



Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
September 24, 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, September 24, 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, September 24, 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)			
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*

C. Aquatic Maintenance Report – *Steadfast Environmental*

EXHIBIT 1

1. Presentation of Pond Requests – *None Outstanding*
2. Consideration of Steadfast Proposals

D. Landscape Maintenance Report – *Justin Sarka, Down To Earth*

EXHIBIT 2

1. Presentation of Landscape Requests

EXHIBIT 3

2. Consideration of Down To Earth Proposal #155076 for Landscape Mulch Refreshment - \$46,050.00

EXHIBIT 4

3. Consideration of Down To Earth Proposal #154968 For Plant Bed Infill - \$8,017.48

EXHIBIT 5



THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE (Continued)

- E. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 6**
 - 1. Presentation of Field Requests – *None Outstanding*
 - 2. Presentation of Streetlight Requests – *No New Requests*
 - 3. Presentation of Hog Activity Report **EXHIBIT 7**
 - 4. Consideration of Tampa SWAP Proposal to Install 4 Benches – NTE \$1,400.00 **EXHIBIT 8**
 - 5. Consideration of Tampa SWAP Proposal to Replace Conservation Sign Decals - \$3,000.00 - \$6,000.00 **EXHIBIT 9**
- F. District Counsel – *Bennett Davenport, Kutak Rock*
 - 1. Adoption of Resolution 2026-15 Re-designating Local Records Office **EXHIBIT 10**
- G. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Consideration of LLS Tax Solutions Proposal for Bond Series 2017 (AA1) Arbitrage Reporting for 2027 and 2028 - \$650.00/Yr **EXHIBIT 11**

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Acceptance of the Minutes of the Board of Supervisors Workshop Held August 13, 2026 **EXHIBIT 12**
- B. Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 20, 2026 **EXHIBIT 13**
- C. Acceptance of the August 2026 Unaudited Financial Report **EXHIBIT 14**
- D. Acceptance of arbitrage rebate report for Bonds, Series 2017 (AA1) Period Ending April 5, 2026, Indicating No Cumulative Rebate Requirement Liability **EXHIBIT 15**
- E. Ratification of Approval for Down To Earth Proposal #155722 to Remove Two (2) Dead Sabal Palms - \$869.99 **EXHIBIT 16**

FIFTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

- A. Review of Budget (*August Meeting*)
- B. Discussion on Prospective Projects (*August Meeting*)
- C. Discussion on Village 2 Entrance Landscaping and hog damage (*Holden/Weston*)
- D. Next Workshop Agenda Items
- E. Next Meeting Agenda Items



SIXTH ORDER OF BUSINESS:

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

SEVENTH ORDER OF BUSINESS:

NEXT WORKSHOP ATTENDANCE CHECK

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

Thursday, October 8, 2026

at 10:00 a.m.

Palms at Serenoa Clubhouse

17244 Bay Cedar Way

Clermont, FL 34714

AGENDA DEADLINE

Noon – September 30, 2026

EIGHTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

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

Thursday, October 22, 2026

at 10:00 a.m.

Serenoa Club Amenity Center

17555 Sawgrass Bay Blvd.,

Clermont, FL 347146

AGENDA DEADLINE

Noon – October 14, 202

NINTH ORDER OF BUSINESS:

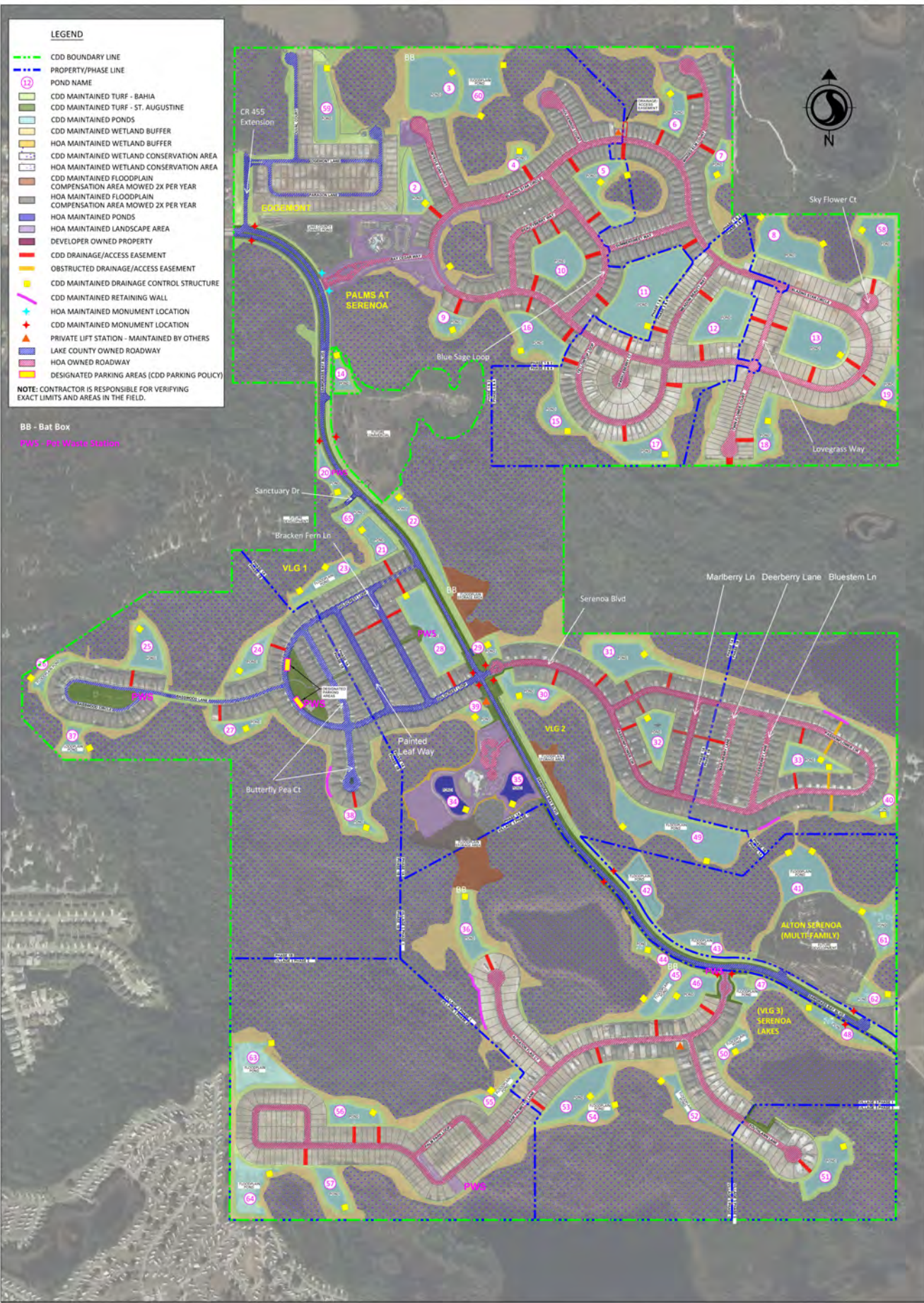
ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

TENTH ORDER OF BUSINESS:

ADJOURNMENT





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

Revision	By	Appr.	YR
1			2024
2			2024
3			2024
4			2024
5			2024
6			2024
7			2024
8			2024
9			2024
10			2024
11			2024
12			2024
13			2024
14			2024
15			2024
16			2024
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51			2024
52			2024
53			2024
54			2024
55			2024
56			2024
57			2024
58			2024
59			2024
60			2024

Stantec
Stantec Consulting Services Inc.
777 S. Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.8000
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 its affiliates and is not to be used for any other purpose without written permission.

EXHIBIT 1





Avalon Groves CDD

Inspection Date:

9/15/2026 10:12 AM

Prepared by:

Kevin Riemensperger

Aquatics Division Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 1

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Nuisance grasses present in sparse amounts along the perimeter. The technician will address these using non-selective herbicides during the next scheduled maintenance event.

<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: 2

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

This pond displays the hallmarks of a pond with high nutrient content. Slight planktonic algae activity here, in addition to a ring of surface filamentous algae. There are shoreline weeds present within the water (algae is clinging to these). Lilies are relegated to one side of the pond, and are still thin. The technician will need to administer algicide & herbicide treatments on the next visit. This pond is also a possible candidate for a nutrient reduction program.

<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: Fragrant Water Lilies
			Chara

Inspection Report

SITE: 57

Condition: Excellent Great Good ✓Poor Mixed Condition ✓Improving



Comments:

Sparse grasses are present along most of the perimeter, and the cluster of lilies in the north corner are thick. Heavy herbicide treatment has been made on the clusters of Cattails on the South end, however work still remains here.

The technician has been advised for tomorrow's treatment event.

<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: Cattails	

SITE: 58

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

A perimeter band consisting of Fragrant water lilies and sparse amounts of surface algae is present on this pond. The technician will need to treat algal growth and has been advised to pursue proactive treatment on the lilies to thin them out, and prevent overgrowth during this time of year.

<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: Fragrant Water Lilies	

Inspection Report

SITE: 59

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

The pond's interior is largely clear and free of nuisance vegetation. The pond's perimeter however is a stark contrast, and is characterized by a mixture of nuisance weeds emerging from below the water line. Non-selective herbicide will address these weeds. To be administered during the upcoming maintenance event.

<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: 60

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

The majority of the pond is clear. Along the perimeter, some nuisance weeds were noted, however more apt is the surface coverage by Salvinia. This floating weed is common in Florida Wetlands, and true to this wetland-adjacent pond, likely entered the pond via a storm event. The technician will disperse appropriate floating weed treatment on his next visit.

<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: Lilies, Salvinia	

Inspection Report

SITE: 61

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

The majority of the pond is clear. Only a few small clusters of Water Lilies and patches of organic debris present along the shoreline. Routine maintenance and monitoring will continue here.

<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: Lilies	

SITE: 62

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

The pond's primary issue is slight overgrowth of the native Water Lilies, which will need to be thinned out before they progress much further, and surface mats of Slender Spikerush. Treatment for the submersed Slender Spikerush will begin on the next visit, or both can be treated for using Fluridone dispersal, though this will kill the lilies.

<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: Lilies	

Inspection Report

SITE: 63

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

The dry pond is in excellent condition. Routine maintenance and monitoring will continue.

<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: 64

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

The dry pond is in excellent condition. Routine maintenance and monitoring will continue.

<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:	

MANAGEMENT SUMMARY



We're finally starting to see expected seasonal pond conditions. While rain is almost a daily occurrence now, we're still in a drought; D1/Moderate for your area at this moment. This is bringing more frequent algal blooms and accelerated grass growth on top of an already heavy growing season. A bit more effort and some smart spraying techniques will make a notable difference during treatment. We're asking a lot of our technicians right now and all of them have risen to the challenge. Fortunately we're at the back end of summer and conditions should settle in a month or so. Until then, we're ready for whatever comes our way.

During this visit, the ponds were not characterized by any single significant issue. Rather, they exhibited varying levels of shoreline, submerged, and floating vegetation. While the specific conditions varied from pond to pond, they are largely consistent with the seasonal conditions currently affecting the property. The extended period of limited rainfall resulted in concentrated nutrients within the pond and stormwater system. With recent rainfall bringing water levels back up, the system is now beginning to flush those accumulated nutrients, which can temporarily contribute to increased vegetation and other water-quality concerns. As rainfall continues and treatment efforts progress, we expect to see gradual improvement in overall pond conditions. The dry ponds, as well as several wet ponds observed during the visit that are not included in this report, remain in excellent condition.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA



Avalon Groves CDD
Sawgrass Bay Blvd, Clermont

Gate Code:



EXHIBIT 2





Avalon Groves Community Development District August 2026 Landscape Report

- 8/3-8/6 Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in section 1. Removed litter, advertising signs along CDD property.
- 8/10-8/13 Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in section 2. Removed litter, advertising signs along CDD property.
- 8/17-8/20 Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in section 3. Removed litter, advertising signs along CDD property. Weather conditions are beginning to impede services. Areas are not drying out to mow.
- 8/24-8/28 Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in section 1. Removed litter, advertising signs along CDD property. Weather conditions are beginning to impede services. Areas are not drying out to mow. The afternoon rain showers are reducing the effectiveness of bed weed control herbicide. Areas are being only sprayed in the mornings to help with this issue.



Down To Earth Lawn & Ornamental Report

Property: Avalon Groves

Date: 8-14-12

Applicator Information:

Name: Paul Hoffich

Turf Application ☒

Time in 8:50

I.D. Card # - JE25116

Ornamental Application ☐

Time out

Turf Application Information

Ornamental Application Information

Fertilization		Weed Control		Disease & Insect		Fertilization		Disease & Insect	
Liquid: ☒		Liquid: ☐		Insect Control: ☐		Liquid: ☐		Products used per 100gal:	
Granular: ☒		Herbicide(s) Used:		Insect Control (Per 1000 Sq. Ft.):		Granular: ☐		1) <u> </u>	
Analysis: <u>Iron</u>		1) <u>Mango</u>		1) <u>Bifen</u>		1) Analysis: <u> </u>		Rate/100 gal	
Application Rate: <u>3 1/2 Gal</u>		Rate/M <u>5.00</u>		Rate/M <u>13.00</u>		2) Analysis: <u> </u>		Rate/100 gal	
(lbs. N or K / 1000 Sq. Ft.)		2) <u> </u>		2) <u>merit</u>		3) Analysis: <u> </u>		Rate/100 gal	
Analysis: <u>15-0-8</u>		Rate/M <u> </u>		Rate/M <u>6.00</u>		4) Analysis: <u> </u>		Rate/100 gal	
Application Rate: <u>1-Bag</u>		3) <u> </u>		3) <u>Cypr</u>		5) Analysis: <u> </u>		Rate/100 gal	
(lbs. N or K / 1000 Sq. Ft.)		Rate/M <u> </u>		Rate/M <u>6.00</u>		6) Analysis: <u> </u>		Rate/100 gal	
Analysis: <u> </u>		(Per 1000 Sq. Ft.)		Target Pest: <u> </u>		Palms: ☐		Target Pest: <u> </u>	
Application Rate: <u> </u>		Area(s) Treated: <u> </u>		Disease Control		Annuals: ☐		Plants(s) Treated: <u> </u>	
(lbs. N or K / 1000 Sq. Ft.)		Granular: ☐		(Per 1000 Sq. Ft.)		Plants: All ☐		Total gallons used: <u> </u>	
Analysis: <u> </u>		Herbicide Used:		1) <u>PBO-Y</u>		Selected ☐			
Application Rate: <u> </u>		1) <u> </u>		Rate/M <u>8.00</u>		Total usage: <u> </u>			
(lbs. N or K / 1000 Sq. Ft.)		Rate/M <u> </u>		2) <u> </u>					
Area(s) Treated: <u> </u>		3) <u> </u>		Rate/M <u> </u>					
SqFt Treated: <u>2504</u>		Area(s) Treated: <u> </u>		Target Pest: <u> </u>					
Total Sq.Ft. Treated		Total Sq.Ft. Treated		Total Sq.Ft. Treated <u>2504</u>					
Total Gal/Lbs. <u>2504</u>		Total Gal/Lbs. <u>2504</u>		Total Lbs. <u> </u>					

Comments & Observations:

Turf was treated for chinch bugs and weeds. Liquid fertilizer was also included.

Technician's Signature

Wind Direction/Speed



powered by SmartLink Network ®

August 2026

Date: Aug 31, 2026 11:34 am
Inspector: Logan Adams

Site	
Name	Avalon Groves CDD
Address	17555 Sawgrass Bay Blvd.
City	Clermont
ST	FL
Zip	34714

Controller	
Name	Edgemont
Location	
Model	
Modules	12
Controller ID	244295

Water Days as of Aug 31, 2026	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Drip	Pass									
2	Drip	Pass			1						
3	Turf spray	Pass									
4	Bubblers	Pass									
5	Turf spray	Pass			1						
6	Bubblers	Pass									
7	Drip/Bubblers	Pass									
8	Drip	Pass									
9	Bubblers	Pass									
10	Bubblers	Pass									
11	Drip	Pass									
12	Bubblers	Pass									
13	Drip	Pass									

Inspection Report #1268012



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Bubblers	Pass									
15	Drip	Pass									
16	Bubblers	Pass									
17	Drip	Pass									
18		Pass									
19		Pass									
20		Pass									
21		Pass									
22		Pass									
23		Pass									
24		Pass									





powered by SmartLink Network ®

August 2026

Date: Aug 31, 2026 11:27 am
Inspector: Logan Adams

Site	
Name	Avalon Groves CDD
Address	17555 Sawgrass Bay Blvd.
City	Clermont
ST	FL
Zip	34714

Controller	
Name	Ctrl 1
Location	
Model	SL-CONNECT-HTR-TW (NO SLW)
Modules	48
Controller ID	228898

Water Days as of Aug 31, 2026	
Program A	Sun , Tue , Fri
Program B	Mon , Wed , Thur , Sat
Program C	Sun , Tue , Thur , Sat
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2		Pass									
3		Pass									
4		Pass									
5		Pass									
6	Shrub Mp	Pass			1						
7	Turf Mp	Pass									
8		Pass									
9	Turf Mp	Pass									
10		Pass									
11	Turf Mp	Pass									
12	Shrub Mp	Pass									
13	Turf Mp	Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14		Pass									
15	Turf Mp	Pass									
16	Turf Mp	Pass									
17	Turf Mp	Pass			1						
18	Shrub Mp	Pass									
19		Pass									
20	Turf Mp	Pass									
21		Pass									
22	Spray	Pass									
23	Spray	Pass									
24		Pass									
25	Turf Mp	Pass			1						
26		Pass									
27	Turf Mp	Pass									
28	Shrub Mp	Pass									
29		Pass									
30		Pass									
31	Turf Mp	Pass									
32	Shrub Mp	Pass									
33	Spray	Pass									
34	Spray	Pass									
35	Spray	Pass			1						
36		Pass									
37		Pass									
38		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39		Pass									
40		Pass									
41		Pass									
42		Pass									
43		Pass									
44		Pass									
45		Pass									
46		Pass									
47		Pass									
48		Pass									
49		Pass									
50		Pass									
51		Pass									
52		Pass									
53		Pass									
54		Pass									
55		Pass									
56		Pass									
57		Pass									
58		Pass									
59		Pass									
60		Pass									
61		Pass									
62		Pass									
63		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
64		Pass									
65		Pass									
66		Pass									
67		Pass									
68		Pass									
69		Pass									
70		Pass									
71		Pass									
72		Pass									
73		Pass									
74		Pass									
75		Pass									
76		Pass									
77		Pass									
78		Pass									
79		Pass									
80		Pass									
81		Pass									
82		Pass									
83		Pass									
84		Pass									
85		Pass									
86		Pass									
87		Pass									
88		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
89		Pass									
90		Pass									
91		Pass									
92		Pass									
93		Pass									
94		Pass									
95		Pass									
96		Pass									





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August 2026

Date: Aug 31, 2026 11:30 am
Inspector: Logan Adams

Site	
Name	Avalon Groves CDD
Address	17555 Sawgrass Bay Blvd.
City	Clermont
ST	FL
Zip	34714

Controller	
Name	Ctrl 2
Location	
Model	SL-CONNECT-HTR-TW (NO SLW)
Modules	48
Controller ID	228899

Water Days as of Aug 31, 2026	
Program A	Sun , Tue , Fri
Program B	Mon , Thur , Sat
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2	Shrub Mp	Pass									
3	Shrub Mp	Pass									
4	Shrub Mp	Pass									
5		Pass									
6	Turf Mp	Pass									
7	Turf rotor	Pass									
8	Turf rotor	Pass									
9	Turf rotor	Pass									
10	Turf rotor	Pass									
11	Turf rotor	Pass									
12		Pass									
13		Pass									

Inspection Report #1267995



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Shrub Mp	Pass									
15	Shrub Mp	Pass									
16		Pass									
17		Pass									
18	Turf Mp	Pass			1						
19		Pass									
20	Turf Mp	Pass									
21		Pass									
22	Turf Mp	Pass			1						
23		Pass									
24		Pass									
25		Pass									
26		Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33	Shrub Mp	Pass									
34	Turf Mp	Pass									
35	Shrub Mp	Pass									
36	Turf Mp	Pass									
37	Shrub Mp	Pass									
38	Turf Mp	Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39		Pass									
40	Shrub Mp	Pass									
41	Turf Mp	Pass									
42	Shrub Mp	Pass			1						
43	Shrub Mp	Pass									
44	Turf Mp	Pass									
45	Turf Mp	Pass									
46	Turf Mp	Pass									
47	Shrub Mp	Pass									
48	Turf Mp	Pass									
49		Pass									
50		Pass									
51	Shrub Mp	Pass									
52		Pass									
53		Pass									
54	Turf Mp	Pass									
55	Turf Mp	Pass									
56		Pass									
57	Turf Mp	Pass									
58		Pass									
59	Turf rotor	Pass									
60	Turf rotor	Pass									
61	Turf rotor	Pass									
62		Pass									
63		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
64	Turf rotor	Pass									
65	Turf rotor	Pass									
66	Turf rotor	Pass									
67	Turf Mp	Pass									
68	Turf rotor	Pass									
69	Turf rotor	Pass									
70	Turf rotor	Pass									
71	Turf Mp	Pass									
72	Turf Mp	Pass									
73	Turf Mp	Pass									
74		Pass									
75	Turf Mp	Pass									
76		Pass									
77		Pass									
78		Pass									
79		Pass									
80		Pass									
81		Pass									
82		Pass									
83		Pass									
84		Pass									
85		Pass									
86		Pass									
87		Pass									
88		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
89		Pass									
90		Pass									
91		Pass									
92		Pass									
93		Pass									
94		Pass									
95		Pass									
96		Pass									





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August 2026

Date: Aug 31, 2026 11:33 am
Inspector: Logan Adams

Site	
Name	Avalon Groves CDD
Address	17555 Sawgrass Bay Blvd.
City	Clermont
ST	FL
Zip	34714

Controller	
Name	Ctrl 3
Location	
Model	SL-CONNECT-HTR-TW (NO SLW)
Modules	48
Controller ID	228900

Water Days as of Aug 31, 2026	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Turf Mp	Pass									
2	Turf Mp	Pass									
3		Pass									
4		Pass									
5	Shrub Mp	Pass									
6	Turf Mp	Pass									
7	Turf Mp	Pass									
8	Turf Mp	Pass			1						
9	Turf Mp	Pass									
10		Pass									
11		Pass									
12	Turf Mp	Pass									
13	Shrub Mp	Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Turf Mp Bahia	Pass									
15		Pass									
16		Pass									
17		Pass									
18		Pass									
19		Pass									
20		Pass									
21		Pass									
22		Pass									
23		Pass									
24		Pass									
25		Pass									
26		Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33		Pass									
34		Pass									
35		Pass									
36		Pass									
37		Pass									
38		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39		Pass									
40		Pass									
41		Pass									
42		Pass									
43		Pass									
44		Pass									
45		Pass									
46		Pass									
47		Pass									
48		Pass									
49		Pass									
50		Pass									
51		Pass									
52		Pass									
53		Pass									
54		Pass									
55		Pass									
56		Pass									
57		Pass									
58		Pass									
59		Pass									
60		Pass									
61		Pass									
62		Pass									
63		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
64		Pass									
65		Pass									
66		Pass									
67		Pass									
68		Pass									
69		Pass									
70		Pass									
71		Pass									
72		Pass									
73		Pass									
74		Pass									
75		Pass									
76		Pass									
77		Pass									
78		Pass									
79		Pass									
80		Pass									
81		Pass									
82		Pass									
83		Pass									
84		Pass									
85		Pass									
86		Pass									
87		Pass									
88		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
89		Pass									
90		Pass									
91		Pass									
92		Pass									
93		Pass									
94		Pass									
95		Pass									
96		Pass									





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August 2026

Date: Aug 31, 2026 11:24 am
Inspector: Logan Adams

Site	
Name	Avalon Groves CDD
Address	17555 Sawgrass Bay Blvd.
City	Clermont
ST	FL
Zip	34714

Controller	
Name	Basswood
Location	
Model	SL1600
Modules	24
Controller ID	228901

Water Days as of Aug 31, 2026	
Program A	Sun , Tue , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Rotor	Pass									
2	Turf spray	Pass									
3	Turf spray	Pass									
4	Turf spray	Pass									
5	Turf spray	Pass			1						
6	Turf spray	Pass									
7	Turf spray	Pass									
8	Turf spray	Pass									
9	Turf spray	Pass									
10	Turf rotor	Pass			1						
11	Turf rotor	Pass									
12	Turf rotor	Pass									
13	Turf rotor	Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Turf rotor	Pass									
15	Turf rotor	Pass									
16	Turf rotor	Pass									





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August 2026

Date: Aug 31, 2026 11:35 am
Inspector: Logan Adams

Site	
Name	Avalon Groves CDD
Address	17555 Sawgrass Bay Blvd.
City	Clermont
ST	FL
Zip	34714

Controller	
Name	Village 3-Shared
Location	
Model	
Modules	2
Controller ID	244293

Water Days as of Aug 31, 2026	
Program A	Tue , Fri
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	2 Mp	Pass									
2	5 Mp	Pass									
3	6 Mp	Pass									
4	10 MP	Pass									



EXHIBIT 3



Avalon Groves CDD

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
322	9/16/2026	Noyes	17624 Saw Palmetto Ave Clermont Florida 34714	Hi How often do they mow behind the homes in Village 3 facing the wetlands? It hasn't been done here along the back of our house for over 3 weeks. I have had to do it myself. Can you please advise. Thanks	9/17 Vendor response: This area has been saturated the last few weeks. Hoping it will be dry enough to mow next week.	
316	9/12/2026	Ruperez	17287 Saw Palmetto Ave.	Good afternoon, we recently approved the proposal to replace the Oleander plants along the village three fencing all plant material was not replaced and some are dead. Please inspect and advise. Several areas along, Sawgrass Bay are not getting edged with mowing service since I stepped off the board. Several beds have weed taller than the actual plants. This has been reported and I've noticed regression since Stepping off the board. New area behind Austin's apartment appears to be somewhat neglected in the Maintenance route. Open field where tree was reported down by me at a meeting remains an addressed, and the grass is now about 4 feet tall. Just a quick reminder that the district spans further than just the palms.	9/16 Beckett email: Good afternoon, Gabe I was on property today. Gene and I drove the area and it appears that the edging is complete, the weeds were being pulled from the beds in while on property and village 3 area was completed when Gene and I were there. I will follow up with Justin on the Oleander plants along village 3 fence, the area behind the apartments and the tree.	
315	9/12/2026	Craig	17574 Blazing Star Circle	There is a large piece of orange colored netting embedded in the trail on the eastern facing side of pond 8 sticking well out of the ground. We have a lot of wildlife that walks along that trail and we fear they could become entangled in it. Could we please get it removed? Thank you! Note: We believe it is pond 8. Please check the map behind 17574 Blazing Star first to make sure we are correct. Again, thank you!		
313	9/1/2026	Ford	17886 BLAZING STAR CIRCLE	Soaker hose by tree in rear has been attacked by a lawnmower and in in need of replacement. Thank you.		
312	8/30/2026	Weston	Between Edgemont and PAS	Dead fronds from one palm tree. Please assess the health of this palm tree.	8/13 vendor email: This palm was struck by lightning. District management has approved removal, work schedule for this week	
311	8/30/2026	Weston	17644 Saw Palmetto Ave	Justin, The pine tree is dead is located behind 17644 Saw Palmetto Ave. This will need to be replaced like for like. Please provide proposal for the next board meeting September 24th. Thanks!		
309	8/27/2026	Sawin	17972 Passionflower Circle	The large pine tree between our house and the conservation area has died. It has been slowly dying since the freeze this past winter. At this time, all of the foliage has died.	8/27 Weston email: Dear Mr. Sawin, Thank you for submitting a work order regarding the declining condition of the pine tree located near your property and the conservation area. I appreciate you bringing this matter to our attention. I would be glad to visit the site and assess the tree's condition to determine the appropriate course of action. Please be aware that all conservation areas within the community are subject to the guidelines and regulations of the St. Johns River Water Management District. I plan to be in the area this Saturday and will inspect the tree at that time. Following my assessment, I will determine the next steps and provide any necessary recommendations. Thank you for your patience and for helping us maintain the community.	
307	8/25/2026	Jusino	17644 Saw Palmetto Ave	The grass area on Southlawn Lane, by the sidewalk and in front of the conservation area near the cul-de-sac needs to be mowed soon and mowed more often. This area doesn't seem to be getting mowed as needed and often the grass is really tall. Besides being a cosmetic issue it poses a safety issue. That area at night is very dark, and with the grass being so tall, it makes it hard to see what is in the grass next to the sidewalk until you are next to it.		
304	8/19/2026	Romero	3550 Lovegrass Way Clermont Florida	Landscape around pond number 13 has been ignored for sometime now. Not sure of the frequency of mowing but it looks like it has not been done in a month.		
302	8/15/2026	Johnson	17836 Passionflower Cir	The barbed wire/post fence between lake/otange, behind passionflower, that was left behind from the original land owners/orange groves is not being maintained by the landscapers. Grass, vines and pines are growing along the fence line. Request that the CDD consider removing the fence as it serves no purpose or at the very least ensure that the landscapers remove the overgrown plant material and consistently trim to keep this area neat. Eventually the wood posts will rot and fall over, removal should be strongly considered if long-term maintenance is not accounted for.	8/15 Weston email: Good afternoon, Josh. Thank you for bringing this matter to our attention. I will stop by on Monday to conduct an initial site inspection and evaluate what course of action may be appropriate. I appreciate you taking the time to report this concern.	
300	8/14/2026	Morris	17643 Blazing Star Circle	Once again the weeds (as there is no grass) around the retention pond behind my house are knee high. The area has not been mowed in several weeks. The mowing and weed control of this area this summer has been awful. This is not the level of service we are paying for.		

EXHIBIT 4



**Down to Earth**

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

Estimate: #155076**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
2026 Mulch Install

Estimated Job Start Date
September 30, 2026

Proposed By
Justin Sarka

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Mulch Installation				
Pine Bark Mulch	Cubic Yard	650	\$70.00	\$45,500.00
Delivery	Dollar	1	\$550.00	\$550.00
Subtotal				\$46,050.00
Estimated Tax				\$0.00
Job Total				\$46,050.00

Scope of Work;

- Refresh mulch in all landscape beds on property with Pine Bark.
- This includes added areas of Edgemont.

Proposed By:

Justin Sarka
Down to Earth

08/17/2026

Date

Agreed & Accepted By:

Avalon Groves CDD

Date

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

EXHIBIT 5



**Down to Earth**

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

Estimate: #154968**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

Plant Fill

Estimated Job Start Date

September 7, 2026

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$1,950.00
Debris Removal and Disposal Fee	Each	1	\$89.99	\$89.99
Pickup and Delivery Fee	Dollar	1	\$64.99	\$64.99
Paspalum Quadrifarium "Crown Grass"	1 Gallon Plant	15	\$10.50	\$157.50
Muhly Grass "Pink"	1 Gallon Plant	60	\$10.50	\$630.00
Flax Lily "Blueberry Flax"	1 Gallon Plant	15	\$10.50	\$157.50
Dwarf Oleander	3 Gallon Plant	60	\$24.00	\$1,440.00
Dwarf Firebush	3 Gallon Plant	70	\$22.00	\$1,540.00
Sand Cordgrass	1 Gallon Plant	80	\$10.50	\$840.00
African Iris "White"	1 Gallon Plant	40	\$10.50	\$420.00
Blue Daze "Blue My Mind"	1 Gallon Plant	45	\$10.50	\$472.50
Irrigation Installation				
Irrigation Labor				\$255.00
Subtotal				\$8,017.48
Estimated Tax				\$0.00
Job Total				\$8,017.48

Scope of Work;

- Complete fill in of missing plant material in bed spaces.

Proposed By:

Justin Sarka

Down to Earth

08/19/2026

Date

Agreed & Accepted By:

Avalon Groves CDD

Date

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

EXHIBIT 6



The background of the page features a series of thin, light-colored lines that intersect to form various geometric shapes, primarily triangles and polygons, creating a complex, abstract pattern.

FIELD OPERATIONS REPORT
FOR
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
SEPTEMBER 2026



AVALON GROVE

- **Miscellaneous Signs.**
 - Removed a handful of signs on CDD property.
- **Conservation Signs.**
 - 20 have been redone.
 - Currently having 20 more made to have replace fading or unreadable signs.
- **Playground.**
 - All equipment has been inspected for damage or loose hardware.
 - Mulch barrier spikes hammered down if needed.
- **Lights.**
 - Solar lights have been added to Village 1 and 2 Entrance Monuments.
 - Solar Lights at Edgemont Entrance have been adjusted.
- **Rust Doctor (Village 3)**
 - Contacted to make a site visit to ensure the all equipment is working properly.
- **Tot Lot Water Fountain.**
 - Tested while onsite.
 - No issues were found.
- **Benches at Basswood Lane.**
 - These will be anchored in the concrete the week of the 28th.
- **Machforms.**
 - Hog issues have been reported to Swine Patrol.
 - All other request have been communicated to vendors to have addresses.



**Rust inhibitor
installed and
working properly.**



**Village 3 Entrance
Sidewalk**



**Village 3 Entrance
Sidewalk**





**Village 3 Entrance
Sidewalk**



**Broken Irrigation
box at Village 3
Entracne**



**Roundabout past
Village 3**



**Pond 45
(Village 3 Entrance)**



**Pond 44
(Village 3 Entrance)**



**Pond 46
(Village 3 Entrance)**





**Broken Fence.
This is located in the
back of Village 3**





Benches are located in Village 2. Scheduled to be anchored the week of the 28th.

**Tot Lot Rules Sign.
This is being redone due to the sign cracking and falling apart.**



**Floodplain pond 64.
(Located in the back
of Village 3)**





THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM



EXHIBIT 7



Avalon Groves CDD

Hog Activity Reports

Entry #	Date	Create Name	Location	Message
29	9/16/2026	Mungus	Clubhouse	Them hogs is HUGE. Dang thing near took my leg off. Hot Florida
28	9/14/2026	Robinson	Serenoa Village 1	17051 Basswood Lane. I saw 2 black and white spotted sows and 3 boars (2 black, 1red) emerge from the woods behind my house this evening, there is a pond there but no idea of its number . I have photos and video if it is helpful.
27	9/14/2026	McElroy	Serenoa Village 1	Directly behind our home at 17047 Basswood Lane, numerous hogs (adult and juvenile) were observed this evening. This is probably our third report in as many months and we are still seeing this activity in the same location.
26	8/28/2026	McElroy	Serenoa Village 1	17047 Basswood Ln Approximately 3 juvenile hogs observed this morning directly behind our home in conservation area. No adults were seen in the area.
25	8/24/2026	Johnson	Serenoa Village 2	The hogs have been heard in the woods behind my house (17812 Passionflower Circle). From the sound of them there are quite a few. This is the first time in a couple years that they are back here. The neighbor also saw one on the CDD sod the other day. So they are venturing out of the woods.
24	8/20/2026	Jankowski	Serenoa Village 2	17720 Passionflower Cir between ponds 49, 42,43 in the woods are multiple hogs that can be heard throughout the day and evening. Thanks
23	8/15/2026	McElroy	Serenoa Village 1	Four juveniles observed directly behind our home 17047 Basswood Ln conservation area.



EXHIBIT 8



TAMPA S.W.A.P. LLC

Service With A Purpose
1302 Brandonwood Dr, Brandon, FL 33510
813-573-1370 | Tampaswap@gmail.com

PROPOSAL

Prepared For:	Avalon Grove CDD
Project:	Bench Installation
Quantity:	4 Benches

Scope of Work

Tampa S.W.A.P. LLC will install four outdoor benches at Avalon Grove CDD. Benches will be positioned and aligned at the designated locations and securely anchored into the existing concrete surfaces. Labor and anchoring materials are included.

- Position and align benches at designated locations
- Drill existing concrete for anchoring
- Install appropriate concrete anchoring hardware
- Secure and verify each bench is properly fastened
- Labor and materials required for anchoring included
- Clean work areas upon completion

Pricing Options

Option	Total
Installation & anchoring — benches already assembled	\$1,200.00
Installation, anchoring & bench assembly as needed	\$1,400.00

Approved Option: _____

Date: _____

Approved By / Signature: _____



EXHIBIT 9



TAMPA S.W.A.P. LLC

Service With A Purpose
1302 Brandonwood Dr, Brandon, FL 33510
813-573-1370 | Tampaswap@gmail.com

PROPOSAL

Prepared For:	Avalon Groves CDD
Project:	Conservation Sign Sticker Replacement
Pricing:	\$30.00 per completed sign
Estimated Quantity:	100–200 signs

Scope of Work

Tampa S.W.A.P. LLC will locate conservation signs throughout Avalon Groves CDD property and conservation areas and replace the existing conservation stickers/decals with new peel-and-stick replacements. Work includes traveling throughout the community to locate and access each sign, removal of existing stickers as necessary, cleaning and preparation of the application surface, and installation of the new replacement sticker.

Pricing

Quantity Completed	Price Per Sign	Estimated Total
100 signs	\$30.00	\$3,000.00
150 signs	\$30.00	\$4,500.00
200 signs	\$30.00	\$6,000.00

Final invoice will be based on the actual number of signs completed at \$30.00 per sign.

Labor, travel throughout the CDD property, locating and accessing signs, surface preparation, and installation are included.

Approved By: _____

Date: _____

Signature: _____



EXHIBIT 10



RESOLUTION 2026-15

**A RESOLUTION OF THE AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT RE-DESIGNATING THE
LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE
AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the District is statutorily required to designate a local District records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

WHEREAS, the Board adopted Resolution 2016-06 on April 28, 2016, designating the location of the local District records office; and

WHEREAS, the Board now desires to re-designate the location of the local District records office to a different location.

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

1. The District’s local records office shall be 17555 Sawgrass Bay Blvd., Clermont, FL 34714.
2. Resolution 2016-06, adopted on April 28, 2016, is hereby superseded.
3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24TH DAY OF SEPTEMBER, 2026.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman



EXHIBIT 11





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

August 20, 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.

- \$2,415,000 Avalon Groves Community Development District Special Assessment Bonds, Series 2017 (Assessment Area One 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 calculation period beginning April 6, 2026, through the period ending April 5, 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 12



**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, August 13, 2026, at 10:00 a.m., at the Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, FL 34714. No decisions were made, nor action taken, on behalf of the CDD at this workshop.

FIRST ORDER OF BUSINESS:

CALL TO ORDER

Present were:

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

SECOND ORDER OF BUSINESS:

SELECTION OF WORKSHOP SECRETARY

Supervisor Mastrangeli was designated as secretary to record the workshop Minutes.

THIRD ORDER OF BUSINESS:

AUDIENCE COMMENTS

A comments on item IV.E.1. Supervisor Code of Conduct was deferred until the discussion.

FOURTH ORDER OF BUSINESS:

DISCUSSION ITEMS

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

Irrigation debris, contractor cleanup issues, resident complaints, accountability, and follow-up actions for management and contractors were discussed. The matter of the irrigation debris will be relayed to District Management.

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

The matter of a sinkhole under the right-of-way in Village 2 was discussed. The POA is contesting their maintenance responsibility for the stormwater system under the right-of-way, as outlined in the plat, and discussion between the District and POA attorneys will likely follow.

The rust inhibitor system at Village 3 and the rust staining on the monuments were discussed.

It was noted that Vesta is working on a new platform to manage field requests.

Supervisors discussed the cost-benefit of having the District Manager attend the workshops, and the value of holding workshops.

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

An update was provided on the road openings, school traffic, transportation projects and future development impacts.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Supervisor Wolski advised that the District has remained under budget for seven months which may allow for some capital projects to be considered. He noted that the assessments will not increase for FY 2027.

E. Other Items

1. EXHIBIT 1: Supervisor Code of Conduct (Holden)

A public comment was made regarding the repetitive discussions on the Supervisor Code of Conduct and recommendations on text edits were presented. Supervisors discussed the wording, enforcement, accountability and intent of the Code of Conduct and additional public comments were made on the matter.

Supervisors discussed legal billing, requests for legal opinions, approval authority and transparency in attorney expenses. Clarification regarding Supervisors contacting counsel and incurring legal costs for the District without Board authorization will be requested at the next regular meeting. Supervisors agreed that assignments within District Counsel invoices warranted further review.

Comments were made regarding public safety related to access points from neighboring communities and possible fencing solutions.

The conveyance status of the Edgemont fence was discussed.

Supervisors discussed monument ownership, a prior removal decision, and asset mapping.

FIFTH ORDER OF BUSINESS:

NEXT MEETING ANNOUNCEMENTS

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on August 20, 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 September 10, 2026 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.

SIXTH ORDER OF BUSINESS:

ADJOURNMENT

The workshop was adjourned at 12:03 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.*

71 **Workshop Minutes were accepted by vote of the Board of Supervisors at a publicly noticed**
72 **meeting held on September 24, 2026.**

73 _____
74 Heath Beckett, Assistant Secretary

Eugene Mastrangeli, Chair

DRAFT



EXHIBIT 13



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, August 20, 2026 at 6:00 p.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 Robert Wolski (S4)	Board Supervisor, Assistant Secretary
14 Eugene Mastrangeli (S5)	Board Supervisor, Chair

15 Also present were:

16 Heath Beckett	District Manager, Vesta District Services
17 Michael Bush	Field Manager, Vesta District Services
18 Bennett Davenport	District Counsel, Kutak Rock LLP (<i>Virtually</i>)
19 Justin Sarka	Account Manager, Down to Earth Landscape & 20 Irrigation (<i>Virtually</i>)

21 **SECOND ORDER OF BUSINESS:**

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

24 **THIRD ORDER OF BUSINESS:**

FY 2027 BUDGET

25 A. **Public Hearing on Proposed FY 2026-2027 Budget and Assessment**

26 1. **Open Public Hearing**

27 On a MOTION by Supervisor Wolski, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
28 Board approved opening the Public Hearing on Proposed FY 2026-2027 Budget and Assessment,
29 for Avalon Groves Community Development District.

30 2. **EXHIBIT 1: Presentation of FY 2026-2027 Budget and Assessment**
31 **Allocations**

32 3. **Public Comments**

33 A comment was made thanking the Board for not increasing assessments.

34 4. **Close Public Hearing**

On a MOTION by Supervisor Weston, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR, the Board approved closing the Public Hearing on Proposed FY 2026-2027 Budget and Assessment, for Avalon Groves Community Development District.

B. EXHIBIT 2: Adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget**

On a MOTION by Supervisor Wolski, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget** as presented, for Avalon Groves Community Development District.

C. EXHIBIT 3: Adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027**

The presentation of exhibits within the agenda packet was queried. Mr. Beckett explained the resolution exhibits duplicated information provided under Exhibit 1.

On a MOTION by Supervisor Wolski, SECONDED by Supervisor Weston, OPPOSED by Supervisor Holden, the Board approved the adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027**, for Avalon Groves Community Development District.

FOURTH 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*

Property ownership behind Village 3 and potential future development in the area was queried

B. District Engineer – *Greg Woodcock, Stantec*

A representative from Stantec was not present

1. EXHIBIT 4: Report on Erosion Concerns at Ponds 45-47 (Field Request #270)

Mr. Beckett advised that Mr. Woodcock is seeking proposals for erosion repairs. Supervisor Holden noted typographical errors in the report.

C. EXHIBIT 5: Aquatic Maintenance Report – *Steadfast Environmental*

A representative of Steadfast was not present.

In response to a complaint that the ponds are not showing improvement, Mr. Beckett explained that treated ponds take a couple of weeks to show visible improvements and natural conditions continue to promote new growth, and that alternate treatments were being tested on some of the ponds.

1. Presentation of Pond Requests – None Outstanding

D. EXHIBIT 6 : Landscape Maintenance Report – *Justin Sarka, Down To Earth*

Mr. Sarka presented the Landscape Maintenance Report, noting delays in some services due to rain, and the completion of weed and pest treatments throughout the property.

Supervisors discussed the variance in mowing schedules between the District and HOA/POA. Mr. Sarka advised the original mowing schedule has not changed, but weather events will impact the schedule.

Access to District property behind Alligator Flag Court was discussed. The silt fence encroaching on the District's access easement was removed and Mr. Sarka's crew has also cleared encroaching vegetation.

In response to a question regarding irrigation at Village 3, Mr. Beckett advised that the POA declined to allow the use of their water meter for District irrigation. He also noted the bamboo in Village 3 was established and did not require irrigation. Mr. Sarka added that the original irrigation was set up to be temporary and irrigation-reliant plants were less tolerant of Florida's climate and water shortages.

Discussion followed on ownership of the vinyl fence behind Village 3 pertaining to maintenance responsibility and extension to prevent foot traffic.

1. Presentation of Landscape Requests
2. Consideration of Down To Earth Proposals

a. EXHIBIT 7: Storm Response Pre-authorization Agreement for Hurricane Season 2026

Mr. Sarka explained the agreement prioritized the District for clean-up and the scope for the prioritized response. Mr. Beckett confirmed the pricing had increased by approximately \$5/hr over last year. Mr. Davenport noted that the District's form of agreement would be added to the proposal.

On a MOTION by Supervisor Wolski, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the Board approved Down To Earth's Storm Response Pre-authorization Agreement, for Avalon Groves Community Development District.

b. EXHIBIT 8: #141020 – Replace Crabgrass at Goldcrest Loop - \$36,470 [*LANDSCAPE - REPLENISHMENT/ Encumber FIELD CONTINGENCY*] (*Previously Presented*)

The Board declined this proposal.

c. EXHIBIT 9: #148612 – Village 1 Conservation Perimeter Cutback - \$8,580.00 (*Previously Presented*)

106 Mr. Sarka noted that the cutbacks followed the line set by the
107 conservation signs. Supervisors discussed scheduling and the
108 need for recurrent cutbacks.

109 On a MOTION by Supervisor Mastrangeli, SECONDED by Supervisor Holden, OPPOSED by
110 Supervisor Wolski, the Board approved Down To Earth proposal #148612 – Village 1 Conservation
111 Perimeter Cutback in the amount of \$8,580.00, for Avalon Groves Community Development
112 District.

113 The mowing process and unraked cuttings were reviewed.

114 E. EXHIBIT 10: Field Operations – *Michael Bush, Vesta District Services*

115 Mr. Bush reviewed the Field Operations Report. He discussed the replacement
116 process for the conservation signs, provided an update on the rust inhibitor
117 system at Village 3. The bench installation was discussed. Mr. Bush was advised
118 of and asked to address safety and security concerns.

119 1. Presentation of Field Requests

120 Mr. Beckett relayed that he had contacted the original vendor and
121 requested a proposal for a replacement palm crest that is missing on one
122 of the monuments.

123 A price was requested to paint or replace the Serenoa Lakes entry
124 monument lettering.

125 2. Presentation of Streetlight Requests

126 Supervisors advised of non-working streetlights.

127 Supervisor Mastrangeli's efforts in obtaining a resolution to long-standing
128 repair requests was acknowledged.

129 3. Presentation of Hog Activity Report

130 Mr. Beckett advised that all reports are sent directly to the trapper and
131 the trapper is out within 48-hours with the dogs; however hogs do not
132 stay in one location and he encouraged sightings to be reported via the
133 District's website so the trapper can better isolate their currently
134 preferred locations.

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

136 Mr. Davenport was asked about a local records office. He advised that the
137 District's records are primarily digital. Mr. Beckett reviewed the original
138 resolution designating the City of Tavares clerk's office in Tavares as the local
139 records office. He also advised that if a requester does not have access to a
140 computer, an appointment can be scheduled and a member of the management
141 team will meet the requester at the local records office site and provide a laptop
142 for the requester to review the District's records. Mr. Davenport added that the

143 requirement for a local records office is that it is located in the same County as
144 the District.

145 Mr. Davenport will draft a resolution updating the local records office location to
146 the Serenoa Club Amenity Center.

147 Discussion followed on Sunshine laws preventing Supervisors discussing District
148 business outside of a publicly noticed meeting.

149 Mr. Beckett responded to a question on record management, affirming the
150 District's records were in compliance with the statute.

151 Mr. Beckett was asked to post the *Supervisor Code of Conduct* on the website.

152 Supervisor Mastrangeli advised that he will review the Kutak Rock invoices with
153 Mr. Beckett in order to discuss at the next meeting. Mr. Beckett explained that
154 industry standard for professional billing is to charge in incremental blocks
155 assigned to District business and may cover multiple topics and discussions with
156 various individuals throughout the day.

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

158 1. Review of District's Unallocated Funds

159 Mr. Beckett advised the most recent financial report shows
160 approximately \$75,199.00 in unassigned funds and responded to
161 Supervisor questions.

162 2. EXHIBIT 11: Adoption of **Resolution 2026-11, Setting FY 2027 Meeting**
163 **Schedule**

164 The meeting schedule was revised to replace the December 10, 2026
165 workshop with a regular meeting and cancel the originally scheduled
166 December 24, 2026 regular meeting date.

167 On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
168 Board approved the adoption of **Resolution 2026-11, Setting FY 2027 Meeting Schedule** as
169 amended, for Avalon Groves Community Development District.

170 3. EXHIBIT 12: Adoption of **Resolution 2026-12, Establishing FY 2027**
171 **Performance Measures and Standards**

172 Supervisor Holden queried the labeling of the exhibit.

173 On a MOTION by Supervisor Mastrangeli, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR,
174 the Board approved the adoption of **Resolution 2026-12, Establishing FY 2027 Performance**
175 **Measures and Standards**, for Avalon Groves Community Development District.

176 4. EXHIBIT 13: Acceptance of Supervisor Resignation (Seat 3)

On a MOTION by Supervisor Weston, SECONDED by Supervisor Mastrangeli, WITH ALL IN FAVOR, the Board formally accepted the resignation of Gabe Ruperez from his position as Seat 3 Supervisor, for Avalon Groves Community Development District.

In response to a Supervisor's question, Mr. Davenport affirmed that legally the resignation was effective without the Board's acceptance, but standard practice is to accept or acknowledge it formally on the record.

Supervisor Mastrangeli read an email from resident Sam Jones, thanking former Supervisor Ruperez for his service.

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. EXHIBIT 14: Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 23, 2026
- B. EXHIBIT 15: Acceptance of the July 2026 Unaudited Financial Report

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

SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

- A. Next Workshop Agenda Items
- Board consensus was to cancel the September 10, 2026 workshop.
- B. Next Meeting Agenda Items
- Review of budget
 - Discussion on Prospective projects
 - Discussion on Supervisor Protocol Pertaining to Billed Staff Contact

Supervisor Holden challenged the statements in the Seat 3 Supervisor resignation letter. It was clarified that the Board's acceptance of a resignation only formally acknowledged the Supervisor leaving their seat, it did not endorse or verify any personal opinions, claims, or accusations included in the resignation letter.

Mr. Davenport stated that District Counsel works for the Board, every Supervisor has equal access and communication with council does not need to be authorized unless the Board wishes to establish policies and procedures on how interactions are managed moving forward, as a means of minimizing attorney's fees. He stated that billing is contingent upon discussions and actions relating to District business.

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

Mr. Beckett responded to a comment regarding how information can be obtained outside of a public meeting, and advised that questions can be emailed to him.

212 Comments were made on the Supervisor resignation letter, the workshop discussions,
213 mowing, replacement plants for the Village 2 entrance, monument lights, weeds along
214 the fence line, sod replacement at pond [19] bank due to hog damage.

215 **EIGHTH ORDER OF BUSINESS: NEXT WORKSHOP ATTENDANCE CHECK**

216 The September workshop was canceled.

217 **NINTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

218 *The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on*
219 *September 24, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont,*
220 *Florida 34714.*

221 All Supervisors affirmed their intent to attend the next meeting in person.

222 **TENTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY**

223 **District Counsel**

- 224 • Present updated resolution for local records office – Sent to DM for Sept
225 agenda 8/21

226 **District Engineer**

- 227 • Confirm ownership of property behind Village 3 - listed as CDD property
228 but the layers show future development

229 **District Manager**

- 230 • Cancel the September 10 workshop – HOA noticed & website updated
231 8/24
232 • Put link on website to Guide of Sunshine laws – link already posted on
233 [Documents](#), [Elections](#), & [Links](#) pages
234 • Put the [Code of Conduct](#) on the website - 8/24/206 Posted to
235 Documents- "Rules & Policies" Folder

236 **ELEVENTH ORDER OF BUSINESS: ADJOURNMENT**

237 On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
238 Board adjourned the meeting at 8:27 p.m., for Avalon Groves Community Development District.

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

243 **Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed**
244 **meeting held on September 24, 2026.**

245 _____
246 Heath Beckett, Secretary

Eugene Mastrangeli, Chair

EXHIBIT 14



*Avalon Groves
Community Development District*

*Financial Statements
(Unaudited)*

August 31, 2026



Avalon Groves CDD
Balance Sheet
August 31, 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	\$ 769,464	\$ -	\$ 20	\$ -	\$ -	\$ -	\$ -	769,484
3 Trust Accounts:								
4 Revenue Fund	-	78,398	244,012	189,609	70,322	126,310	56,525	765,175
5 Interest Fund	-	18	0	20	17	30	42	128
6 Reserve Fund	-	209,480	619,996	106,865	19,598	170,704	13,059	1,139,701
7 Prepayment Fund	-	19	144	1,647	-	259	-	2,069
8 Sinking Fund	-	13	39	59	31	36	30	207
9 Principal	-	-	-	107	23	-	-	131
10 Cost Of Issuance	-	-	-	-	-	-	(1)	(1)
11 Bond Redemption	-	-	-	54	-	0	-	55
12 Acquisition & Construction	-	0	1	19,879	5	94,787	31,224	145,896
13 Accounts Receivable	-	-	-	-	-	-	-	-
14 On-Roll Assessments Receivable	-	-	-	-	-	-	-	-
15 Due From Other Funds	-	758	2,226	935	859	1,496	572	6,846
16 Undeposited Funds	-	-	-	-	-	-	-	-
17 Prepaid Expenses	-	-	-	-	-	-	-	-
18 Deposits	541	-	-	-	-	-	-	541
19 TOTAL ASSETS	770,005	288,687	866,437	319,175	90,855	393,622	101,452	2,830,232
20 LIABILITIES								
21 Accounts Payable	8,371	-	-	-	-	-	-	8,371
22 On-Roll Deferred Revenue	-	-	-	-	-	-	-	-
23 Accrued Expenses	-	-	-	-	-	-	-	-
24 Due To Other Funds	6,846	-	-	-	-	-	-	6,846
25 TOTAL LIABILITIES	15,217	-	-	-	-	-	-	15,217
26 FUND BALANCE								
27 Nonspendable								
28 Prepaid & Deposits	-	-	-	-	-	-	-	-
29 Capital Reserves	-	-	-	-	-	-	-	-
30 Operating Capital	220,425	-	-	-	-	-	-	220,425
31 Unassigned	534,362	288,687	866,437	319,175	90,855	393,622	101,452	2,594,590
32 TOTAL FUND BALANCE	754,788	288,687	866,437	319,175	90,855	393,622	101,452	2,815,015
33 TOTAL LIABILITIES & FUND BALANCE	770,005	288,687	866,437	319,175	90,855	393,622	101,452	2,830,232



Avalon Groves CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Special Assessment	\$ 1,319,762	\$ 5,870	\$ 1,321,836	\$ 2,074	100%
3 Serenoa POA Cost Share Agreement	2,790	-	-	(2,790)	0%
4 Interest Income	-	-	-	-	0%
5 Light Pole Restitution	-				
6 Misc. Revenue	-	5	13,310	13,310	0%
7 TOTAL REVENUES	\$ 1,322,552	\$ 5,875	\$ 1,335,146	\$ 12,594	100.16%
8 EXPENDITURES					
9 GENERAL ADMINISTRATIVE					
10 Supervisor Compensation	\$ 12,000	\$ 800	\$ 9,200	\$ (2,800)	77%
11 District Management Services	36,338	3,028	33,310	(3,028)	92%
12 Bank Fees	150	-	-	(150)	0%
13 Auditing	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	3,926	14,016	(25,984)	35%
17 Legal Services	45,000	-	35,040	(9,960)	78%
18 Technology & Website Admin.	2,015	32	1,860	(155)	92%
19 Miscellaneous (Appraisal, Mailing, Etc.)	1,500	-	5,503	4,003	367%
20 TOTAL GENERAL ADMINISTRATIVE	144,578	7,786	103,336	(41,242)	71.47%
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	1,300	(700)	65%
27 Trustee Fees	24,500	-	28,000	3,500	114%
28 TOTAL DEBT SERVICE ADMINISTRATION	33,124	650	36,924	3,800	111.47%
29 UTILITIES:					
30 Utilities-Electricity	12,000	789	8,419	(3,581)	70%
31 Streetlights	295,000	22,303	245,257	(49,743)	83%
32 Utility Water	35,000	563	11,872	(23,128)	34%
33 TOTAL UTILITIES:	342,000	23,654	265,548	(76,452)	77.65%
34 PHYSICAL ENVIRONMENT:					
35 Lake & Pond Maintenance	60,000	3,460	38,060	(21,940)	63%
36 Landscape Maintenance	314,715	27,672	304,387	(10,328)	97%
37 Landscape - Replenishment	76,000	-	77,052	1,052	101%
38 Wetland Mitigation & Monitoring	45,000	-	22,918	(22,082)	51%
39 Field Management	6,814	568	6,246	(568)	92%
40 Field Contingency	88,900	3,589	71,177	(17,723)	80%
41 Hardscape Repairs & Maint.	15,000	-	16,779	1,779	112%
42 Stormwater Reporting	25,000	-	-	(25,000)	0%
43 Porter Services	10,000	630	7,170	(2,830)	72%
44 Pond Plantings and Erosion Control	15,000	-	6,300	(8,700)	42%



		FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Fountain Repair	2,700	-	463	(2,237)	17%
46	Midge Fly Treatment	45,000	-	-	(45,000)	0%
47	Playground Repairs & Maint.	9,000	-	6,522	(2,478)	72%
48	Wildlife Removal	18,600	1,650	18,050	(550)	97%
48	TOTAL PHYSICAL ENVIRONMENT	731,729	37,568	575,125	(255,633)	78.60%
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	(412,238)	14.33%
51	TOTAL EXPENDITURES	1,322,552	69,659	1,018,409	(528,986)	77.00%
52	REVENUES OVER (UNDER) EXPENDITURES	-	(63,784)	316,737	541,580	
53	OTHER FINANCING SOURCES & USES					
54	Transfers In	-	-	-	-	
55	Transfers Out	-	-	-	-	
56	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
57	NET CHANGE IN FUND BALANCE	-	(63,784)	316,737	316,737	
58	Fund Balance - Beginning			438,051	438,051	
59	FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 754,788	\$ 754,788	



Avalon Groves CDD
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 170,338	\$ 170,605	\$ 268
3 Lot Closings	-	-	-
4 Interest	-	8,568	8,568
5 Prepayments	-	-	-
6 TOTAL REVENUES	170,338	179,173	8,835
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	13,898	9,398
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	13,898	9,398
22 Fund Balance - Beginning		274,789	
23 FUND BALANCE - ENDING - PROJECTED	\$ 4,500	\$ 288,686	\$ 284,186

* 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 August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 500,600	\$ 501,387	\$ 787
3 Lot Closings	-	14,732	14,732
4 Interest	-	26,251	26,251
5 Prepayments	-	-	-
6 TOTAL REVENUES	500,600	542,370	41,770
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	185,303	184,419	(884)
10 May 1, 2026	185,303	184,419	(884)
11 August 1, 2026	-	225	225
11 November 1, 2026	181,809	-	(181,809)
12 Principal Retirement			
13 May 1, 2026	130,000	130,000	-
14 Principal Prepayment	-	15,000	15,000
15 TOTAL EXPENDITURES	497,113	514,063	16,950
16 REVENUES OVER (UNDER) EXPENDITURES	3,487	28,307	24,820
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	28,307	24,820
22 Fund Balance - Beginning		838,109	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,487	\$ 866,416	\$ 862,929

* 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 August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 210,250	\$ 210,580	\$ 330
3 Lot Closings	-	-	-
4 Interest	-	7,648	7,648
5 Prepayments	-	-	-
6 TOTAL REVENUES	210,250	218,229	7,979
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	12,469	11,591
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	10,456	9,578
23 Fund Balance - Beginning		288,840	
24 FUND BALANCE - ENDING - PROJECTED	\$ 878	\$ 299,296	\$ 298,419

* financed by prior year revenues



Avalon Groves Community Development District
Debt Service 2021 Ph 3 & 4 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 193,100	\$ 193,403	\$ 303
3 Lot Closings	-	-	-
4 Interest	-	2,205	2,205
5 Prepayments	-	-	-
6 TOTAL REVENUES	193,100	195,608	2,508
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	4,671	1,609
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	4,671	1,609
22 Fund Balance - Beginning		86,179	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,062	\$ 90,850	\$ 87,788

* 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 August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 336,400	\$ 336,929	\$ 529
3 Lot Closings	-	-	-
4 Interest	-	8,551	8,551
5 Prepayments	-	-	-
6 TOTAL REVENUES	336,400	345,480	9,080
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	11,236	7,478
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	8,020	4,262
22 Fund Balance - Beginning		290,814	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,758	\$ 298,834	\$ 295,076

* 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 August 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 128,675	\$ 128,877	\$ 202
3 Lot Closings	-	-	-
4 Interest	-	1,906	1,906
5 Prepayments	-	-	-
6 TOTAL REVENUES	128,675	130,783	2,108
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	3,108	1,308
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	(16,296)	(18,096)
22 Fund Balance - Beginning		86,524	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,800	\$ 70,228	\$ 68,428

* 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 August 31, 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 <u>REVENUES</u>							
2 Developer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Insurance Claim	-	-	-	-	-	-	-
4 Interest	-	-	609	0	3,058	807	4,474
5 <u>TOTAL REVENUES</u>	-	-	609	0	3,058	807	4,474
6 <u>EXPENDITURES</u>							
7 Dissemination Agent	-	-	-	-	-	-	-
8 Trust Fund Accounting	-	-	-	-	-	-	-
9 Arbitrage	-	-	-	-	-	-	-
10 Trustee Fees	-	-	-	-	-	-	-
11 Requisitions	-	-	-	-	-	-	-
12 <u>TOTAL EXPENDITURES</u>	-	-	-	-	-	-	-
13 <u>REVENUES OVER (UNDER) EXPENDITURES</u>	-	-	609	0	3,058	807	4,474
14 <u>OTHER SOURCES (USES)</u>							
15 Transfer In	-	-	2,013	-	3,216	19,404	24,632
16 Transfer Out	-	-	-	-	-	-	-
17 <u>TOTAL OTHER SOURCES (USES)</u>	-	-	2,013	-	3,216	19,404	24,632
18 <u>NET CHANGE IN FUND BALANCE</u>	-	-	2,623	0	6,273	20,210	29,106
19 Fund Balance - Beginning	0	21	17,256	5	88,514	11,013	116,809
20 <u>FUND BALANCE - ENDING - PROJECTED</u>	\$ 0	\$ 21	\$ 19,879	\$ 5	\$ 94,787	\$ 31,224	\$ 145,915



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
07/01/2026	070126ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 4/27/26 - 5/29/26		41.53	998,348.61
07/01/2026	070126ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 4/23/26 - 5/28/26		3,232.64	995,115.97
07/01/2026	070126ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 4/23/26 - 5/28/26		20.68	995,095.29
07/01/2026	070126ACH4	Sunshine Water Services	Goldcrest Loop Playground 4/23/26 - 5/28/26		16.76	995,078.53
07/02/2026	070226ACH1	SECO Energy	16920 Sawgrass Bay Blvd 5/14/26 - 6/15/26		258.00	994,820.53
07/02/2026	070226ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 5/14/26 - 6/15/26		49.00	994,771.53
07/02/2026	070226ACH3	SECO Energy	17325 Sawgrass Bay Blvd 5/14/26 - 6/15/26		402.00	994,369.53
07/02/2026	070226ACH4	SECO Energy	17052 Basswood Lane 5/14/26 - 6/15/26		50.00	994,319.53
07/02/2026	070226ACH5	SECO Energy	17650 Sawgrass Bay Blvd 5/14/26 - 6/15/26		164.00	994,155.53
07/02/2026	100571	Down to Earth	Invoice: 180153 (Reference: Conservation Cutbacks.) Invoice: 180154 (Reference: Conservation ...		12,960.00	981,195.53
07/02/2026	100572	Clean Star Services	Invoice: 18437 (Reference: Trash & Pet Waste Collection June 26.)		650.00	980,545.53
07/02/2026	100573	HV Solar Lighting	Invoice: 690 (Reference: Street Light Project July 26.) Invoice: 689 (Reference: Street Light...		22,302.90	958,242.63
07/02/2026	100574	Vesta District Services	Invoice: 433134 (Reference: Management Fees July 26.)		3,596.00	954,646.63
07/06/2026	100575	Stantec Consulting Services,Inc	Invoice: 2583483 (Reference: Engineering Service May 26.) Invoice: 2557660 (Reference: Engine...		2,793.12	951,853.51
07/07/2026	100576	Eugene J. Mastrangeli	Invoice: 062526 BOS (Reference: BOS Meeting 6/25/26.)		200.00	951,653.51
07/07/2026	100577	John Holden	Invoice: 062526 BOS (Reference: BOS Meeting 6/25/26.)		200.00	951,453.51
07/07/2026	100578	Gabriel Ruperez	Invoice: 062526 BOS (Reference: BOS Meeting 6/25/26.)		200.00	951,253.51
07/07/2026	100579	Robert J. Wolski	Invoice: 062526 BOS (Reference: BOS Meeting 6/25/26.)		200.00	951,053.51
07/07/2026	100580	Carl M. Weston	Invoice: 062526 BOS (Reference: BOS Meeting 6/25/26.)		200.00	950,853.51
07/08/2026	100581	LLS Tax Solutions Inc.	Invoice: 004178 (Reference: Arbitrage Services.)		650.00	950,203.51
07/08/2026			Deposit	3,460.00		953,663.51
07/10/2026	1820	Sunshine Water Services	Construction & Meter Fee Install 17530 Blazing Star Circle		3,425.72	950,237.79
07/13/2026	100582	Regions Bank.	Invoice: 132079 (Reference: Trustee Fees.)		3,500.00	946,737.79
07/22/2026	100583	Vesta District Services	Invoice: 433441 (Reference: Billable Expenses - June 2026.)		3,583.76	943,154.03
07/22/2026	100584	Down to Earth	Invoice: 180735 (Reference: Irrigation Repairs.) Invoice: 180733 (Reference: Irrigation Inspe...		1,951.48	941,202.55
07/22/2026	100585	Stantec Consulting Services,Inc	Invoice: 2589258 (Reference: Engineering Services June 26.)		6,787.88	934,414.67
07/23/2026			Deposit	5.00		934,419.67

Date	Number	Name	Memo	Deposit	Payments	Balance
07/28/2026	072826ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 5/30/26 - 7/01/26		41.53	934,378.14
07/28/2026	072826ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 6/06/26 - 7/01/26		19.51	934,358.63
07/28/2026	072826ACH3	Sunshine Water Services	Goldcrest Loop Playground 6/6/26 - 7/01/26		16.66	934,341.97
07/28/2026	100586	Swine Solutions, LLC	Invoice: 765 (Reference: Trapping Services.)		1,650.00	932,691.97
07/28/2026	100587	Down to Earth	Invoice: 181516 (Reference: Tree & Plant Replacements.)		2,360.95	930,331.02
07/28/2026	100588	Carl M. Weston	Invoice: 072326 BOS (Reference: BOS Meeting 7/23/26.)		200.00	930,131.02
07/28/2026	100589	Robert J. Wolski	Invoice: 072326 BOS (Reference: BOS Meeting 7/23/26.)		200.00	929,931.02
07/28/2026	100590	John Holden	Invoice: 072326 BOS (Reference: BOS Meeting 7/23/26.)		200.00	929,731.02
07/28/2026	100591	Gabriel Ruperez	Invoice: 072326 BOS (Reference: BOS Meeting 7/23/26.)		200.00	929,531.02
07/30/2026	100592	Steadfast Alliance	Invoice: SA-25296 (Reference: Routine Aquatic Maintenance July 26.)		3,460.00	926,071.02
07/30/2026	100593	Down to Earth	Invoice: 178893 (Reference: Landscape Maintenance July 26.)		27,671.59	898,399.43
07/31/2026			Deposit	15,163.58		913,563.01
07/31/2026		End of Month		18,628.58	103,455.71	913,563.01
08/03/2026	080326ACH1	SECO Energy	16920 Sawgrass Bay Blvd 6/15/26 - 7/15/26		202.00	913,361.01
08/03/2026	080326ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 6/15/26 - 7/15/26		46.00	913,315.01
08/03/2026	080326ACH3	SECO Energy	17325 Sawgrass Bay Blvd 6/15/26 - 7/15/26		357.00	912,958.01
08/03/2026	080326ACH4	SECO Energy	17052 Basswood Lane 6/15/26 - 7/15/26		47.00	912,911.01
08/03/2026	080326ACH5	SECO Energy	17650 Sawgrass Bay Blvd 6/15/26 - 7/15/26		157.00	912,754.01
08/03/2026	100594	Down to Earth	Invoice: 182962 (Reference: Irrigation Repairs.) Invoice: 182960 (Reference: Irrigation Repai...		884.20	911,869.81
08/03/2026	100595	Platinum Exterior Services LLC	Invoice: 1528 (Reference: Final Payment.)		11,369.99	900,499.82
08/03/2026	100596	HV Solar Lighting	Invoice: 697 (Reference: Light Installation Aug 26.) Invoice: 698 (Reference: Light Installat...		22,302.90	878,196.92
08/03/2026	100597	Vesta District Services	Invoice: 433761 (Reference: Management Fees Aug 26.)		3,596.00	874,600.92
08/03/2026	100598	Steadfast Alliance	Invoice: SA-26981 (Reference: Pond Bank Clean up.)		6,360.00	868,240.92
08/03/2026	100599	Clean Star Services	Invoice: 18703 (Reference: Trash & Pet Waste Collection July 26.)		640.00	867,600.92
08/04/2026	080426ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 4/27/26 - 5/29/26		374.32	867,226.60
08/06/2026	100600	Fountain Design Group, Inc.	Invoice: 39914A (Reference: Fountain Cleaning Service - Quarterly.) Invoice: 39915A (Referenc...		276.06	866,950.54
08/06/2026			Deposit	3,460.00		870,410.54
08/10/2026			Deposit	5.00		870,415.54
08/10/2026	100601	Ronald L Vail Plumbing Inc.	Invoice: 40411158 (Reference: Plumbing repairs.)		1,289.00	869,126.54
08/11/2026	100602	Vesta District Services	Invoice: 434066 (Reference: Billable Expenses - July 2026.)		80.65	869,045.89
08/12/2026	081226ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 7/2/26 - 8/5/26		83.05	868,962.84
08/17/2026	100603	Rust Doctors FL LLC	Invoice: 13411 (Reference: Rust Control & Power Washing.)		2,300.00	866,662.84
08/18/2026	100604	Kutak Rock LLP	Invoice: 3778476 (Reference: Legal Services June 26.) Invoice: 3762927 (Reference: Legal Serv...		20,807.13	845,855.71
08/24/2026	100605	LLS Tax Solutions Inc.	Invoice: 004254 (Reference: Arbitrage Services.)		650.00	845,205.71
08/25/2026	1821	Regions Bank.			50,470.75	794,734.96
08/25/2026	100606	Robert J. Wolski	Invoice: 082026 BOS (Reference: BOS Meeting 8/20/26.)		200.00	794,534.96
08/25/2026	100607	Eugene J. Mastrangeli	Invoice: 082026 BOS (Reference: BOS Meeting 8/20/26.)		200.00	794,334.96
08/25/2026	100608	John Holden	Invoice: 082026 BOS (Reference: BOS Meeting 8/20/26.)		200.00	794,134.96
08/26/2026	100609	Swine Solutions, LLC	Invoice: 781 (Reference: Trapping Services Aug 26.)		1,650.00	792,484.96
08/27/2026	082726ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 7/2/26 - 8/5/26		43.86	792,441.10
08/27/2026	082726ACH2	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/2/26 - 8/5/26		391.54	792,049.56
08/27/2026	082726ACH3	Sunshine Water Services	Goldcrest Loop Playground 7/02/26 - 8/5/26		16.70	792,032.86
08/27/2026	082726ACH4	Sunshine Water Services	17344 Blazing Star Circle Irrigation 7/2/26 - 8/5/26		6.55	792,026.31
08/27/2026	082726ACH5	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/2/26 - 8/5/26		20.81	792,005.50
08/27/2026	100610	Down to Earth	Invoice: 181856 (Reference: Landscape Maintenance Aug 26.)		27,671.59	764,333.91
08/27/2026	100611	Steadfast Alliance	Invoice: SA-26545 (Reference: Aquatic Maintenance Aug 26.)		3,460.00	760,873.91
08/27/2026	100612	Stantec Consulting Services, Inc	Invoice: 2603588 (Reference: Engineering Services July & Aug 26.)		3,926.42	756,947.49
08/27/2026	082726BOS1	Carl M. Weston	BOS Meeting 8/20/26		200.00	756,747.49
08/31/2026			Deposit	6,854.90		763,602.39
08/31/2026			Deposit	5,861.21		769,463.60
08/31/2026		End of Month		16,181.11	160,280.52	769,463.60

Avalon Groves CDD
Cash Reconciliation - General Fund
August 31, 2026

	Bank United (Operating Account)
Balance per Bank Statement	\$ 807,441.61
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	37,958.01
<i>Adjusted Bank Balance</i>	<u>\$ 769,463.60</u>
Beginning Bank Balance per Books	913,563.01
Deposits	16,181.11
Disbursements	160,280.52
<i>Balance per Book</i>	<u>\$ 769,463.60</u>



Avalon Groves CDD Summary for August 2026

At the end of August there was spendable cash in the amount of \$754,247. This cash balance is net of items, such as, accounts payable and any monies due to others. There are no assessments outstanding because only 100% of assessments have been collected by the tax collector and forwarded to the District.

By the end of August, 91.67% of the annual budget is "expected" to be expended. Expenses through the month of August amount to \$1,018,409 which is 77% of the budget for the fiscal year. This means the District is under budget through August.

The largest expenditures are for physical environment at \$575,25. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal.

The total expenses uses 77 % which is less than the 91.67 % of the budget already this year. The district has made their one time insurance payment and one time fire district taxes payment.

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

Miscellaneous expenses are also overbudget at 367% of budgeted amount due to Fire District taxes imposed on the District.

Landscape Replenishment is over at budget at 101% and Hardscapes Repairs & Maintenance is over budget at 112%

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 August 31, 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	\$ 769,464						
Trust Balances (Restricted to DS)		287,929	864,190	298,361	89,991	297,338	69,656
Trust Balances (Restricted to A&C)		0	1	19,879	5	94,787	31,224
Accounts Receivable	\$ -						
Less: Accounts Payable	8,371	-	-	-	-	-	-
Less: Due to Other Funds	6,846	-	-	-	-	-	-
Net Cash Balance	\$ 754,247	\$ 287,929	\$ 864,191	\$ 318,240	\$ 89,996	\$ 392,126	\$ 100,880
Plus: Prepaids & Deposits	541	-	-	-	-	-	-
Plus: Assessments Receivable	-	-	-	-	-	-	-
Plus: Due from Other Funds	-	758	2,226	935	859	1,496	572
Less: Deferred Revenue	-	-	-	-	-	-	-
Net Current Assets	754,788	288,687	866,417	319,175	90,855	393,622	101,452
Cash Available to Spend	754,247						

Analysis of Revenues & Expenditures

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	1,335,146	179,173	542,370	218,838	195,608	348,537	131,590
Expenses:							
Administrative	103,336						
Insurance	32,326						
Debt Service Administration	36,924						
Utilities	265,548						
Physical Environment	575,125						
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:	1,018,409	165,275	498,838	205,760	190,938	334,244	127,675
Transfers In/Out	-	-	-	-	-	-	-
Profit (Loss)	\$ 316,737	\$ 13,898	\$ 43,532	\$ 13,078	\$ 4,671	\$ 14,294	\$ 3,915

EXHIBIT 15





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

August 20, 2026

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

\$2,415,000
Avalon Groves Community Development District
Special Assessment Bonds, Series 2017
(Assessment Area One Project)
("Bonds")

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended April 5, 2026 ("Computation Period"). This report indicates that there is **no cumulative rebate requirement liability** as of April 5, 2026.

The next annual arbitrage rebate calculation date is April 5, 2027. We have provided an engagement letter for the next two Computation Periods ending April 5, 2027, and April 5, 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

*\$2,415,000 Avalon Groves Community Development
District Special Assessment Bonds, Series 2017
(Assessment Area One Project)*

For the period ended April 5, 2026





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

August 20, 2026

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

Re: \$2,415,000 Avalon Groves Community Development District Special Assessment Bonds,
Series 2017 (Assessment Area One 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 April 5, 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 \$(258,968.51) at April 5, 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

August 20, 2026

\$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)

For the period ended April 5, 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 April 5, 2018.
3. Computations of yield are based upon a 30-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

August 20, 2026

\$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)

For the period ended April 5, 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. The District issued the Bonds to provide funds to (i) finance the costs of certain public infrastructure for the development of a designated assessment area within the District that support the District, consisting of certain roadway improvements, stormwater management and control facilities (including, but not limited to, related earthwork), land acquisition (limited to \$2,500,000 from the proceeds of the Bonds), parks and recreational facilities, water and wastewater systems, landscaping in public rights-of-way (including, but not limited to, entrance features and signage), and all related soft and incidental costs, (ii) fund a deposit to the Series 2017 Reserve Account, (iii) fund capitalized interest on the Bonds through May 1, 2018, and (iv) pay costs of issuance of the Bonds.

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

Avalon Groves Community Development District

August 20, 2026

\$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)

For the period ended April 5, 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

August 20, 2026

\$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)

For the period ended April 5, 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

August 20, 2026

\$2,415,000 Special Assessment Bonds, Series 2017 (Assessment Area One Project)

For the period ended April 5, 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.

\$2,415,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017 ISSUE DATE
4 / 6 / 2022 BEGINNING OF COMPUTATION PERIOD
4 / 5 / 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 / 6 / 2022	BEGINNING BALANCE		0.00	0.44	0.56	0.12
4 / 5 / 2026	CONSTRUCTION FUND		0.00	0.00	0.00	0.00
		0.44	0.00	0.44	0.56	0.12
4 / 6 / 2022	BEGINNING BALANCE		0.00	175,733.57	223,715.01	47,981.44
5 / 2 / 2022	DEBT SERVICE RESERVE FUND		20.63	0.00	0.00	0.00
6 / 1 / 2022	DEBT SERVICE RESERVE FUND		76.65	0.00	0.00	0.00
7 / 1 / 2022	DEBT SERVICE RESERVE FUND		133.82	0.00	0.00	0.00
8 / 1 / 2022	DEBT SERVICE RESERVE FUND		202.95	0.00	0.00	0.00
9 / 1 / 2022	DEBT SERVICE RESERVE FUND		297.58	0.00	0.00	0.00
10 / 3 / 2022	DEBT SERVICE RESERVE FUND		334.66	0.00	0.00	0.00
11 / 1 / 2022	DEBT SERVICE RESERVE FUND		424.68	0.00	0.00	0.00
12 / 1 / 2022	DEBT SERVICE RESERVE FUND		506.28	0.00	0.00	0.00
1 / 3 / 2023	DEBT SERVICE RESERVE FUND		582.13	0.00	0.00	0.00
2 / 1 / 2023	DEBT SERVICE RESERVE FUND		628.12	0.00	0.00	0.00
3 / 1 / 2023	DEBT SERVICE RESERVE FUND		608.41	0.00	0.00	0.00
4 / 3 / 2023	DEBT SERVICE RESERVE FUND		692.01	0.00	0.00	0.00
5 / 1 / 2023	DEBT SERVICE RESERVE FUND		699.16	0.00	0.00	0.00
6 / 1 / 2023	DEBT SERVICE RESERVE FUND		760.11	0.00	0.00	0.00
7 / 3 / 2023	DEBT SERVICE RESERVE FUND		744.62	0.00	0.00	0.00
8 / 1 / 2023	DEBT SERVICE RESERVE FUND		778.57	0.00	0.00	0.00
9 / 1 / 2023	DEBT SERVICE RESERVE FUND		810.56	0.00	0.00	0.00
10 / 2 / 2023	DEBT SERVICE RESERVE FUND		790.81	0.00	0.00	0.00
11 / 1 / 2023	DEBT SERVICE RESERVE FUND		820.96	0.00	0.00	0.00
12 / 1 / 2023	DEBT SERVICE RESERVE FUND		799.31	0.00	0.00	0.00
1 / 2 / 2024	DEBT SERVICE RESERVE FUND		829.69	0.00	0.00	0.00
2 / 1 / 2024	DEBT SERVICE RESERVE FUND		830.88	0.00	0.00	0.00
3 / 1 / 2024	DEBT SERVICE RESERVE FUND		778.11	0.00	0.00	0.00
4 / 1 / 2024	DEBT SERVICE RESERVE FUND		835.27	0.00	0.00	0.00
5 / 1 / 2024	DEBT SERVICE RESERVE FUND		809.78	0.00	0.00	0.00
6 / 3 / 2024	DEBT SERVICE RESERVE FUND		840.47	0.00	0.00	0.00
7 / 1 / 2024	DEBT SERVICE RESERVE FUND		817.62	0.00	0.00	0.00
8 / 1 / 2024	DEBT SERVICE RESERVE FUND		850.20	0.00	0.00	0.00
9 / 3 / 2024	DEBT SERVICE RESERVE FUND		853.63	0.00	0.00	0.00
10 / 1 / 2024	DEBT SERVICE RESERVE FUND		804.36	0.00	0.00	0.00
11 / 1 / 2024	DEBT SERVICE RESERVE FUND		786.23	0.00	0.00	0.00



\$2,415,000 AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2017 (ASSESSMENT AREA ONE PROJECT)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

4 / 6 / 2017 ISSUE DATE
4 / 6 / 2022 BEGINNING OF COMPUTATION PERIOD
4 / 5 / 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
12 / 2 / 2024	DEBT SERVICE RESERVE FUND		733.26	0.00	0.00	0.00
1 / 2 / 2025	DEBT SERVICE RESERVE FUND		739.36	0.00	0.00	0.00
2 / 3 / 2025	DEBT SERVICE RESERVE FUND		714.38	0.00	0.00	0.00
3 / 3 / 2025	DEBT SERVICE RESERVE FUND		644.81	0.00	0.00	0.00
4 / 1 / 2025	DEBT SERVICE RESERVE FUND		710.73	0.00	0.00	0.00
5 / 1 / 2025	DEBT SERVICE RESERVE FUND		690.56	0.00	0.00	0.00
6 / 2 / 2025	DEBT SERVICE RESERVE FUND		710.40	0.00	0.00	0.00
7 / 1 / 2025	DEBT SERVICE RESERVE FUND		689.66	0.00	0.00	0.00
8 / 1 / 2025	DEBT SERVICE RESERVE FUND		717.96	0.00	0.00	0.00
9 / 2 / 2025	DEBT SERVICE RESERVE FUND		720.68	0.00	0.00	0.00
10 / 1 / 2025	DEBT SERVICE RESERVE FUND		689.36	0.00	0.00	0.00
11 / 3 / 2025	DEBT SERVICE RESERVE FUND		693.82	0.00	0.00	0.00
12 / 1 / 2025	DEBT SERVICE RESERVE FUND		646.27	0.00	0.00	0.00
1 / 2 / 2026	DEBT SERVICE RESERVE FUND		644.18	0.00	0.00	0.00
2 / 2 / 2026	DEBT SERVICE RESERVE FUND		626.26	0.00	0.00	0.00
3 / 2 / 2026	DEBT SERVICE RESERVE FUND		561.82	0.00	0.00	0.00
4 / 1 / 2026	DEBT SERVICE RESERVE FUND		619.59	0.00	0.00	0.00
4 / 5 / 2026	INTEREST ACCRUAL		102.16	0.00	0.00	0.00
		<u>207,137.09</u>	<u>31,403.52</u>	<u>175,733.57</u>	<u>223,715.01</u>	<u>47,981.44</u>
		<u>207,137.53</u>	<u>31,403.52</u>	<u>175,734.01</u>	<u>223,715.57</u>	<u>47,981.56</u>
	ACTUAL EARNINGS		31,403.52			
	ALLOWABLE EARNINGS		<u>47,981.56</u>			
	REBATE REQUIREMENT		(16,578.04)			
	FUTURE VALUE OF 4/5/2022 CUMULATIVE REBATE REQUIREMENT		(233,283.43)			
	FUTURE VALUE OF 4/5/2023 COMPUTATION DATE CREDIT		(2,349.31)			
	FUTURE VALUE OF 4/5/2024 COMPUTATION DATE CREDIT		(2,335.75)			
	FUTURE VALUE OF 4/5/2025 COMPUTATION DATE CREDIT		(2,251.98)			
	COMPUTATION DATE CREDIT		<u>(2,170.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(258,968.51)</u>			

EXHIBIT 16



**Down to Earth**

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

Estimate: #155722**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

Dead Palm Removal

Estimated Job Start Date

August 31, 2026

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				\$780.00
Debris Removal and Disposal Fee	Each	1	\$89.99	\$89.99
Subtotal				\$869.99
Estimated Tax				\$0.00
Job Total				\$869.99

Scope of Work;

- Remove two dead sabal palms.

Proposed By:

Justin Sarka

Down to Earth

08/19/2026

Date

Agreed & Accepted By:

Avalon Groves CDD

Date

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