	-	256	-	16,870
8 Sinking Fund	-	45,000	130,000	58	31	35	40,018	215,142
9 Principal	-	-	-	106	80,000	-	-	80,106
10 Cost Of Issuance	-	-	-	-	-	-	(1)	(1)
11 Bond Redemption	-	-	-	54	-	0	-	54
12 Acquisition & Construction	-	0	1	19,647	5	93,681	30,860	144,193
13 Accounts Receivable	-	-	-	-	-	-	-	-
14 On-Roll Assessments Receivable	39,552	5,105	15,003	6,301	5,787	10,082	3,856	85,686
15 Due From Other Funds	-	970	2,850	1,197	1,099	1,915	733	8,765
16 Undeposited Funds	-	-	-	-	-	-	-	-
17 Prepaid Expenses	-	-	-	-	-	-	-	-
18 Deposits	541	-	-	-	-	-	-	541
19 TOTAL ASSETS	1,123,081	390,162	1,184,915	379,963	224,885	622,995	183,872	4,109,873
20 LIABILITIES								
21 Accounts Payable	(4,860)	-	-	-	-	-	-	(4,860)
22 On-Roll Deferred Revenue	39,552	5,105	15,003	6,301	5,787	10,082	3,856	85,686
23 Accrued Expenses	-	-	-	-	-	-	-	-
24 Due To Other Funds	8,765	-	-	-	-	-	-	8,765
25 TOTAL LIABILITIES	43,456	5,105	15,003	6,301	5,787	10,082	3,856	89,590
26 FUND BALANCE								
27 Nonspendable								
28 Prepaid & Deposits	-	-	-	-	-	-	-	-
29 Capital Reserves	-	-	-	-	-	-	-	-
30 Operating Capital	220,425	-	-	-	-	-	-	220,425
31 Unassigned	859,199	385,058	1,169,913	373,662	219,098	612,913	180,016	3,799,858
32 TOTAL FUND BALANCE	1,079,624	385,058	1,169,913	373,662	219,098	612,913	180,016	4,020,283
33 TOTAL LIABILITIES & FUND BALANCE	1,123,081	390,162	1,184,915	379,963	224,885	622,995	183,872	4,109,873



Avalon Groves CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to April 30, 2026

	FY 2026 Adopted Budget	FY 2026 Month of April	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Special Assessment	\$ 1,319,762	\$ 7,514	\$ 1,280,210	\$ (39,552)	97%
3 Serenoa POA Cost Share Agreement	2,790	-	-	(2,790)	0%
4 Interest Income	-	-	-	-	0%
5 Light Pole Restitution	-	-	-	-	0%
6 Misc. Revenue	-	561	10,071	10,071	0%
7 TOTAL REVENUES	\$ 1,322,552	\$ 8,076	\$ 1,290,281	\$ (32,271)	97.00%
8 EXPENDITURES					
9 GENERAL ADMINISTRATIVE					
10 Supervisor Compensation	\$ 12,000	\$ 800	\$ 4,800	\$ (7,200)	40%
11 District Management Services	36,338	3,028	21,197	(15,141)	58%
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	-	6,127	(33,873)	15%
17 Legal Services	45,000	-	14,233	(30,767)	32%
18 Technology & Website Admin.	2,015	32	1,734	(281)	86%
19 Miscellaneous (Appraisal, Mailing, Etc.)	1,500	31	6,114	4,614	408%
20 TOTAL GENERAL ADMINISTRATIVE	144,578	3,890	54,808	(89,770)	37.91%
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	-	21,000	(3,500)	86%
28 TOTAL DEBT SERVICE ADMINISTRATION	33,124	-	28,624	(4,500)	86.41%
29 UTILITIES:					
30 Utilities-Electricity	12,000	732	5,076	(6,924)	42%
31 Streetlights	295,000	22,303	156,045	(138,955)	53%
32 Utility Water	35,000	375	6,355	(28,645)	18%
33 TOTAL UTILITIES:	342,000	23,410	167,477	(174,523)	48.97%
34 PHYSICAL ENVIRONMENT:					
35 Lake & Pond Maintenance	60,000	3,460	24,220	(35,780)	40%
36 Landscape Maintenance	314,715	27,672	193,701	(121,014)	62%
37 Landscape - Replenishment	76,000	814	62,070	(13,930)	82%
38 Wetland Mitigation & Monitoring	45,000	10,500	14,900	(30,100)	33%
39 Field Management	6,814	568	3,975	(2,839)	58%
40 Field Contingency	88,900	-	44,656	(44,244)	50%
41 Hardscape Repairs & Maint.	15,000	-	750	(14,250)	5%
42 Stormwater Reporting	25,000	-	-	(25,000)	0%
43 Porter Services	10,000	680	3,890	(6,110)	39%
44 Pond Plantings and Erosion Control	15,000	5,100	6,300	(8,700)	42%



	FY 2026 Adopted Budget	FY 2026 Month of April	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45 Fountain Repair	2,700	187	374	(2,326)	14%
46 Midge Fly Treatment	45,000	-	-	(45,000)	0%
47 Playground Repairs & Maint.	9,000	552	1,037	(7,963)	12%
48 Wildlife Removal	18,600	1,650	11,450	(7,150)	62%
48 TOTAL PHYSICAL ENVIRONMENT	731,729	51,182	367,323	(560,424)	50.20%
49 RESERVE:					
50 Reserve Study	5,000	-	5,150	150	103%
51 Reserve Contribution	30,940	-	-	(30,940)	0%
50 TOTAL RESERVE	35,940	-	5,150	(924,829)	14.33%
51 TOTAL EXPENDITURES	1,322,552	78,482	655,708	(1,196,478)	49.58%
52 REVENUES OVER (UNDER) EXPENDITURES	-	(70,406)	634,573	1,164,207	
53 OTHER FINANCING SOURCES & USES					
54 Transfers In	-	-	-	-	
55 Transfers Out	-	-	-	-	
56 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
57 NET CHANGE IN FUND BALANCE	-	(70,406)	634,573	634,573	
58 Fund Balance - Beginning			445,051	445,051	
59 FUND BALANCE - ENDING - PROJECTED	\$ -	\$ -	\$ 1,079,624	\$ 1,079,624	



Avalon Groves CDD
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to April 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 170,338	\$ 165,233	\$ (5,105)
3 Lot Closings	-	-	-
4 Interest	-	5,173	5,173
5 Prepayments	-	-	-
6 TOTAL REVENUES	170,338	170,406	68
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	110,268	105,768
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	110,268	105,768
22 Fund Balance - Beginning		274,789	
23 FUND BALANCE - ENDING - PROJECTED	\$ 4,500	\$ 385,057	\$ 380,557

** 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 April 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 500,600	\$ 485,597	\$ (15,003)
3 Lot Closings	-	14,732	14,732
4 Interest	-	15,872	15,872
5 Prepayments	-	-	-
6 TOTAL REVENUES	500,600	516,201	15,601
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	331,783	328,295
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	331,783	328,295
22 Fund Balance - Beginning		838,109	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,487	\$ 1,169,892	\$ 1,166,404

** 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 April 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 210,250	\$ 203,949	\$ (6,301)
3 Lot Closings	-	-	-
4 Interest	-	4,313	4,313
5 Prepayments	-	-	-
6 TOTAL REVENUES	210,250	208,262	(1,988)
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	67,188	66,311
18 OTHER FINANCING SOURCES (USES)			
19 Transfers In	-	-	-
20 Transfers Out	-	(2,013)	(2,013)
21 TOTAL OTHER FINANCING SOURCES (USES)	-	(2,013)	(2,013)
22 NET CHANGE IN FUND BALANCE	878	65,175	64,298
23 Fund Balance - Beginning		288,840	
24 FUND BALANCE - ENDING - PROJECTED	\$ 878	\$ 354,016	\$ 353,138

* 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 April 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 193,100	\$ 187,313	\$ (5,787)
3 Lot Closings	-	-	-
4 Interest	-	1,069	1,069
5 Prepayments	-	-	-
6 TOTAL REVENUES	193,100	188,382	(4,718)
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	132,914	129,852
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	132,914	129,852
22 Fund Balance - Beginning		86,179	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,062	\$ 219,093	\$ 216,031

** 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 April 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 336,400	\$ 326,318	\$ (10,082)
3 Lot Closings	-	-	-
4 Interest	-	4,937	4,937
5 Prepayments	-	-	-
6 TOTAL REVENUES	336,400	331,255	(5,145)
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	231,633	227,875
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	(3,216)	(3,216)
20 TOTAL OTHER FINANCING SOURCES (USES)	-	(3,216)	(3,216)
21 NET CHANGE IN FUND BALANCE	3,758	228,418	224,659
22 Fund Balance - Beginning		290,814	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,758	\$ 519,232	\$ 515,474

** 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 April 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 128,675	\$ 124,819	\$ (3,856)
3 Lot Closings	-	-	-
4 Interest	-	1,055	1,055
5 Prepayments	-	-	-
6 TOTAL REVENUES	128,675	125,874	(2,801)
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	82,036	80,236
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	62,632	60,832
22 Fund Balance - Beginning		86,524	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,800	\$ 149,156	\$ 147,356

** 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 April 30, 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	-	-	377	0	1,952	442	2,771
5 TOTAL REVENUES	-	-	377	0	1,952	442	2,771
6 EXPENDITURES							
7 Dissemination Agent	-	-	-	-	-	-	-
8 Trust Fund Accounting	-	-	-	-	-	-	-
9 Arbitrage	-	-	-	-	-	-	-
10 Trustee Fees	-	-	-	-	-	-	-
11 Requisitions	-	-	-	-	-	-	-
12 TOTAL EXPENDITURES	-	-	-	-	-	-	-
13 REVENUES OVER (UNDER) EXPENDITURES	-	-	377	0	1,952	442	2,771
14 OTHER SOURCES (USES)							
15 Transfer In	-	-	2,013	-	3,216	19,404	24,632
16 Transfer Out	-	-	-	-	-	-	-
17 TOTAL OTHER SOURCES (USES)	-	-	2,013	-	3,216	19,404	24,632
18 NET CHANGE IN FUND BALANCE	-	-	2,391	0	5,167	19,846	27,404
19 Fund Balance - Beginning	0	21	17,256	5	88,514	11,013	116,809
20 FUND BALANCE - ENDING - PROJECTED	\$ 0	\$ 21	\$ 19,647	\$ 5	\$ 93,681	\$ 30,859	\$ 144,213



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	Slantec 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
03/02/2026	100516	Vesta District Services	Invoice: 431087 (Reference: Management Fees March 26.)		3,596.00	2,631,018.94
03/02/2026			Deposit	27,665.45		2,658,684.39
03/02/2026			Deposit	23,368.51		2,682,052.90
03/04/2026	1806	Carl M. Weston	BOS Meeting 2/26/26		200.00	2,681,852.90
03/04/2026	1807	Eugene J. Mastrangeli	BOS Meeting 2/26/26		200.00	2,681,652.90
03/04/2026	1808	Gabriel Ruperez	BOS Meeting 2/26/26		200.00	2,681,452.90
03/04/2026	1809	John Holden	BOS Meeting 2/26/26		200.00	2,681,252.90
03/04/2026	1810	Robert J. Wolski	BOS Meeting 2/26/26		200.00	2,681,052.90
03/04/2026	030426ACH1	SECO Energy	16920 Sawgrass Bay Blvd 1/13/26 - 2/12/26		103.00	2,680,949.90
03/04/2026	030426ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 1/13/26 - 2/12/26		46.00	2,680,903.90
03/04/2026	030426ACH3	SECO Energy	17325 Sawgrass Bay Blvd 1/14/26 - 2/12/26		349.00	2,680,554.90
03/04/2026	030426ACH4	SECO Energy	17052 Basswood Lane 1/13/26 - 2/12/26		47.00	2,680,507.90
03/04/2026	030426ACH5	SECO Energy	17650 Sawgrass Bay Blvd 1/14/26 - 2/12/26		112.00	2,680,395.90
03/05/2026	030526ACH1	Sunshine Water Services	17851 Blazing Star Circle Irrigation 12/24/25 - 1/26/26		16.61	2,680,379.29
03/05/2026	030526ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 12/23/25 - 1/23/26		41.74	2,680,337.55
03/05/2026	030526ACH3	Sunshine Water Services	17344 Blazing Star Circle Irrigation 12/24/25 - 1/26/26		16.61	2,680,320.94
03/05/2026	030526ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 12/18/25 - 1/20/26		20.70	2,680,300.24
03/05/2026	030526ACH5	Sunshine Water Services	Goldcrest Loop Playground 12/18/25 - 1/20/26		16.87	2,680,283.37
03/06/2026	100517	Stantec Consulting Services, Inc	Invoice: 2524914 (Reference: Engineering Services Jan 26.)		636.65	2,679,646.72
03/09/2026	1811	Regions Bank.	Annual Trustee Fees Series 2017A-1		3,500.00	2,676,146.72
03/09/2026	1812	Regions Bank.	Annual Trustee Fees Series 2017		3,500.00	2,672,646.72
03/10/2026	100518	Down to Earth	Invoice: 169603 (Reference: Irrigation Repairs.)		1,085.00	2,671,561.72
03/11/2026	100519	Vesta District Services	Invoice: 431328 (Reference: Billable Expenses - February 2026.)		1,087.85	2,670,473.87
03/17/2026	1813	Site Masters of Florida	Edgemont Infrastructure Punch List - Final Payment		9,650.00	2,660,823.87
03/23/2026	100520	Steadfast Alliance	Invoice: SA-21349 (Reference: Erosion repair and mitigation.)		1,200.00	2,659,623.87
03/26/2026	100521	Down to Earth	Invoice: 168392 (Reference: Landscape Maintenance Mar 26.)		27,671.59	2,631,952.28
03/26/2026	100522	Steadfast Alliance	Invoice: SA-20625 (Reference: Routine Aquatic Maintenance Mar 26.)		3,460.00	2,628,492.28
03/26/2026	100523	Clean Star Services	Invoice: 17661 (Reference: Trash & Pet Waste Collection Mar 26.)		640.00	2,627,852.28
03/27/2026	032726ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 1/28/26 - 2/25/26		368.52	2,627,483.76
03/30/2026	100524	Swine Solutions, LLC	Invoice: 712 (Reference: Monthly Trapping Service Mar 26.)		1,650.00	2,625,833.76
03/30/2026	100525	Outdoor Ninja LLC	Invoice: 1656 (Reference: Monument Repair, Painting & Lighting Upgrade.)		5,240.00	2,620,593.76
03/31/2026			Deposit	539.86		2,621,133.62
03/31/2026			Deposit	20,903.31		2,642,036.93
03/31/2026			Deposit	16,859.85		2,658,896.78
3/31/2026		End of Month		89,336.98	65,055.14	2,658,896.78
04/02/2026	040226ACH1	SECO Energy	16920 Sawgrass Bay Blvd 2/12/26 - 3/16/26		139.00	2,658,757.78
04/02/2026	040226ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 2/12/26 - 3/16/26		48.00	2,658,709.78
04/02/2026	040226ACH3	SECO Energy	17325 Sawgrass Bay Blvd 2/12/26 - 3/16/26		385.00	2,658,324.78
04/02/2026	040226ACH4	SECO Energy	17052 Basswood Lane 2/12/26 - 3/16/26		50.00	2,658,274.78
04/02/2026	040226ACH5	SECO Energy	17650 Sawgrass Bay Blvd 2/12/26 - 3/16/26		135.00	2,658,139.78
04/02/2026	040226ACH6	Sunshine Water Services	17344 Blazing Star Circle Irrigation 1/26/26 - 2/23/26		16.61	2,658,123.17
04/02/2026	040226ACH7	Sunshine Water Services	17735 Blazing Star Circle Irrigation 1/23/26 - 2/23/26		41.53	2,658,081.64
04/02/2026	040226ACH8	Sunshine Water Services	17851 Blazing Star Circle Irrigation 1/26/26 - 2/23/26		16.63	2,658,065.01
04/02/2026	040226ACH9	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 1/20/26 - 2/18/26		19.91	2,658,045.10
04/02/2026	040226ACH10	Sunshine Water Services	Goldcrest Loop Playground 1/20/26 - 2/18/26		21.31	2,658,023.79
04/06/2026	100526	Stantec Consulting Services, Inc	Invoice: 2541960 (Reference: Engineering Services Mar 26.)		1,686.93	2,656,336.86
04/06/2026	100527	Vesta District Services	Invoice: 431768 (Reference: Management Fees Apr 26.)		3,596.00	2,652,740.86
04/07/2026	1814	Carl M. Weston	BOS Meeting 23/26/26		200.00	2,652,540.86
04/07/2026	1815	Eugene J. Mastrangeli	BOS Meeting 23/26/26		200.00	2,652,340.86
04/07/2026	1816	John Holden	BOS Meeting 23/26/26		200.00	2,652,140.86



Date	Number	Name	Memo	Deposit	Payments	Balance
04/07/2026	1817	Robert J. Wolski	BOS Meeting 23/26/26		200.00	2,651,940.86
04/07/2026	1818	Regions Bank.			1,486,776.09	1,165,164.77
04/08/2026	100528	Down to Earth	Invoice: 172151 (Reference: Irrigation Repairs.)		813.50	1,164,351.27
04/16/2026	100529	Vesta District Services	Invoice: G143460454 (Reference: Billable Expenses - March 2026.)		1,268.61	1,163,082.66
04/16/2026	100530	BIO-TECH CONSULTING, INC.	Invoice: 189102 (Reference: Quarterly Mitigation.)		10,500.00	1,152,582.66
04/16/2026	100531	HV Solar Lighting	Invoice: 633 (Reference: Street Light Project Apr 26.) Invoice: 619 (Reference: Street Light ...		44,605.80	1,107,976.86
04/17/2026			Deposit	10.00		1,107,986.86
04/17/2026			Deposit	536.36		1,108,523.22
04/21/2026	1819	Regions Bank.	Annual Trustee Fees Series 2022		3,500.00	1,105,023.22
04/27/2026			Deposit	5.00		1,105,028.22
04/27/2026			Deposit	5.00		1,105,033.22
04/27/2026			Deposit	5.00		1,105,038.22
04/27/2026	100532	Fountain Design Group, Inc.	Invoice: 39010A (Reference: Quarterly Fountain Cleaing.)		187.00	1,104,851.22
04/29/2026	100533	Steadfast Alliance	Invoice: SA-21760 (Reference: Routine Aquatic Maintenance Apr 26.)		3,460.00	1,101,391.22
04/30/2026	100534	Down to Earth	Invoice: 171040 (Reference: Landscape Maintenance Apr 26.)		27,671.59	1,073,719.63
04/30/2026	100535	Steadfast Alliance	Invoice: SA-23034 (Reference: Installation of native aquatic plants.)		5,100.00	1,068,619.63
04/30/2026	100536	Swine Solutions, LLC	Invoice: 724 (Reference: Trapping Services Apr 26.)		1,650.00	1,066,969.63
04/30/2026	043026ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 2/25/26 - 3/23/26		261.24	1,066,708.39
04/30/2026			Deposit	8,884.43		1,075,592.82
04/30/2026			Deposit	7,394.65		1,082,987.47
4/30/2026		End of Month		16,840.44	1,592,749.75	1,082,987.47



Avalon Groves CDD
Cash Reconciliation - General Fund
April 30, 2026

	Bank United (Operating Account)
Balance per Bank Statement	\$ 1,117,429.06
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	34,421.59
<i>Adjusted Bank Balance</i>	<u>\$ 1,082,987.47</u>
Beginning Bank Balance per Books	2,658,896.78
Deposits	16,840.44
Disbursements	1,592,749.75
<i>Balance per Book</i>	<u>\$ 1,082,987.47</u>



Avalon Groves CDD Summary for April 2026

At the end of April there was spendable cash in the amount of \$1,079,083. This cash balance is net of items, such as, accounts payable and any monies due to others. There are assessments outstanding because only 97% of assessments have been collected by the tax collector and forwarded to the District.

By the end of April, 58.33% of the annual budget is "expected" to be expended. Expenses through the month of April amount to \$655,708 which is 49.58% of the budget for the fiscal year. This means the District is under budget through April.

The largest expenditures are for physical environment at \$367,323. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal.

The total expenses uses 49.58% which is less than the 58.33% 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 408% of budgeted amount due to Fire District taxes imposed on the District.

Reserve Study is 103% of the budget because there was additional software cost of \$450 in relation to the reserve study



Avalon Groves Financial Summary April 30, 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	\$ 1,082,987						
Trust Balances (Restricted to DS)		384,087	1,167,042	352,818	217,993	517,317	148,424
Trust Balances (Restricted to A&C)		0	1	19,647	5	93,681	30,860
Accounts Receivable	\$ -						
Less: Accounts Payable	(4,860)	-	-	-	-	-	-
Less: Due to Other Funds	8,765	-	-	-	-	-	-
Net Cash Balance	\$ 1,079,083	\$ 384,088	\$ 1,167,042	\$ 372,465	\$ 217,998	\$ 610,998	\$ 179,283
Plus: Prepays & Deposits	541	-	-	-	-	-	-
Plus: Assessments Receivable	39,552	5,105	15,003	6,301	5,787	10,082	3,856
Plus: Due from Other Funds	-	970	2,850	1,197	1,099	1,915	733
Less: Deferred Revenue	39,552	5,105	15,003	6,301	5,787	10,082	3,856
Net Current Assets	1,079,624	385,058	1,169,893	373,662	219,098	612,913	180,016
Cash Available to Spend	1,079,083						

Analysis of Revenues & Expenditures

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	1,290,281	170,406	516,201	208,640	188,383	333,207	126,316
Expenses:							
Administrative	54,808						
Insurance	32,326						
Debt Service Administration	28,624						
Utilities	167,477						
Physical Environment	367,323						
Reserve	5,150						
Principal Payments		-	-	-	-	-	-
DS Interest		60,138	184,419	66,074	55,469	99,622	43,838
Prepayment				75,000			
Total Expenses:	655,708	60,138	184,419	141,074	55,469	99,622	43,838
Transfers In/Out	-	-	-	-	-	-	-
Profit (Loss)	\$ 634,573	\$ 110,268	\$ 331,783	\$ 67,566	\$ 132,914	\$ 233,585	\$ 82,478



EXHIBIT 13





www.lakevotes.gov

1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

April 20, 2026

Shirley Conley, Administrator
250 International Parkway, Ste 208
Lake Mary FL 32746

Re: District Counts

The number of registered voters within the Avalon Groves Community Development District as of April 15, 2026 is **2,472**.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship



EXHIBIT 14



VISUAL INSPECTION AUDIT SHEET

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

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

Date: 8 MAY 2026

Auditor: Weston Ruperez

NOTE: e. Has been a dry three weeks. Showing sign of stress. Normal at this time of the year.



EXHIBIT 15



Avalon Groves – Outstanding Action Items FY 2025

Completed action items have been archived

DM – District Manager (Kyle Darin/Heath Beckett, Vesta District Services)

DC – District Counsel (Bennett Davenport, Kutak Rock)

DE – District Engineer (Greg Woodcock, Stantec)

FM - Field Manager (Michael Bush, Vesta)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DE	Pond 45-46 and pond 59 there is no grass and will this cause erosion	4/23/2026		
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	3/26/2026	Bill of Sale emailed to residents. Status update to be provided at May meeting
DM	Get trespass agreement	3/26/2026		Contacted Lake County, Deputy to call back
DM	Financial Report – check why “Misc” is high	3/26/2026		Tax payment on parcel - Finance to follow up
DM	Request authorization from POA to use the water in back for village 3 for watering	2/26/2026		3/26 Update - requested - POA response pending
FM	Contact Sunshine water re maintaining inside lift station	4/23/2026		
FM	Look into weather station at 3436 Yellow Top	2/26/2026		December 5, 2024 Board directed the resident to remove the weather station January 2, 2025 Motion to rescind direction to resident to remove the weather station installed on CDD property failed. (Resident representative at meeting)
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
Board	Send staff edits on Wetland	4/24/2025		
TICKLER - FUTURE DISCUSSIONS & CAPITAL IMPROVEMENT PROJECTS (BUDGET CONSIDERATIONS)				
BUDGET	Village 3 Fountain	4/23/2026		Installation, maintenance (drought restrictions, POA license agreement?)
BUDGET	Pond Planting	3/26/2026		Dragonfly-attracting plantings around additional ponds
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

