



Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
July 23, 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, July 23, 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, July 23, 2026
 Time: 10:00 a.m.
 Location: Serenoa Club Amenity Center
 17555 Sawgrass Bay Blvd.,
 Clermont, FL 34714

[Join via Computer or Mobile App](#)
 Dial-in Number: 1-904-348-0776
 Phone Conference ID: 684 257 747#
 (Mute/Unmute: *6)
 (Raise/Lower Hand: *5)

Agenda

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

FIRST ORDER OF BUSINESS:

ROLL CALL

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

Staff/Vendors

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

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – *Agenda Items*
(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

- A. Community Managers
 - 1. Palms at Serenoa HOA Update – *Jasmin Correa/John Holden*
 - 2. Serenoa POA Update – *David Landry/Gene Mastrangeli*
- B. District Engineer – *Greg Woodcock, Stantec*
 - 1. Bank Slope Review at Ponds 45/46 (Field Request #270)
- C. Aquatic Maintenance Report – *Steadfast Environmental*
 - 1. Presentation of Pond Requests
- D. Landscape Maintenance Report – *Justin Sarka, Down To Earth*
 - 1. Presentation of Landscape Requests
 - 2. Consideration of Down To Earth Proposals

EXHIBIT 1

EXHIBIT 2



THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE (Continued)

- E. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 3**
 - 1. Presentation of Field Requests
 - 2. Presentation of Streetlight Requests
 - 3. Presentation of Hog Activity Report
- F. District Counsel – *Bennett Davenport, Kutak Rock*
- G. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Update on Estimated Available Surplus Funds
 - 2. Adoption of Resolution **2026-09, Designating Officers** (Updating Treasurer) **EXHIBIT 4**
 - 3. Adoption of **Resolution 2026-10, Designating Signatories** **EXHIBIT 5**
 - 4. Consideration of LLS Tax Solution Engagement for Arbitrage Reporting for Bond Series 2017a-1 and 2017A-2 for Computation Periods Ending March 31, 2027 and March 31, 2028 - \$650/Yr **EXHIBIT 6**

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 25, 2026 **EXHIBIT 7**
- B. Acceptance of the Minutes of the Board of Supervisors Workshop Held July 9, 2026 **EXHIBIT 8**
- C. Acceptance of the June 2026 Unaudited Financial Report **EXHIBIT 9**
- D. Acceptance of LLS Tax Solutions Arbitrage Report for Bond Series 2017A-1 and 2017A-2 Indicating No Cumulative Rebate Requirement Liability as of March 31, 2026 **EXHIBIT 10**
- E. Ratification of Approval of Down To Earth Repair of Outlet Pipe at 17344 Blazing Star Circle Meter - \$349.08 **EXHIBIT 11**

FIFTH ORDER OF BUSINESS:

LIAISON REPORTS

- A. Landscape and Environmental – *John Holden/Gabriel Ruperez/Carl Weston*
- 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, August 13, 2026
at 10:00 a.m.

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

AGENDA DEADLINE: Noon – August 5, 2026

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, August 20, 2026
at 6:00 p.m.

includes Budget Public Hearing
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

AGENDA DEADLINE: Noon – August 12, 2026

TENTH ORDER OF BUSINESS:

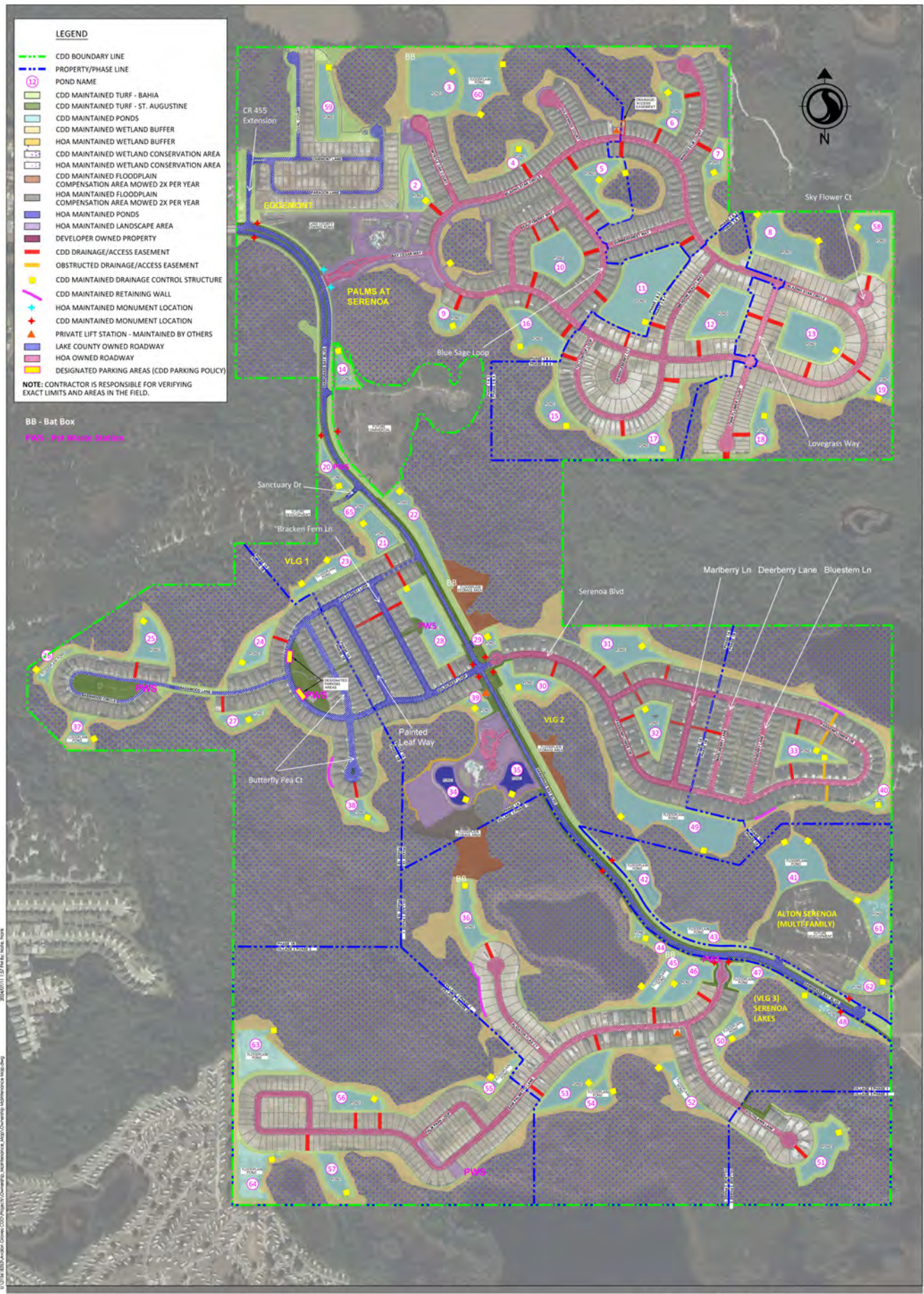
ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

ELEVENTH ORDER OF BUSINESS:

ADJOURNMENT





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

Revision	By	Appr.	19 MAR 00
AVALON GROVES CDD	RFN	23/12/01	



Stantec
Stantec Consulting Services Inc.
777 S. Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.9000
www.stantec.com Fax. 813.223.0099
Certificate of Authorization #27013
FL Lic. # LC-C000170

The Contractor shall verify and be responsible for all dimensions, GS HDI scale
This document is a work product of Stantec and is not to be used for any other purpose without Stantec's written consent.



EXHIBIT 1





Avalon Groves CDD Aquatics

Inspection Date:

7/14/2026 1:36 PM

Prepared by:

Matt Goldrick

Account Manager

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



Inspection Report

SITE: 37

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Pennywort has started growing around the perimeter. Treatments are ongoing and will continue until conditions improve.
No algae observed.
Pollen buildup on the surface.

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

SITE: 38

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Patches of nuisance grass present around the perimeter. These will be treated during service next week.
No algae observed.

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

Inspection Report

SITE: 39

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Early lily growth present. Technicians will monitor and treat to keep at a manageable level.
No algae observed.
Trash pickup scheduled for next week.

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

SITE: 40

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Perimeter grasses have began creeping into the water. Treatment is set for next service with follow ups as needed.
No algae observed.

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



Inspection Report

SITE: 41

Condition: Excellent Great ☒ Good Poor Mixed Condition Improving



Comments:

Mixed vegetation growth on the southern edge. Targeted herbicide treatments for both will be applied next service.
No algae observed.

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

SITE: 42

Condition: Excellent ☒ Great Good Poor Mixed Condition Improving



Comments:

Vegetation removal on the bank can begin once executed. Then routine treatments will be done to re-establish a proper shoreline. Good beneficial growth on the wetland side.
No algae observed.

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

Inspection Report

SITE: 43

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Similar conditions as 42. Lilies will also be targeted once accessible.
No algae observed.

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

SITE: 44

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Mixed vegetation growth throughout. I'll work with the technician to create a catered treatment plan and begin applications next visit.
No algae observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	☒ Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	☒ Pennywort	Babytears
	Hydrilla	Slender Spikerush	☒ Other: Spatterdock, submersed

Inspection Report

SITE: 45

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

One small patch of pennywort present. It likes to grow around inflow structures where nutrient density is highest. This was treated last weeks and needs a little more time for decay to set in. Follow ups will be done as needed. No algae observed.

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

SITE: 46

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Once that patch of submersed growth is cleared, this pond will be pristine. A tech will be prepared for growth like this next week and will apply treatment.

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

MANAGEMENT SUMMARY



Summer is officially here which means pond conditions will start to turn. The relatively temperate days are behind us and until the drought ends, growing conditions will run wild. Water temperatures are holding above the algae threshold of 85°F which can produce blooms in under 72 hours. No rain to pelt the mats down means decaying algae can remain in ponds far longer than the expected 7-10 days. Expect conditions like these to hold until water levels rise and begin flushing.

I'm finding interesting conditions regarding vegetation. Longer days have been allowing in-water growth (floating and submersed) to boom, but emergent shoreline growth is slow from lack of rain. Most of these in-water plants are affected by the algaecides in our arsenal and can be dealt with simultaneously. The sparse shoreline growth is easily cleared with standard herbicide treatments.

Rainy season is still ahead of us which will add new strain to waterways. All growth will accelerate so technicians are doing everything they can right now to keep conditions manageable before this happens.

Growing season is evident today given conditions. Nothing unusual, I'm seeing similar at every property I inspect. I'm surprised that algae has remained at bay for as long as it has. Rain events are coming more frequently which usually drive algal growth, though it seems adding phosphorous mitigation to our mixes has made a significant difference. This just means more time for technicians to focus on the grasses.

It's not shown here, but there is notable progress on pond 2. I'm very happy with how it looks at this point of treatment.

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:



Avalon Groves CDD

Ponds/Stormwater System

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
281	2026-07-09	Hatton	17563 Blazing Star Circle	There has been some trash at the edge of pond 13, behind our home, for a couple of months. I would pick it up myself but was advised that homeowners are not to enter that area.	7/9 Beckett email: Thank you for sharing this with us. I have spoken to the vendor and they will have this taken care of and will keep a better eye on this moving forward.	
280	2026-07-05	Dunn	17418 Saw Palmetto Ave	17418 saw palmetto ave. Serenoa lakes. The pond has debris in it. The area between my backyard and the pond has lots of bare spots and weeds, while my neighbors do not. There are large bulky weeds behind my neighbors fence that are unsightly and blocking my waterview.	7/9 Conley email: Hello Heather, The District's landscape vendor does not maintain the area along private fences, this is the individual homeowner's responsibility. Any shoreline trash and debris is picked up by the aquatic vendor when they are on site, algae and invasive vegetation is treated twice a month as needed. Dead algae usually sinks after a couple of weeks after a treatment, sooner if there are significant rain events. Vegetation should start filling in along the pond banks with more rain events. Both sod and other vegetation fulfill the same purpose of inhibiting bank erosion along the District's stormwater system. If Bahia is given the opportunity to re-seed then it will start to fill in as the growing season progresses. We will continue to monitor the area for any erosion issues due to lack of vegetation.	9-Jul

Avalon Groves CDD

Ponds/Stormwater System

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
279	2026-07-02	Ardelean	3433 meadow beauty way	This pond has really gotten out of control. The weeds have pushed further and further out into the water. They have been sprayed maybe twice only this year and it does NO GOOD, they just grow back days later!!! It resembles a swamp, it smells when we sit out on our porch! Mowers ONLY mow, but have not seen them weedeat the edges since end of last year (2025)I have had to weedeat the area myself in front of my porch or the weeds would be 4ft tall otherwise! Never see anyone come and physically look at (monitor) the pond ever (as cdd site states). I think its time to contact the aquatic company to come get this under control and cleaned up! Compared to all other Serenoa ponds, this one is pretty awful.	7/2 Goldrick email: I just added it to the list for next week.	
278	2026-07-01	Borges	2400 Palm Park Loop	We are writing to bring attention to an ongoing maintenance issue concerning the pond 55 located directly behind our home. The grass along the water's edge is not being cut correctly, which poses a long-term concern. Without proper trimming and control, the grass is gradually encroaching into the pond. Over time, this unchecked growth may lead to the reduction—or even elimination—of the pond itself. On the other hand, the grass along the water's edge on other ponds has been properly trimming and controlling to avoid the grass gradually encroaching into the pond and we are requesting the same care for pond 55. We kindly request that the CDD to look into our request. Attached you will find photos for your reference. Thank you for your attention to this matter. We appreciate your continued efforts in keeping our community well-	7/1 Beckett email: Thank you letting us know. I have asked our vendors to take care of this 7/2 Goldrick email: He'll hit this one hard during service next week.	



EXHIBIT 2



Avalon Groves CDD

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
282	2026-07-10 10:00	Surra	17681 Passionflower Circle	Pond on passionflower circle. Grass had not been cut for weeks. Pls have them take care of this.		
277	2026-06-29 10:00	Weston	17346 Balzing Star Circ.	Received a text message from a passerby observed a main irrigation box flooding easement area. HOA called Sunshine and they came out. However, I was told that the main irrigation box is not HOA but belongs to CDD. Inside the box do show a pipe break. If correct, Sunshine did turn off the main meter to prevent water from being released into its surrounding area. The pipe will need to be repaired.		
275	2026-06-23 18:00	Rubino	2528 alligator flag ct	Landscape crew failed to properly trim grass again. Completely ignored grass in the middle. The only reason grass is gone near fence is because I removed it this weekend by hand. You can see the tire marks from mower in picture. His needs a permanent solution. Additionally, I was never contacted after last complaint on same topic.	Duplicate of 269 [*Fenceline is HO responsibility]	
274	2026-06-20 20:00	Davis	3416 Yellowtop Loop	I'm not sure which pond we are on Yellowtop, it does not connect with Blazing Star so I'm assume 15 or 17. After the last time, the crew mowed, we noticed a huge amount of branches piled up next to the drainage area heading into the conservation area. These need to be removed. Thank you.	6/20 Weston email: Kelly, Thank you for informing us. We are already aware of this and have communicated of the issue to DTE who will be handling the removal.	
273	2026-06-18 12:00	McQueen	3440 Yellowtop Loop	Pond 15 had a tree limb fall. Half in pond and half on land let Carl know.	6/19 Beckett email: Thank you for sending this over. We will have DTE get this taken care of.	
269	2026-06-06 11:42:33	Rubino	2528 alligator flag ct	Landscaping company continues to neglect upkeep/cutting of the area in between owner and conservation property. Area behind our homes has not been trimmed in months. It appears the only time clean up occurs is when residents complain. This is not acceptable!	Access?	



EXHIBIT 3



Avalon Groves CDD

Field Operations

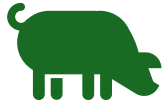
Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
283	2026-07-11	Cosme-Perez	17310 Saw Palmetto Ave.	Good Morning, This is now the fourth time I have raised concerns regarding the maintenance and overall appearance of Serenoa Lakes. Unfortunately, of all the villages in Serenoa, Serenoa Lakes appears to be in the poorest condition. The rust staining on the sidewalks and the Serenoa Lakes entrance sign has continued to worsen. I noticed the wood at the entrance was recently painted, which was a welcome improvement. However, the Serenoa Lakes lettering was simply reinstalled without being repainted, making the entrance look even worse. I first reported these concerns approximately a year and a half ago. At that time, I understood that remediation would take time and that a long-term solution was being evaluated. However, the condition has only continued to deteriorate. I am requesting a written response explaining why these issues have not yet been addressed and outlining the specific steps that will be taken to restore Serenoa Lakes to the community standards residents expect. I have also contacted the POA regarding the items under their responsibility. However, I am unsure why a resident has to coordinate these conversations. It would seem that collaborating with the POA and developing a coordinated maintenance plan should be a fundamental responsibility of the CDD to ensure Serenoa is maintained consistently and to a uniform standard throughout the community. With that in mind, I would appreciate clarification on the CDD's maintenance plan. Specifically: What process is being used to remove the rust stains (acid washing, pressure washing, or another method)? How frequently is rust removal scheduled? Is a filtration or water treatment system being considered or installed to help prevent future rust staining? Is there a timeline for restoring the entrance signage and the affected sidewalks? While I understand that pond maintenance is important, it seems that a significant amount of attention has been devoted to the ponds in the Palms, while the overall appearance and façade of Serenoa Lakes and ponds at Edgemont has been overlooked. The entrance and sidewalks are among the first things residents and visitors see, and their current condition does not reflect the standards our community should uphold. I would appreciate a written response addressing these questions, including a timeline for corrective action and the long-term plan to prevent these issues from recurring. Thank you for your time. I look forward to your response.		
270	2026-06-08 14:06:16	DEVANEY	17656 SAW PALMETTO AVE	We have concerns about the slope erosion behind our property. Taking a proactive approach we would like to have this checked. Have reached out David Landry with the hoa and he directed us to cdd. Thank you for your attention to this matter	6/8 DM email: Thank you for the note. I have reached out to our District Engineer to take a look at this and give us a report. DE to review week of 6/29	

Avalon Groves CDD

Streetlights

Entry #	Date Create	Name	Message	Response	Resolution /
69	2026-07-09	D Ambrosio	My husband found a piece of a metal bracket from the street light in front of our house. He found it underneath that light today. We wanted to let you know in case it was dangerous. Thanks Doris D'Ambrosio	7/15 emailed light location to HV Solar - 17976 Passionflower Circle	
36	8/12/2025		North corner of 2425 Southlawn Ln in village 3 Bell missing	Vendor sourcing parts	





Avalon Groves Hog Trapping Update

Swine Solutions, FL

April 2024 – December 2024 – **36**

January 2025 – **0**

February 2025 – **0**

March 2025 – **2**

April 2025 – **21**

May 2025 – **6**

June 2025 – **2**

April 2025 – December 2025 – **45**

July 2025 – **1**

August 2025 – **0**

September 2025 – **2**

October 2025 – **4**

November 2025 – **3**

December 2025 – **6**

January 2026 – **0**

February 2026 – **0**

March 2026 – **1**

April 2026 – **0**

May 2026 – **6**

June 2026 – **0**

We haven't been able to trap or catch anything for the month of June. It's been very quiet. Maybe with the rain we have had and the rain picking up. We may see some more activity. So far July has also been slow on pig activity.

Thomas Sewell

7/15/2026



Avalon Groves CDD

Hog Activity Reports

Entry #	Date Create	Name	Location	Message
20	2026-06-22	Parsons	Serenoa Village 1	Back of Pond 38 2 large and 4 small hogs 17465 Butterfly Pea CT Clermont FL 34714



EXHIBIT 4



RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. Eugene Mastrangeli is appointed Chairman.

SECTION 2. Carl Weston is appointed Vice Chairman.

SECTION 3. Heath Beckett is appointed Secretary.

John Holden is appointed Assistant Secretary.

Gabriel Ruperez is appointed Assistant Secretary.

Robert Wolski is appointed Assistant Secretary.

Kyle Darin is appointed Assistant Secretary.

Shirley Conley is appointed Assistant Secretary.

Christine Richie is appointed Treasurer.

Patricia Kehr is appointed Assistant Treasurer.

Scott Smith is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of July, 2026.

ATTEST:

**AVALON GROVES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors



EXHIBIT 5



RESOLUTION 2026-10

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE
AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING
BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District;
and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

SECTION 1. Vesta District Services is directed to maintain a local bank account for the District.

SECTION 2. Christine Richie, Treasurer, Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, shall be appointed as signors on the account.

SECTION 3. Christine Richie, Treasurer, and Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, are authorized to open and close accounts and transfer the funds if needed as set forth herein or as otherwise directed by the Board.

SECTION 4. All previous signers on the District's accounts shall be automatically removed effective as of July 23, 2026.

SECTION 5. This Resolution shall take effect on July 23, 2026, and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 23rd day of July, 2026.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors



EXHIBIT 6





LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

June 25, 2026

Avalon Groves Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Avalon Groves Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$7,215,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and \$4,400,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for



review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the two-year computation period beginning April 1, 2026, through March 31, 2028, is \$1,300, which is \$650 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.



ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Avalon Groves Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



EXHIBIT 7



1 **MINUTES OF MEETING**

2 **AVALON GROVES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
5 Development District was held on Thursday, June 25, 2026 at 10:00 a.m., at the Serenoa Club
6 Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS:**

ROLL CALL

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

10 Present and constituting a quorum were:

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

16 Also present were:

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

23 **SECOND ORDER OF BUSINESS:**

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

26 A request was made for District vendors to not use 2524 Alligator Flag Court to access
27 District property.

28 Upon Mr. Beckett advising that the facility had booked another event and the District's
29 meeting would need to conclude by noon, Supervisor Holden opined that the District
30 should meet at a location where a four-hour meeting was possible to allow the District to
31 utilize the full four hours allocated by District Management for each meeting. Mr. Beckett
32 clarified the contract states up to four hours per meeting without additional charges.

33 **THIRD ORDER OF BUSINESS:**

OPERATIONS AND MAINTENANCE

34 A. Community Managers

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

- 36 a. EXHIBIT 1: Consideration of Addendum to License Agreement to
37 Allow Additional Sign Placement on District Property With
38 Requesting Entity Responsible for Installation, Maintenance, and
39 Enforcement

40 The additional No Trespassing signs would be placed on the same
41 parcel as the previous sign.

42 Supervisor Holden questioned why the addendum was required.
43 Mr. Davenport stated the addendum was drafted in his absence.

44 On a MOTION by Supervisor Mastrangeli, SECONDED by Supervisor Ruperez, OPPOSED by
45 Supervisor Holden, the Board approved an addendum to the License Agreement with Palms at
46 Serenoa HOA to allow additional sign placement on District property with the requesting entity
47 responsible for installation, maintenance, and enforcement, for Avalon Groves Community
48 Development District.

49 Mr. Beckett advised that the addendum allowed the District to
50 track where the signs are placed. Supervisor Holden stated that
51 his interpretation of the addendum was that the HOA could place
52 as many signs as they wished in the parcel. It was stated that the
53 HOA only requested a second sign to be placed on District
54 property.

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

56 Supervisor Mastrangeli relayed that two ponds being maintained by
57 Steadfast need to be invoiced to the POA. Mr. Beckett will connect with Mr.
58 Goldrick and Mr. Landry regarding billing for the two POA-maintained
59 ponds.

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

61 Mr. Woodcock advised the ponds were reviewed for SJRWMD certification and
62 overall the pond infrastructures are in good shape. The 5-year certifications will
63 be sent to SJRWMD this week and the next certification will be due in 2031.

64 Supervisor Mastrangeli advised of an issue regarding a road in Village 2 where
65 the earth below the right-of-way was being displaced due to a leak in the
66 stormwater pipe. It was clarified that the POA is responsible for the stormwater
67 system beneath the right-of-way, per the plat.

68 Supervisor Holden asked for confirmation that the repair at pond 12 was
69 completed. Mr. Goldrick confirmed the repair was completed a couple of
70 months ago.

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

Mr. Goldrick presented the Aquatic Maintenance Report. He noted the summer growing season is promoting algae, but there was nothing super concerning within the District except pond 36 which is being monitored now that an access route has been located. Field requests are received and are being addressed during scheduled site visits.

1. Presentation of Pond Requests – *None outstanding*
2. Discussion on Pond 2 Health (Workshop Request)

Mr. Goldrick advised that a strongest treatment was applied but results have not been forthcoming. Monitoring is ongoing and alternate treatment will be tried until a protocol is identified that will produce observable results.

3. EXHIBIT 3: Consideration of Steadfast Proposal for One-time Clean-up at Ponds 42 and 43 - \$6,360.00

Mr. Goldrick advised the ponds were originally identified as wetland conservation when the maintenance agreement was originally established, and therefore not treated under the maintenance agreement; however, since their status has been updated, the one-time clean-up will bring the ponds to a condition where ongoing maintenance can be provided under the existing contract.

Mr. Goldrick explained the scope of the proposal.

On a MOTION by Supervisor Ruperez, SECONDED by Supervisor Weston, OPPOSED by Supervisor Holden, the Board approved the Steadfast proposal for a one-time clean-up at ponds 42 and 43 in the amount of \$6,360.00, for Avalon Groves Community Development District.

Mr. Beckett was asked to inform Down To Earth of the activity so vendor activity is communicated and coordinated.

- D. WALK-ON EXHIBIT A: Landscape Maintenance Report – *Justin Sarka, Down To Earth*

Mr. Sarka presented the Landscape Maintenance Report. He provided a progress report on the conservation perimeter cutbacks, noting delays due to blocked easements preventing easy access at Alligator Flag Court. The location of some conservation signs in Village 2 was discussed. Staff recommended the signs be relocated to the appropriate conservation boundary line.

Mr. Sarka advised that palmetto cutbacks will be started next week as they are encroaching on the sidewalks. Discussion followed on scheduling mulch installation and Mr. Sarka requested installation scheduled for one time rather than split into phases. In response to a question regarding mulching the beds at the Goldcrest Loop playground, Mr. Sarka advised that the mulch had been installed but had since been dispersed by patrons.

110 Supervisor Mastrangeli suggested mulch installation be revisited in September
111 after the sidewalk power washing is completed.

112 Discussion followed on blocked easements within Village 3. Staff will send a
113 letter to the homeowner to clear the blockage. Mr. Sarka acknowledged that
114 the easement locations had been addressed with the maintenance crew but not
115 the enhancement crew.

116 Mr. Sarka confirmed they were down a mower and a little behind on the mowing
117 schedule.

118 1. EXHIBIT 4: Presentation of Landscape Requests

119 2. Consideration of Down To Earth Proposals

120 a. WALK-ON EXHIBIT B: #150896 – Replace Damaged Sod at Pond
121 15 - \$984.00

122 Mr. Sarka noted this was hog damage.

123 On a MOTION by Supervisor Holden, SECONDED by Supervisor Mastrangeli, WITH ALL IN FAVOR,
124 the Board approved Down To Earth proposal #150896 to replace damaged sod at pond 15 in the
125 amount of \$984.00, for Avalon Groves Community Development District.

126 b. WALK-ON EXHIBIT C: #150897 – Replace Frost-damaged Plants at
127 Village 3 Entrance -\$2,360.95

128 Mr. Sarka advised that the Roebelenii was not bouncing back from
129 the frost, and advised that transplanting the remaining Roebelenii
130 would require irrigation, plus successful relocation was not
131 guaranteed as it only one of the three trunks was thriving.

132 On a MOTION by Supervisor Ruperez, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
133 Board approved Down To Earth proposal #150897 to replace frost-damaged plants at the Village
134 3 entrance in the amount of \$2,360.95, with the inclusion of Blue Daze if needed, for Avalon
135 Groves Community Development District.

136 E. EXHIBIT 5: Consideration of Blazing Star Lift Station Landscape Infill (\$9,548.31)

137 ➤ Sunshine Water Meter Installation Proposal - \$3,425.72

138 ➤ Backflow Installation Estimate - \$1,500.00 (per Vail Plumbing)

139 ➤ #142915 - Blazing Star Lift Station Irrigation Rebuild - \$2,524.05
140 [LANDSCAPE - REPLENISHMENT]

141 Mr. Sarka advised that new plants would need at least 30 days of
142 consistent irrigation to allow new plants to establish, this could not be
143 guaranteed by relying on natural rain events. Mr. Beckett clarified the
144 difference in landscape responsibility between the lift stations at Village 3
145 and Palms at Serenoa.

146 ➤ #138715 - Shrub Infill at Blazing Star Lift Station - \$2,098.54 [LANDSCAPE -
147 REPLENISHMENT]

148 Mr. Sarka affirmed that the shrubs currently in place are in survival mode and
149 would benefit if irrigation for replacement shrubs was installed. Mr. Sarka
150 explained the differences in shrub size impact on planting and infill, and the
151 scope of the new irrigation.

152 Supervisor Holden stated the project would return the landscape to its original
153 condition.

154 On a MOTION by Supervisor Holden, SECONDED by Supervisor Mastrangeli, WITH ALL IN FAVOR,
155 the Board approved the Blazing Star lift station landscape infill project for a total of \$9,548.31,
156 for Avalon Groves Community Development District.

157 Supervisor Mastrangeli noted the volume of weeds on the Sunshine Water side
158 of the fence which should be addressed by the POA. Mr. Beckett advised the
159 neighboring homeowner that the project schedule would depend on Sunshine
160 Water's installation of the meter.

161 F. EXHIBIT 6: Field Operations – *Michael Bush, Vesta District Services*

162 Mr. Beckett reviewed the Field Operations Report.

163 1. Presentation of Field Requests

164 Mr. Woodcock advised Stantec will be on site early next week and will
165 review the area reported in Field Request #270.

166 Mr. Beckett advised that Mr. Bush did inspect the area reported in Field
167 Request #268, but no debris was found.

168 2. Presentation of Streetlight Requests

169 Mr. Beckett advised the vendor has repaired the majority of the reported
170 lights; one light in Village 3 requires a new bell, and 2 lights (#142 &
171 #143) at the Serenoa clubhouse had not yet been reported, but will be
172 sent over after the meeting.

173 Mr. Beckett and Supervisor Mastrangeli were thanked for their work with
174 the vendor on getting the repairs completed.

175 Mr. Davenport further discussed a scheduled meeting with the vendor
176 regarding the contract assignment, future repair scheduling, staff
177 contacts, and the service request process. Discussion followed on
178 defining the contractual term "reasonable" with regard to repair
179 completions. Mr. Davenport advised that the original vendor (Recovered
180 Energy Technologies) was no longer involved in the lighting agreements
181 for the District's fixtures.

182 3. Presentation of Hog Activity Report

Mr. Beckett reviewed the hog trapping activity.

Supervisor Holden advised that the drinking fountain at the Goldcrest Loop playground was broken. Mr. Beckett requested a field request be submitted so it could be addressed and formerly tracked.

Supervisor Holden a map of the monuments provided to him by District staff, noting the map was out of date as none of the solar lights were currently functioning and one of the monuments was missing. Supervisors confirmed the monument removal without replacement had been approved by the Board during the roundabout construction.

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

Mr. Davenport reminded Supervisors of the Form 1 submission deadline and confirmed he had received Supervisor Weston's email on the Lake County landscape ordinance.

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

1. Announcement of Qualified Candidates for the November 3, 2026 General Election

➤ Seat 3:

- Samuel Harrison Jones, III
- David Allen Wagner

➤ Seat 4:

- John Donahue
- Robert Wolski

➤ Seat 5:

- Eugene Mastrangeli
- Bonnie Raymond

Mr. Davenport advised that the General Election process is handled by the Supervisor of Elections, any questions regarding the process, such as requirements and distribution of election materials, should be directed to the [Lake County Supervisor of Elections](#).

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. EXHIBIT 7: Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 28, 2026
- B. EXHIBIT 8: Acceptance of the Minutes of the Board of Supervisors Workshop Held June 11, 2026

Supervisor Holden advised of a correction to the name of one of the speakers during III. AUDIENCE COMMENTS. Discussion followed on Minutes recording the workshop discussions rather than the accuracy of the information discussed.

- 220 C. EXHIBIT 9: Acceptance of the May 2026 Unaudited Financial Report
221 D. EXHIBIT 10: Acceptance of the FY 2025 Annual Audit Report
222 E. EXHIBIT 11: Ratification of Approval of Steadfast Proposal #SCA4075 to Remove
223 Turbidity Barrier from Pond 19 - \$150.00

224 On a MOTION by Supervisor Wolski, SECONDED by Supervisor Weston, OPPOSED by Supervisor
225 Holden, the Board approved Consent Agenda – items A-E as presented, for Avalon Groves
226 Community Development District.

227 **FIFTH ORDER OF BUSINESS: RULES OF PROCEDURE**

228 A. **Public Hearing on Amendment to Rules of Procedure**

229 On a MOTION by Supervisor Ruperez, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR, the
230 Board approved opening the Public Hearing on Amendment to Rules of Procedure, for Avalon
231 Groves Community Development District.

- 232 1. EXHIBIT 12: Presentation of Amended and Restated Rules of Procedure
233 2. Public Comments

234 On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
235 Board closing the Public Hearing on Amendment to Rules of Procedure, for Avalon Groves
236 Community Development District.

237 B. EXHIBIT 13: Adoption of **Resolution 2026-08, Adopting Amended and Restated**
238 **Rules of Procedure (Rule No. AG-R0012)**

239 On a MOTION by Supervisor Weston, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR, the
240 Board approved adoption of **Resolution 2026-08, Adopting Amended and Restated Rules of**
241 **Procedure (Rule No. AG-R0012)**, for Avalon Groves Community Development District.

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

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

- 244 1. EXHIBIT 14: Discussion on Lake County Ordinance Amending Landscape
245 Development Regulations Section 9.01.00 “Landscaping Standards” and
246 9.02.00 “Tree Protection” (Weston)

247 Supervisor Weston briefed the Board on the apparent variances in Lake
248 County’s ordinances on landscape enhancements and tree replacements.
249 He will request landscape plans that should show where trees were
250 planted by the developer. His focus is to determine whether the District
251 is required to replace trees that have fallen and/or were removed. Mr.
252 Beckett noted that the landscape vendor should be involved in the
253 discussion as they should know the codes and ordinances that would
254 impact whether the District is required to replace certain trees. Mr.
255 Davenport added that the landscape contract requires the vendor to

comply with all relevant government regulations, permit conditions, local ordinances, and Florida statutes pertaining to the work being performed. If the District is in non-compliance with an ordinance because of work performed by the vendor, the District has recourse against the vendor to indemnify the District for any losses, therefore the burden of compliance is ultimately is on the vendor.

Supervisor Weston raised the matter of the landscape agreement ending in 2027 and the requirement to proceed with a Request For Proposals. Mr. Davenport explained the RFP would likely begin in March for incorporation in the FY 2028 budget.

Supervisor Holden referred to a requirement to replace dead trees and requested the Board consider replacing the dead trees and repairing the irrigation on pond 12. Supervisor Ruperez added that Village 3 will request the same thing for the dry pond on the back.

Supervisor Weston will ask Mr. Sarka to attend the workshop to further discuss the Lake County ordinances and tree replacements.

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

1. Discussion on Monument Lighting Theft and Destruction (Holden)

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

1. EXHIBIT 15: Discussion on Capital Project Funding Prioritization

SEVENTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

A. Next Workshop Agenda Items

- Discussion on landscape agreement
- Discussion on ordinance

Supervisor Holden questioned whether the source of the deposits could be listed in the audited FY 2025 Financial Reports. Mr. Beckett advised the audit was completed by an external company and they do not include that information within the report.

Supervisor Wolski queried why the source needed to be listed in the audited report.

Supervisor Holden stated it did not.

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

Confirmation was requested that the sod replacement at pond 15 had been approved.

The Board was thanked for approving the recent landscape enhancements.



NINTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

Down To Earth

- Review access easement locations with crew – stop using 2524 Alligator Flag Court
- Mulch proposal for September meeting

Field Manager

- Relocate Village 2 conservation signs from private property to conservation line.
- 3416 Yellow Top branches pilling up

District Manager

- Send letter to homeowner with the silt fence and trees and plants are on the easement to have them removed
- Connect with Sunshine Water for meter installation
- Update the monument map

Next Workshop Agenda Items

- Discussion on landscape agreement
- Discussion on Lake County Ordinance Amending Landscape Development Regulations Section 9.01.00 “Landscaping Standards” and 9.02.00 “Tree Protection” (Weston)

TENTH ORDER OF BUSINESS:

NEXT WORKSHOP ATTENDANCE CHECK

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

All Supervisors confirmed their intent to attend.

ELEVENTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on July 23, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

With the exception of Supervisor Mastrangeli, all Supervisors affirmed their intent to attend in person.

Supervisor Holden raised the matter of not replacing the drum equipment at the Goldcrest Loop playground. Further discussion on this matter was deferred.

TWELFTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Ruperez, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the Board adjourned the meeting at 11:59 a.m., for Avalon Groves Community Development District.

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

329 **Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed**
330 **meeting held on July 23, 2026.**

331 _____
332 ☐ Heath Beckett, Secretary

_____ ☐ Eugene Mastrangeli, Chair

DRAFT



EXHIBIT 8



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

A workshop of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, July 9, 2026, at 10:00 a.m., at the Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, FL 34714. No decisions were made, nor action taken, on behalf of the CDD at this workshop.

FIRST ORDER OF BUSINESS:

CALL TO ORDER

The Workshop was called to order at 10:02 a.m.

Present 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
Heath Beckett	District Manager, Vesta
Justin Sarka	Account Manager, Down To Earth

SECOND ORDER OF BUSINESS:

SELECTION OF WORKSHOP SECRETARY

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

THIRD ORDER OF BUSINESS:

AUDIENCE COMMENTS

Neil and Deborah McGillen relayed a recent encounter with Supervisor Wolski while they were canvassing the community. They noted that Supervisor Wolski had apologized prior to the meeting for his demeanor during the encounter, and requested Supervisors be mindful of their approach towards people in the neighborhood and get to know their community members. Discussion followed on the application of the Supervisor Code of Conduct.

Sam Jones expressed dissatisfaction at the way he was addressed during the Call to Order. Supervisor Holden responded.

FOURTH ORDER OF BUSINESS:

DISCUSSION ITEMS

A. EXHIBIT 1: Presentation of Field Requests

Regarding Field Request #277, Supervisor Weston advised this is a District irrigation box and it was not being used for current irrigation, and the water had been shut off. Supervisor Holden expressed concern regarding the associated cost for the water loss.

Relating to Field Request #275, Mr. Beckett confirmed that a letter was sent to the property owner who is responsible for blocking the District's access to its infrastructure and landscaping. Mr. Beckett also advised that he has attempted to connect with the resident by phone as well.

Discussion followed on the lily pads in pond 2 beginning to turn brown after being treated. Mr. Beckett reminded Supervisors that the treatments schedule was gradual in order to prevent floating mats caused by the dead plant root balls, which would require manual removal.

Mr. Jones made a comment on an information sheet he had created and distributed.

Supervisor Mastrangeli advised that all streetlights except for the pole at 2425 were working. Mr. Beckett added that the fixture was missing a bell which the vendor is attempting to source.

Discussion moved to IV.B.3. Discussion on Lake County Landscape Ordinance and Tree Replacement Plan before proceeding to the next item.

B. Landscape and Environmental – John Holden/Gabriel Ruperez/Carl Weston

Supervisor Holden requested a scalable map. Mr. Beckett noted a hard copy of a larger map was provided to Supervisor Holden.

1. EXHIBIT 2: Discussion on Landscape & Irrigation Maintenance Services Agreement

2. WALK-ON EXHIBIT A: Discussion on Landscape Ad Hoc Committee (Weston)

Supervisor Weston discussed forming a committee to review the landscape scope in preparation for the next Request for Proposals. Mr. Beckett suggested scheduling a workshop to discuss the landscape scope. Supervisors discussed identifying areas in the scope of work that need updating and incorporating a quick reference guide that would summarize the scope components and schedule.

Mr. Jones commented on updating the scope to create a document that is less of a boilerplate and can be understood by residents.

Supervisor Wolski noted the Board is very active and additional meetings should be compensated.

Supervisor Holden discussed creating a long-term master plan and the need for measurable service standards and contractor accountability measures. Supervisor Mastrangeli noted landscape and streetlights are the two most heavily funded contracts, and developing a new format for the scope would clarify the District's expectations and align it with the community's needs.

Supervisor Wolski added that vendor oversight is still needed. Supervisor Holden recommended the contract terms include consequences for non-performance. Mr. Beckett noted the existing contract already has language outlining consequences for non-performance.



Mr. Jones commented that a mechanism for inspection and recording tasks was needed and costs need to be associated with the tasks in order to withhold payment for non-performance of certain tasks.

3. EXHIBIT 3: Discussion on Lake County Landscape Ordinance and Tree Replacement Plan (Weston)

This item was discussed out of order prior to IV.B.1. Discussion on Landscape & Irrigation Maintenance Services Agreement

Supervisor Weston lead a discussion on tree inventories, replacement requirements, and ordinance compliance obligations. Mr. Sarka recommended obtaining copies of the landscape as-builts for each phase from the developer. He added that the replacement requirement usually pertains to shade and street trees, and warning notices are usually issued before fines are levied. Mr. Beckett will review the files for landscape as-builts. Supervisor Holden requested a determination of the District's legal obligation regarding tree replacement around the ponds.

In response to a question from Supervisor Holden, Mr. Beckett advised that residents planting trees on District property would be prohibited without a license agreement approved by the Board. Supervisors agreed such a request would be considered on a case-by-case basis, and residents should plant trees on their own properties. Mr. Sarka suggested creating a community event coinciding with Arbor Day if trees need to be replaced.

Mr. Beckett reviewed the RFP process and recommended the scope be finalized before the June 2027 meeting.

Supervisors discussed factors for evaluating and selecting vendors.

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

1. Monument Lighting (Mastrangeli)

Supervisors discussed the issue of lights at the monuments, the existing infrastructure, power availability, lighting conditions, security and vandalism concerns, and costs. A phased implementation was suggested.

A staff review of lighting for the monuments was requested.

Discussion followed on the assessments allocated to the Alton Serenoa multi-family section.

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

E. Finance – *Gene Mastrangeli/Robert Wolski*

Discussion followed on available surplus funds and potential future capital projects.

F. Other Items



FIFTH ORDER OF BUSINESS:

NEXT MEETING ANNOUNCEMENTS

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on July 23, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on August 13, 2026 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.

SIXTH ORDER OF BUSINESS:

ADJOURNMENT

The workshop was adjourned at approximately 12:15 p.m.

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

Workshop Minutes were accepted by vote of the Board of Supervisors at a publicly noticed meeting held on July 23, 2026.

Heath Beckett, Assistant Secretary

Eugene Mastrangeli, Chair

EXHIBIT 9



*Avalon Groves
Community Development District*

*Financial Statements
(Unaudited)*

June 30, 2026



Avalon Groves CDD
Balance Sheet
June 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	\$ 998,390	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ -	998,410
3 Trust Accounts:								
4 Revenue Fund	-	72,386	226,433	181,643	63,615	114,604	51,999	710,681
5 Interest Fund	-	18	54	20	17	30	42	181
6 Reserve Fund	-	208,251	616,358	106,238	19,483	169,702	12,983	1,133,014
7 Prepayment Fund	-	19	15,055	1,637	-	257	-	16,969
8 Sinking Fund	-	13	38	59	31	36	29	206
9 Principal	-	-	-	107	23	-	-	130
10 Cost Of Issuance	-	-	-	-	-	-	(1)	(1)
11 Bond Redemption	-	-	-	54	-	0	-	54
12 Acquisition & Construction	-	0	1	19,762	5	94,231	31,041	145,040
13 Accounts Receivable	-	-	-	-	-	-	-	-
14 On-Roll Assessments Receivable	10,795	1,393	4,095	1,720	1,580	2,752	1,053	23,387
15 Due From Other Funds	-	4,681	13,758	5,778	5,307	9,245	3,536	42,307
16 Undeposited Funds	-	-	-	-	-	-	-	-
17 Prepaid Expenses	-	-	-	-	-	-	-	-
18 Deposits	541	-	-	-	-	-	-	541
19 TOTAL ASSETS	1,009,726	286,763	875,812	317,018	90,060	390,857	100,683	3,070,919
20 LIABILITIES								
21 Accounts Payable	21,288	-	-	-	-	-	-	21,288
22 On-Roll Deferred Revenue	10,795	1,393	4,095	1,720	1,580	2,752	1,053	23,387
23 Accrued Expenses	-	-	-	-	-	-	-	-
24 Due To Other Funds	42,307	-	-	-	-	-	-	42,307
25 TOTAL LIABILITIES	74,390	1,393	4,095	1,720	1,580	2,752	1,053	86,981
26 FUND BALANCE								
27 Nonspendable								
28 Prepaid & Deposits	-	-	-	-	-	-	-	-
29 Capital Reserves	-	-	-	-	-	-	-	-
30 Operating Capital	220,425	-	-	-	-	-	-	220,425
31 Unassigned	714,911	285,369	871,717	315,298	88,481	388,106	99,630	2,763,513
32 TOTAL FUND BALANCE	935,337	285,369	871,717	315,298	88,481	388,106	99,630	2,983,938
33 TOTAL LIABILITIES & FUND BALANCE	1,009,726	286,763	875,812	317,018	90,060	390,857	100,683	3,070,919



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

	FY 2026 Adopted Budget	FY 2026 Month of June	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Special Assessment	\$ 1,319,762	\$ 28,757	\$ 1,308,967	\$ (10,795)	99%
3 Serenoa POA Cost Share Agreement	2,790	-	-	(2,790)	0%
4 Interest Income	-	-	-	-	0%
5 Light Pole Restitution	-				
6 Misc. Revenue	-	5	13,300	13,300	0%
7 TOTAL REVENUES	\$ 1,322,552	\$ 28,762	\$ 1,322,267	\$ (285)	99.18%
8 EXPENDITURES					
9 GENERAL ADMINISTRATIVE					
10 Supervisor Compensation	\$ 12,000	\$ 1,000	\$ 6,600	\$ (5,400)	55%
11 District Management Services	36,338	3,028	27,253	(9,085)	75%
12 Bank Fees	150	-	-	(150)	0%
13 Auditing	3,400	3,400	3,400	-	100%
14 Regulatory and Permit Fees	175	-	175	-	100%
15 Legal Advertisements	4,000	-	832	(3,168)	21%
16 Engineering Services	40,000	1,731	8,970	(31,030)	22%
17 Legal Services	45,000	-	14,233	(30,767)	32%
18 Technology & Website Admin.	2,015	-	1,766	(250)	88%
19 Miscellaneous (Appraisal, Mailing, Etc.)	1,500	-	6,114	4,614	408%
20 TOTAL GENERAL ADMINISTRATIVE	144,578	9,159	69,343	(75,235)	47.96%
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	650	650	(1,350)	33%
27 Trustee Fees	24,500	-	24,500	-	100%
28 TOTAL DEBT SERVICE ADMINISTRATION	33,124	650	32,774	(350)	98.94%
29 UTILITIES:					
30 Utilities-Electricity	12,000	923	6,821	(5,179)	57%
31 Streetlights	295,000	22,303	200,651	(94,349)	68%
32 Utility Water	35,000	4,080	10,858	(24,142)	31%
33 TOTAL UTILITIES:	342,000	27,306	218,330	(123,670)	63.84%
34 PHYSICAL ENVIRONMENT:					
35 Lake & Pond Maintenance	60,000	3,460	31,140	(28,860)	52%
36 Landscape Maintenance	314,715	27,672	249,044	(65,671)	79%
37 Landscape - Replenishment	76,000	572	71,856	(4,144)	95%
38 Wetland Mitigation & Monitoring	45,000	-	17,300	(27,700)	38%
39 Field Management	6,814	568	5,111	(1,703)	75%
40 Field Contingency	88,900	12,960	57,616	(31,284)	65%
41 Hardscape Repairs & Maint.	15,000	4,659	5,409	(9,591)	36%
42 Stormwater Reporting	25,000	-	-	(25,000)	0%
43 Porter Services	10,000	650	5,190	(4,810)	52%
44 Pond Plantings and Erosion Control	15,000	-	6,300	(8,700)	42%



		FY 2026 Adopted Budget	FY 2026 Month of June	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Fountain Repair	2,700	-	374	(2,326)	14%
46	Midge Fly Treatment	45,000	-	-	(45,000)	0%
47	Playground Repairs & Maint.	9,000	-	2,969	(6,031)	33%
48	Wildlife Removal	18,600	1,650	14,750	(3,850)	79%
48	TOTAL PHYSICAL ENVIRONMENT	731,729	52,190	467,058	(408,633)	63.83%
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	(673,303)	14.33%
51	TOTAL EXPENDITURES	1,322,552	89,305	824,981	(875,414)	62.38%
52	REVENUES OVER (UNDER) EXPENDITURES	-	(60,543)	497,286	875,128	
53	OTHER FINANCING SOURCES & USES					
54	Transfers In	-	-	-	-	
55	Transfers Out	-	-	-	-	
56	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
57	NET CHANGE IN FUND BALANCE	-	(60,543)	497,286	497,286	
58	Fund Balance - Beginning			438,051	438,051	
59	FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 935,337	\$ 935,337	



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

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 170,338	\$ 168,944	\$ (1,393)
3 Lot Closings	-	-	-
4 Interest	-	6,911	6,911
5 Prepayments	-	-	-
6 TOTAL REVENUES	170,338	175,855	5,518
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	60,981	60,138	(844)
10 May 1, 2026	60,981	60,138	(844)
11 November 1, 2026	59,856	-	(59,856)
12 Principal Retirement			
13 May 1, 2026	45,000	45,000	-
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	165,838	165,275	(563)
16 REVENUES OVER (UNDER) EXPENDITURES	4,500	10,580	6,080
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	10,580	6,080
22 Fund Balance - Beginning		274,789	
23 FUND BALANCE - ENDING - PROJECTED	\$ 4,500	\$ 285,369	\$ 280,869

* 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 June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 500,600	\$ 496,505	\$ (4,095)
3 Lot Closings	-	14,732	14,732
4 Interest	-	21,188	21,188
5 Prepayments	-	-	-
6 TOTAL REVENUES	500,600	532,425	31,825
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	185,303	184,419	(884)
10 May 1, 2026	185,303	184,419	(884)
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	498,838	1,725
16 REVENUES OVER (UNDER) EXPENDITURES	3,487	33,587	30,100
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	33,587	30,100
22 Fund Balance - Beginning		838,109	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,487	\$ 871,697	\$ 868,209

* 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 June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 210,250	\$ 208,530	\$ (1,720)
3 Lot Closings	-	-	-
4 Interest	-	5,939	5,939
5 Prepayments	-	-	-
6 TOTAL REVENUES	210,250	214,469	4,219
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	66,074	66,074	0
10 May 1, 2026	64,686	64,686	0
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	-	-	-
16 TOTAL EXPENDITURES	209,373	205,760	(3,612)
17 REVENUES OVER (UNDER) EXPENDITURES	878	8,709	7,831
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	6,696	5,818
23 Fund Balance - Beginning		288,840	
24 FUND BALANCE - ENDING - PROJECTED	\$ 878	\$ 295,536	\$ 294,659
<i>* financed by prior year revenues</i>			



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 June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 193,100	\$ 191,521	\$ (1,580)
3 Lot Closings	-	-	-
4 Interest	-	1,714	1,714
5 Prepayments	-	-	-
6 TOTAL REVENUES	193,100	193,234	134
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	55,469	55,469	-
10 May 1, 2026	55,470	55,469	(1)
11 November 1, 2026	54,569	-	(54,569)
12 Principal Retirement			
13 May 1, 2026	80,000	80,000	-
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	190,039	190,938	899
16 REVENUES OVER (UNDER) EXPENDITURES	3,062	2,297	(765)
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	2,297	(765)
22 Fund Balance - Beginning		86,179	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,062	\$ 88,476	\$ 85,415

* 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 June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 336,400	\$ 333,648	\$ (2,752)
3 Lot Closings	-	-	-
4 Interest	-	6,871	6,871
5 Prepayments	-	-	-
6 TOTAL REVENUES	336,400	340,520	4,120
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	99,622	99,622	-
10 May 1, 2026	99,623	99,622	(1)
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	334,244	1,602
16 REVENUES OVER (UNDER) EXPENDITURES	3,758	6,276	2,518
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	3,060	(698)
22 Fund Balance - Beginning		290,814	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,758	\$ 293,875	\$ 290,116

* 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 June 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 128,675	\$ 127,622	\$ (1,053)
3 Lot Closings	-	-	-
4 Interest	-	1,522	1,522
5 Prepayments	-	-	-
6 TOTAL REVENUES	128,675	129,144	469
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	43,838	43,838	0
10 May 1, 2026	43,838	43,838	0
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	127,675	800
16 REVENUES OVER (UNDER) EXPENDITURES	1,800	1,469	(331)
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	(17,934)	(19,734)
22 Fund Balance - Beginning		86,524	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,800	\$ 68,590	\$ 66,790

* 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 June 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	-	-	493	0	2,502	623	3,618
5 TOTAL REVENUES	-	-	493	0	2,502	623	3,618
6 EXPENDITURES							
7 Dissemination Agent	-	-	-	-	-	-	-
8 Trust Fund Accounting	-	-	-	-	-	-	-
9 Arbitrage	-	-	-	-	-	-	-
10 Trustee Fees	-	-	-	-	-	-	-
11 Requisitions	-	-	-	-	-	-	-
12 TOTAL EXPENDITURES	-	-	-	-	-	-	-
13 REVENUES OVER (UNDER) EXPENDITURES	-	-	493	0	2,502	623	3,618
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	-	-	2,506	0	5,717	20,027	28,251
19 Fund Balance - Beginning	0	21	17,256	5	88,514	11,013	116,809
20 FUND BALANCE - ENDING - PROJECTED	\$ 0	\$ 21	\$ 19,762	\$ 5	\$ 94,231	\$ 31,040	\$ 145,060



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: FY2026 Dissmination Agent Fee.)		6,624.00	345,725.76
10/14/2025	100453	Orlando Sentinel	Invoice: 124788662000 (Reference: Legal Advertising.)		331.93	345,393.83
10/14/2025	100454	Fountain Design Group, Inc.	Invoice: 37376A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	345,218.83
10/14/2025	100455	Down to Earth	Invoice: 156530 (Reference: Irrigation Repairs.)		25,631.77	319,587.06
10/14/2025	101425ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/29/25 - 8/28/25		303.29	319,283.77
10/16/2025	100456	Stantec Consulting Services, Inc	Invoice: 2466262 (Reference: Engineering Services Sept 25.)		1,139.11	318,144.66
10/23/2025	100457	Clean Star Services	Invoice: 16342 (Reference: Monthly Trash Service for Oct 25.)		610.00	317,534.66
10/23/2025	100458	Kutak Rock LLP	Invoice: 3641617 (Reference: General Counsel Sept 25.)		4,549.69	312,984.97
10/28/2025	1781	SchoolNow	Reference: ADA Website Management.		1,515.00	311,469.97
10/28/2025	1782	Disclosure Technology Services LLC	DTS MUNI - CDASaaS, 1 Year Subscription FY25/26		1,000.00	310,469.97
10/30/2025	100459	Mighty Clean Pressure Washing	Invoice: 1421 (Reference: Pressure washing.)		750.00	309,719.97
10/30/2025	103025ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 8/27/25 - 9/24/25		16.61	309,703.36
10/30/2025	103025ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 8/26/25 - 9/23/25		41.53	309,661.83
10/30/2025	103025ACH3	Sunshine Water Services	17851 Blazing Star Circle Irrigation 8/27/25 - 9/24/25		16.61	309,645.22
10/30/2025	103025ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/20/25 - 9/18/25		20.61	309,624.61
10/30/2025	103025ACH5	Sunshine Water Services	Goldcrest Loop Playground 8/19/25 - 9/18/25		24.13	309,600.48
10/31/2025	103125ACH5	SECO Energy	17650 Sawgrass Bay Blvd 09/15/2025 TO 10/14/2025		115.00	309,485.48
10/31/2025	103125ACH4	SECO Energy	17052 Basswood Lane 09/15/2025 TO 10/14/2025		46.00	309,439.48
10/31/2025	103125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 09/15/2025 TO 10/14/2025		336.00	309,103.48
10/31/2025	103125ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 09/15/2025 TO 10/14/2025		44.00	309,059.48
10/31/2025	103125ACH1	SECO Energy	16920 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		148.00	308,911.48
10/31/2025	100460	Steadfast Alliance	Invoice: SA-15960 (Reference: Routine Aquatic Maintenance Oct 25.)		3,460.00	305,451.48
10/31/2025	100461	Down to Earth	Invoice: 155382 (Reference: Landscape Maintenance Oct 25.) Invoice: 156271 (Reference: Landsc...		27,671.59	277,779.89
10/31/2025			Deposit	2,308.26		280,088.15
10/31/2025			Deposit	1,985.35		282,073.50
10/31/2025		End of Month		4,293.61	191,221.31	282,073.50
11/03/2025	100462	HV Solar Lighting	Invoice: 539 (Reference: Light Installation Nov 25.) Invoice: 537 (Reference: Light Installat...		21,990.40	260,083.10
11/04/2025	1783	Carl M. Weston	BOS Meeting 10/30/25		200.00	259,883.10
11/04/2025	1784	Eugene J. Mastrangeli	BOS Meeting 10/30/25		200.00	259,683.10
11/04/2025	1785	Gabriel Ruperez	BOS Meeting 10/30/25		200.00	259,483.10
11/04/2025	1786	Robert J. Wolski	BOS Meeting 10/30/25		200.00	259,283.10
11/04/2025	110425ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/28/25 - 9/24/25		277.69	259,005.41
11/06/2025	100463	Down to Earth	Invoice: 158847 (Reference: Erosion Control Project.)		6,280.05	252,725.36

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

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

Date	Number	Name	Memo	Deposit	Payments	Balance
02/25/2026	100511	Kutak Rock LLP	Invoice: 3701864 (Reference: General Counsel Jan 26.)		4,066.83	2,668,518.46
02/26/2026	100512	Clean Star Services	Invoice: 17404 (Reference: Trash Service Feb 26.)		640.00	2,667,878.46
02/26/2026	100513	Steadfast Alliance	Invoice: SA-19596 (Reference: Routine Aquatic Maintenance Feb 26.)		3,460.00	2,664,418.46
02/26/2026	100514	Down to Earth	Invoice: 165731 (Reference: Landscape Maintenance Feb 26.)		27,671.59	2,636,746.87
02/27/2026	022726ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 12/30/25 - 1/28/26		481.93	2,636,264.94
02/27/2026	100515	Swine Solutions, LLC	Invoice: 689 (Reference: Trapping Services Jan 26.)		1,650.00	2,634,614.94
2/28/2026		End of Month		107,991.15	90,473.71	2,634,614.94
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 (Cardona/Munoz - Edgemont Fence)	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 (Finnegan - Edgemont Fence)	5.00		1,105,028.22
04/27/2026			Deposit (Green - Edgemont Fence)	5.00		1,105,033.22
04/27/2026			Deposit (Rojas - Edgemont Fence)	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
05/04/2026	050426ACH1	SECO Energy	16920 Sawgrass Bay Blvd 3/16/26 - 4/15/26		146.00	1,082,841.47
05/04/2026	050426ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 3/12/26 - 4/16/26		45.00	1,082,796.47
05/04/2026	050426ACH3	SECO Energy	17325 Sawgrass Bay Blvd 3/16/26 - 4/15/26		368.00	1,082,428.47
05/04/2026	050426ACH4	SECO Energy	17052 Basswood Lane 3/16/26 - 4/15/26		47.00	1,082,381.47
05/04/2026	050426ACH5	SECO Energy	17650 Sawgrass Bay Blvd 3/16/26 - 4/15/26		126.00	1,082,255.47
05/05/2026	100537	Clean Star Services	Invoice: 17917 (Reference: Trash & Pet Waste Collection Apr 26.)		680.00	1,081,575.47
05/06/2026			Deposit (Itokazu - Edgemont Fence)	5.00		1,081,580.47
05/06/2026	050626ACH1	Sunshine Water Services	17851 Blazing Star Circle Irrigation 2/23/26 - 3/23/26		16.61	1,081,563.86
05/06/2026	050626ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 2/23/26 - 4/1/26		42.04	1,081,521.82
05/06/2026	050626ACH3	Sunshine Water Services	17344 Blazing Star Circle Irrigation 2/23/26 - 3/23/23		16.61	1,081,505.21
05/06/2026	050626ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 2/18/26 - 3/19/26		19.93	1,081,485.28
05/06/2026	050626ACH5	Sunshine Water Services	Goldcrest Loop Playground 2/18/26 - 3/19/26		18.19	1,081,467.09
05/07/2026			Deposit (LaBelle - Edgemont Fence)	5.00		1,081,472.09
05/11/2026	100538	HV Solar Lighting	Invoice: 650 (Reference: Street Light Project May 26.) Invoice: 649 (Reference: Street Light ...		22,302.90	1,059,169.19
05/12/2026	100539	Vesta District Services	Invoice: 432459 (Reference: Management Fees May 26.)		3,596.00	1,055,573.19
05/13/2026			Deposit (Syang - Edgemont Fence)	5.00		1,055,578.19
05/14/2026	100540	Eugene J. Mastrangeli	Invoice: 042326 BOS (Reference: BOS Meeting 4/23/26.)		200.00	1,055,378.19
05/14/2026	100541	John Holden	Invoice: 042326 BOS (Reference: BOS Meeting 4/23/26.)		200.00	1,055,178.19
05/14/2026	100542	Robert J. Wolski	Invoice: 042326 BOS (Reference: BOS Meeting 4/23/26.)		200.00	1,054,978.19
05/14/2026	100543	Carl M. Weston	Invoice: 042326 BOS (Reference: BOS Meeting 4/23/26.)		200.00	1,054,778.19
05/15/2026			Deposit	3,204.16		1,057,982.35
05/15/2026			Deposit (Malspina - Edgemont Fence)	5.00		1,057,987.35
05/15/2026	100544	Down to Earth	Invoice: 175516 (Reference: Irrigation Repairs.)		923.50	1,057,063.85
05/19/2026	100545	Vesta District Services	Invoice: 432418 (Reference: Billable Expenses - April 2026.)		614.17	1,056,449.68
05/26/2026	100546	Swine Solutions, LLC	Invoice: 739 (Reference: Monthly Trapping Services May 26.)		1,650.00	1,054,799.68
05/26/2026	052626ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 3/23/26 - 4/27/26		343.01	1,054,456.67
05/29/2026	052926ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 4/1/26 - 4/27/26		41.53	1,054,415.14
05/29/2026	052926ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 3/19/26 - 4/23/26		20.75	1,054,394.39
05/29/2026	052926ACH3	Sunshine Water Services	Goldcrest Loop Playground 3/19/26 - 4/23/26		17.23	1,054,377.16
05/29/2026	100547	Steadfast Alliance	Invoice: SA-22871 (Reference: Routine Aquatic Maintenance May26.)		3,460.00	1,050,917.16
05/29/2026	100548	Clean Star Services	Invoice: 18176 (Reference: Trash Service May 26.)		650.00	1,050,267.16
05/29/2026	100549	Down to Earth	Invoice: 173389 (Reference: Landscape Maintenance May 26.)		27,671.59	1,022,595.57
5/31/2026		End of Month		3,224.16	63,616.06	1,022,595.57
06/01/2026			Deposit	17,022.03		1,039,617.60
06/01/2026			Deposit	14,468.72		1,054,086.32
06/02/2026	100550	Down to Earth	Invoice: 177423 (Reference: Convert drip line zone to sprays.)		8,290.00	1,045,796.32

Date	Number	Name	Memo	Deposit	Payments	Balance
06/02/2026	060226ACH1	SECO Energy	16920 Sawgrass Bay Blvd 4/15/26 - 5/14/26		206.00	1,045,590.32
06/02/2026	060226ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 4/15/26 - 5/14/26		44.00	1,045,546.32
06/02/2026	060226ACH3	SECO Energy	17325 Sawgrass Bay Blvd 4/15/26 - 5/14/26		390.00	1,045,156.32
06/02/2026	060226ACH4	SECO Energy	17052 Basswood Lane 4/15/26 - 5/14/26		46.00	1,045,110.32
06/02/2026	060226ACH5	SECO Energy	17650 Sawgrass Bay Blvd 4/15/26 - 5/14/26		136.00	1,044,974.32
06/03/2026	100551	Robert J. Wolski	Invoice: 052826 (Reference: BOS Meeting 5/28/26.)		200.00	1,044,774.32
06/03/2026	100552	Eugene J. Mastrangeli	Invoice: 052826 (Reference: BOS Meeting 5/28/26.)		200.00	1,044,574.32
06/03/2026	100553	John Holden	Invoice: 052826 (Reference: BOS Meeting 5/28/26.)		200.00	1,044,374.32
06/03/2026	100554	Gabriel Ruperez	Invoice: 052826 (Reference: BOS Meeting 5/28/26.)		200.00	1,044,174.32
06/03/2026	100555	Carl M. Weston	Invoice: 052826 (Reference: BOS Meeting 5/28/26.)		200.00	1,043,974.32
06/09/2026	100556	Vesta District Services	Invoice: 432877 (Reference: Billable Expenses - May 2026.)		31.50	1,043,942.82
06/09/2026	100557	Platinum Exterior Services LLC	Invoice: 1513 (Reference: Deposit.)		4,658.57	1,039,284.25
06/09/2026	100558	LAKE COUNTY PROPERTY APPRAISER	Invoice: 2026NonAd024 (Reference: Non-Ad Valorem Assessments.)		50.00	1,039,234.25
06/09/2026	100559	HV Solar Lighting	Invoice: 666 (Reference: Street Light Project June 26.) Invoice: 664 (Reference: Street Light...		22,302.90	1,016,931.35
06/11/2026	100560	Regions Bank.	Invoice: 131341 (Reference: Trustee Fees.)		3,500.00	1,013,431.35
06/11/2026	100561	Vesta District Services	Invoice: 433028 (Reference: Management Fees June 26.)		3,596.00	1,009,835.35
06/11/2026	100562	Orlando Sentinel	Invoice: 96997 (Reference: Legal Advertising.)		404.13	1,009,431.22
06/11/2026	100563	Dibartolomeo, McBee, Hartley & Barnes, P	Invoice: 90119479 (Reference: Audit Services thru September 2025.)		3,400.00	1,006,031.22
06/11/2026	100564	Down to Earth	Invoice: 177870 (Reference: Irrigation Repairs.)		572.00	1,005,459.22
06/12/2026	100565	BIO-TECH CONSULTING, INC.	Invoice: 189864 (Reference: Mitigation Monitoring.)		2,400.00	1,003,059.22
06/12/2026	100566	Arc Plumbing & Septic	Invoice: 109776141 (Reference: Bubbler Service call.) Invoice: 109793287 (Reference: Installa...		1,932.22	1,001,127.00
06/12/2026			Deposit	5.00		1,001,132.00
06/25/2026	062526ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 4/27/26 - 5/29/26		358.35	1,000,773.65
06/26/2026	100567	Ronald L Vail Plumbing Inc.	Invoice: 40410679 (Reference: Plumbing- Back flow tests.)		410.00	1,000,363.65
06/26/2026	100568	Swine Solutions, LLC	Invoice: 751 (Reference: Trapping Service.)		1,650.00	998,713.65
06/29/2026	100569	Steadfast Alliance	Invoice: SA-24012 (Reference: Routine Aquatic Maintenance Jun26.)		3,460.00	995,253.65
06/29/2026	100570	Down to Earth	Invoice: 176192 (Reference: Landscape and general Maintenance.)		27,671.59	967,582.06
06/30/2026			Deposit	16,119.90		983,701.96
06/30/2026			Deposit	14,688.18		998,390.14
6/30/2026		End of Month		62,303.83	86,509.26	998,390.14

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

	Bank United (Operating Account)
Balance per Bank Statement	\$ 1,027,731.73
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	29,321.59
<i>Adjusted Bank Balance</i>	<u>\$ 998,390.14</u>
Beginning Bank Balance per Books	1,022,595.57
Deposits	62,303.83
Disbursements	86,509.26
<i>Balance per Book</i>	<u>\$ 998,390.14</u>



Avalon Groves CDD Summary for June 2026

At the end of June there was spendable cash in the amount of \$934,796. This cash balance is net of items, such as, accounts payable and any monies due to others. There are assessments outstanding because only 99% of assessments have been collected by the tax collector and forwarded to the District.

By the end of June, 75% of the annual budget is "expected" to be expended. Expenses through the month of June amount to \$824,981 which is 62.38% of the budget for the fiscal year. This means the District is under budget through June.

The largest expenditures are for physical environment at \$467,058. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal.

The total expenses uses 62.38 % which is less than the 75% 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 June 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	\$ 998,390						
Trust Balances (Restricted to DS)		280,687	857,938	289,758	83,169	284,629	65,053
Trust Balances (Restricted to A&C)		0	1	19,762	5	94,231	31,041
Accounts Receivable	\$ -						
Less: Accounts Payable	21,288	-	-	-	-	-	-
Less: Due to Other Funds	42,307	-	-	-	-	-	-
Net Cash Balance	\$ 934,796	\$ 280,688	\$ 857,939	\$ 309,520	\$ 83,174	\$ 378,860	\$ 96,094
Plus: Prepaids & Deposits	541	-	-	-	-	-	-
Plus: Assessments Receivable	10,795	1,393	4,095	1,720	1,580	2,752	1,053
Plus: Due from Other Funds	-	4,681	13,758	5,778	5,307	9,245	3,536
Less: Deferred Revenue	10,795	1,393	4,095	1,720	1,580	2,752	1,053
Net Current Assets	935,337	285,369	871,697	315,298	88,481	388,106	99,630
Cash Available to Spend	934,796						

Analysis of Revenues & Expenditures

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	1,322,267	175,855	532,425	214,962	193,234	343,021	129,768
Expenses:							
Administrative	69,343						
Insurance	32,326						
Debt Service Administration	32,774						
Utilities	218,330						
Physical Environment	467,058						
Reserve	5,150						
Principal Payments		45,000	130,000	75,000	80,000	135,000	40,000
DS Interest		120,275	368,838	130,760	110,938	199,244	87,675
Prepayment				-			
Total Expenses:	824,981	165,275	498,838	205,760	190,938	334,244	127,675
Transfers In/Out	-	-	-	-	-	-	-
Profit (Loss)	\$ 497,286	\$ 10,580	\$ 33,587	\$ 9,202	\$ 2,297	\$ 8,778	\$ 2,093

EXHIBIT 10





LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

June 25, 2026

Mr. Logan Muether
Avalon Groves Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

**\$7,215,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and
\$4,400,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)
("Bonds")**

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended March 31, 2026 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of March 31, 2026.

The next annual arbitrage rebate calculation date is March 31, 2027. We have provided an engagement letter for the next two Computation Periods ending March 31, 2027, and March 31, 2028, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Janet Ricardo, Regions Bank



Avalon Groves Community Development District

*\$7,215,000 Avalon Groves Community Development District
Special Assessment Bonds, Series 2017A-1 (Assessment
Area Two Project) and \$4,400,000 Avalon Groves Community
Development District Special Assessment Bonds, Series
2017A-2 (Assessment Area Two Project)*

For the period ended March 31, 2026





LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

June 25, 2026

Avalon Groves Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: \$7,215,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and \$4,400,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project) ("Bonds")

Avalon Groves Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended March 31, 2026 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(693,016.70) at March 31, 2026. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 6.1314%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.



SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

June 25, 2026

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2026

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is April 6, 2017.
2. The end of the first Bond Year for the Bonds is March 31, 2018.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

June 25, 2026

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2026

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. Proceeds of the Assessment Area Two A-1 Bonds will be used to provide funds for (i) paying the Cost of acquiring and/or constructing a portion of the Assessment Area Two Project, (ii) funding Capitalized Interest through at least May 1, 2018, (iii) The funding of the Assessment Area Two A-1 Reserve Account, and (iv) the payment of the costs of Issuance of the Assessment Area Two A-1 Bonds. Proceeds of the Assessment Area Two A-2 Bonds will be used to provide funds for (i) paying the Cost of acquiring and/or constructing a portion of the Assessment Area Two Project, (ii) funding Capitalized Interest through at least May 1, 2018, (iii) The funding of the Assessment Area Two A-1 Reserve Account, and (iv) the payment of the costs of Issuance of the Assessment Area Two A-2 Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

June 25, 2026

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2026

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Avalon Groves Community Development District

June 25, 2026

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2026

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Avalon Groves Community Development District

June 25, 2026

\$7,215,000 Special Assessment Bonds, Series 2017A-1 (Assessment Area Two Project) and

\$4,400,000 Special Assessment Bonds, Series 2017A-2 (Assessment Area Two Project)

For the period ended March 31, 2026

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$7,215,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-1 (ASSESSMENT AREA TWO PROJECT) AND
 \$4,400,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-2 (ASSESSMENT AREA TWO PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017 ISSUE DATE
 4 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
 3 / 31 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1314%	ALLOWABLE EARNINGS
4 / 1 / 2022	BEGINNING BALANCE		0.00	520,089.75	662,203.62	142,113.87
4 / 1 / 2022	RESERVE ACCOUNT 2017A-1		26.69	0.00	0.00	0.00
5 / 2 / 2022	RESERVE ACCOUNT 2017A-1		61.06	0.00	0.00	0.00
6 / 1 / 2022	RESERVE ACCOUNT 2017A-1		226.86	0.00	0.00	0.00
7 / 1 / 2022	RESERVE ACCOUNT 2017A-1		396.07	0.00	0.00	0.00
8 / 1 / 2022	RESERVE ACCOUNT 2017A-1		600.68	0.00	0.00	0.00
9 / 1 / 2022	RESERVE ACCOUNT 2017A-1		880.76	0.00	0.00	0.00
10 / 3 / 2022	RESERVE ACCOUNT 2017A-1		990.50	0.00	0.00	0.00
11 / 1 / 2022	RESERVE ACCOUNT 2017A-1		1,256.92	0.00	0.00	0.00
12 / 1 / 2022	RESERVE ACCOUNT 2017A-1		1,498.43	0.00	0.00	0.00
1 / 3 / 2023	RESERVE ACCOUNT 2017A-1		1,722.92	0.00	0.00	0.00
2 / 1 / 2023	RESERVE ACCOUNT 2017A-1		1,859.05	0.00	0.00	0.00
3 / 1 / 2023	RESERVE ACCOUNT 2017A-1		1,800.70	0.00	0.00	0.00
4 / 3 / 2023	RESERVE ACCOUNT 2017A-1		2,048.13	0.00	0.00	0.00
5 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,069.31	0.00	0.00	0.00
6 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,249.68	0.00	0.00	0.00
7 / 3 / 2023	RESERVE ACCOUNT 2017A-1		2,203.85	0.00	0.00	0.00
8 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,304.32	0.00	0.00	0.00
9 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,398.99	0.00	0.00	0.00
10 / 2 / 2023	RESERVE ACCOUNT 2017A-1		2,340.54	0.00	0.00	0.00
11 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,429.78	0.00	0.00	0.00
12 / 1 / 2023	RESERVE ACCOUNT 2017A-1		2,365.69	0.00	0.00	0.00
1 / 2 / 2024	RESERVE ACCOUNT 2017A-1		2,455.62	0.00	0.00	0.00
2 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,459.14	0.00	0.00	0.00
3 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,302.95	0.00	0.00	0.00
4 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,472.13	0.00	0.00	0.00
5 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,396.71	0.00	0.00	0.00
6 / 3 / 2024	RESERVE ACCOUNT 2017A-1		2,487.52	0.00	0.00	0.00
7 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,419.91	0.00	0.00	0.00
8 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,516.33	0.00	0.00	0.00
9 / 3 / 2024	RESERVE ACCOUNT 2017A-1		2,526.48	0.00	0.00	0.00
10 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,380.65	0.00	0.00	0.00
11 / 1 / 2024	RESERVE ACCOUNT 2017A-1		2,326.99	0.00	0.00	0.00
12 / 2 / 2024	RESERVE ACCOUNT 2017A-1		2,170.21	0.00	0.00	0.00
1 / 2 / 2025	RESERVE ACCOUNT 2017A-1		2,188.28	0.00	0.00	0.00
2 / 3 / 2025	RESERVE ACCOUNT 2017A-1		2,114.34	0.00	0.00	0.00
3 / 3 / 2025	RESERVE ACCOUNT 2017A-1		1,908.44	0.00	0.00	0.00



\$7,215,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-1 (ASSESSMENT AREA TWO PROJECT) AND
 \$4,400,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2017A-2 (ASSESSMENT AREA TWO PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017 ISSUE DATE
 4 / 1 / 2022 BEGINNING OF COMPUTATION PERIOD
 3 / 31 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.1314%	ALLOWABLE EARNINGS
4 / 1 / 2025	RESERVE ACCOUNT 2017A-1		2,103.53	0.00	0.00	0.00
5 / 1 / 2025	RESERVE ACCOUNT 2017A-1		2,043.84	0.00	0.00	0.00
6 / 2 / 2025	RESERVE ACCOUNT 2017A-1		2,102.57	0.00	0.00	0.00
7 / 1 / 2025	RESERVE ACCOUNT 2017A-1		2,041.19	0.00	0.00	0.00
8 / 1 / 2025	RESERVE ACCOUNT 2017A-1		2,124.93	0.00	0.00	0.00
9 / 1 / 2025	RESERVE ACCOUNT 2017A-1		2,132.98	0.00	0.00	0.00
10 / 1 / 2025	RESERVE ACCOUNT 2017A-1		2,040.28	0.00	0.00	0.00
11 / 3 / 2025	RESERVE ACCOUNT 2017A-1		2,053.48	0.00	0.00	0.00
12 / 1 / 2025	RESERVE ACCOUNT 2017A-1		1,912.76	0.00	0.00	0.00
1 / 2 / 2026	RESERVE ACCOUNT 2017A-1		1,906.58	0.00	0.00	0.00
2 / 2 / 2026	RESERVE ACCOUNT 2017A-1		1,853.54	0.00	0.00	0.00
3 / 2 / 2026	RESERVE ACCOUNT 2017A-1		1,662.82	0.00	0.00	0.00
3 / 31 / 2026	INTEREST ACCRUAL		1,699.29	0.00	0.00	0.00
		<u>612,624.17</u>	<u>92,534.42</u>	<u>520,089.75</u>	<u>662,203.62</u>	<u>142,113.87</u>
4 / 1 / 2022	BEGINNING BALANCE		0.00	0.80	1.02	0.22
3 / 31 / 2025	CONSTRUCTION FUND 2017A-1		0.00	0.00	0.00	0.00
		<u>0.80</u>	<u>0.00</u>	<u>0.80</u>	<u>1.02</u>	<u>0.22</u>
		<u>612,624.97</u>	<u>92,534.42</u>	<u>520,090.55</u>	<u>662,204.64</u>	<u>142,114.09</u>
	ACTUAL EARNINGS		92,534.42			
	ALLOWABLE EARNINGS		<u>142,114.09</u>			
	REBATE REQUIREMENT		(49,579.67)			
	FUTURE VALUE 3/31/2022 CUMULATIVE REBATE REQUIREMENT		(634,329.99)			
	FUTURE VALUE 3/31/2023 COMPUTATION DATE CREDIT		(2,349.31)			
	FUTURE VALUE 3/31/2024 COMPUTATION DATE CREDIT		(2,335.75)			
	FUTURE VALUE 3/31/2025 COMPUTATION DATE CREDIT		(2,251.98)			
	COMPUTATION DATE CREDIT		<u>(2,170.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(693,016.70)</u>			

EXHIBIT 11



**Down to Earth Landscape & Irrigation**

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

Estimate: #151329**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

Job

Repairs on 17344 Blazing Star
Cir

Estimated Job Start Date

June 29, 2026

Proposed By

Bismark Quiles

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
Irrigation Labor				\$340.00
"Sch 40 PVC Male Adapter 1 in. MIPT x Socket"	Each	2	\$1.86	\$3.72
1" CL200 PVC Non-Potable	Foot	4	\$1.02	\$4.08
1 PVC COUPLING SS NESTING.	Each	1	\$1.28	\$1.28
Subtotal				\$349.08
Estimated Tax				\$0.00
Job Total				\$349.08

This opportunity involves making the necessary repairs to the PVC components and turn the water back on after repairs.

Proposed By:

Bismark Quiles

Down to Earth

06/24/2026

Date

Agreed & Accepted By:

Heath Beckett 6/24/2026

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/>.