



Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
August 20, 2026
6:00 p.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, August 20, 2026 at 6:00 p.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, August 20, 2026
 Time: 6:00 p.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)			
(3)			
Robert Wolski (4)			
Gene Mastrangeli (5-C)			

Staff/Vendors

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

SECOND ORDER OF BUSINESS:

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

THIRD ORDER OF BUSINESS:

FY 2027 BUDGET

- A. **Public Hearing on Proposed FY 2026-2027 Budget and Assessment**
 - 1. Open Public Hearing
 - 2. Presentation of FY 2026-2027 Budget and Assessment Allocations [EXHIBIT 1](#)
 - 3. Public Comments
 - 4. Close Public Hearing
- B. Adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget** [EXHIBIT 2](#)
- C. Adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027** [EXHIBIT 3](#)

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*



FOURTH ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE (Continued)

- B. District Engineer – *Greg Woodcock, Stantec*
 - 1. Report on Erosion Concerns at Ponds 45-47 (Field Request #270) [EXHIBIT 4](#)
- C. Aquatic Maintenance Report – *Steadfast Environmental* [EXHIBIT 5](#)
 - 1. Presentation of Pond Requests – None Outstanding
- D. Landscape Maintenance Report – *Justin Sarka, Down To Earth* [EXHIBIT 6](#)
 - 1. Presentation of Landscape Requests
 - 2. Consideration of Down To Earth Proposals
 - a. Storm Response Pre-authorization Agreement for Hurricane Season 2026 [EXHIBIT 7](#)
 - b. #141020 – Replace Crabgrass at Goldcrest Loop - \$36,470 [EXHIBIT 8](#)
[LANDSCAPE - REPLENISHMENT/Encumber FIELD CONTINGENCY]
(Previously Presented)
 - c. #148612 – Village 1 Conservation Perimeter Cutback - \$8,580.00 (Previously Presented) [EXHIBIT 9](#)
- E. Field Operations – *Michael Bush, Vesta District Services* [EXHIBIT 10](#)
 - 1. Presentation of Field Requests
 - 2. Presentation of Streetlight Requests
 - 3. Presentation of Hog Activity Report
- F. District Counsel – *Bennett Davenport, Kutak Rock*
- G. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Review of District's Unallocated Funds
 - 2. Adoption of **Resolution 2026-11, Setting FY 2027 Meeting Schedule** [EXHIBIT 11](#)
 - 3. Adoption of **Resolution 2026-12, Establishing FY 2027 Performance Measures and Standards** [EXHIBIT 12](#)
 - 4. Acceptance of Supervisor Resignation (Seat 3) [EXHIBIT 13](#)





FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

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

SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

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

SEVENTH ORDER OF BUSINESS:

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

EIGHTH ORDER OF BUSINESS:

NEXT WORKSHOP ATTENDANCE CHECK

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

Thursday, September 10, 2026
at 10:00 a.m.

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

AGENDA DEADLINE:
NOON – September 2, 2026

NINTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

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

Thursday, September 24, 2026
at 10:00 a.m.

Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

AGENDA DEADLINE:
NOON -September 16, 2026

TENTH ORDER OF BUSINESS:

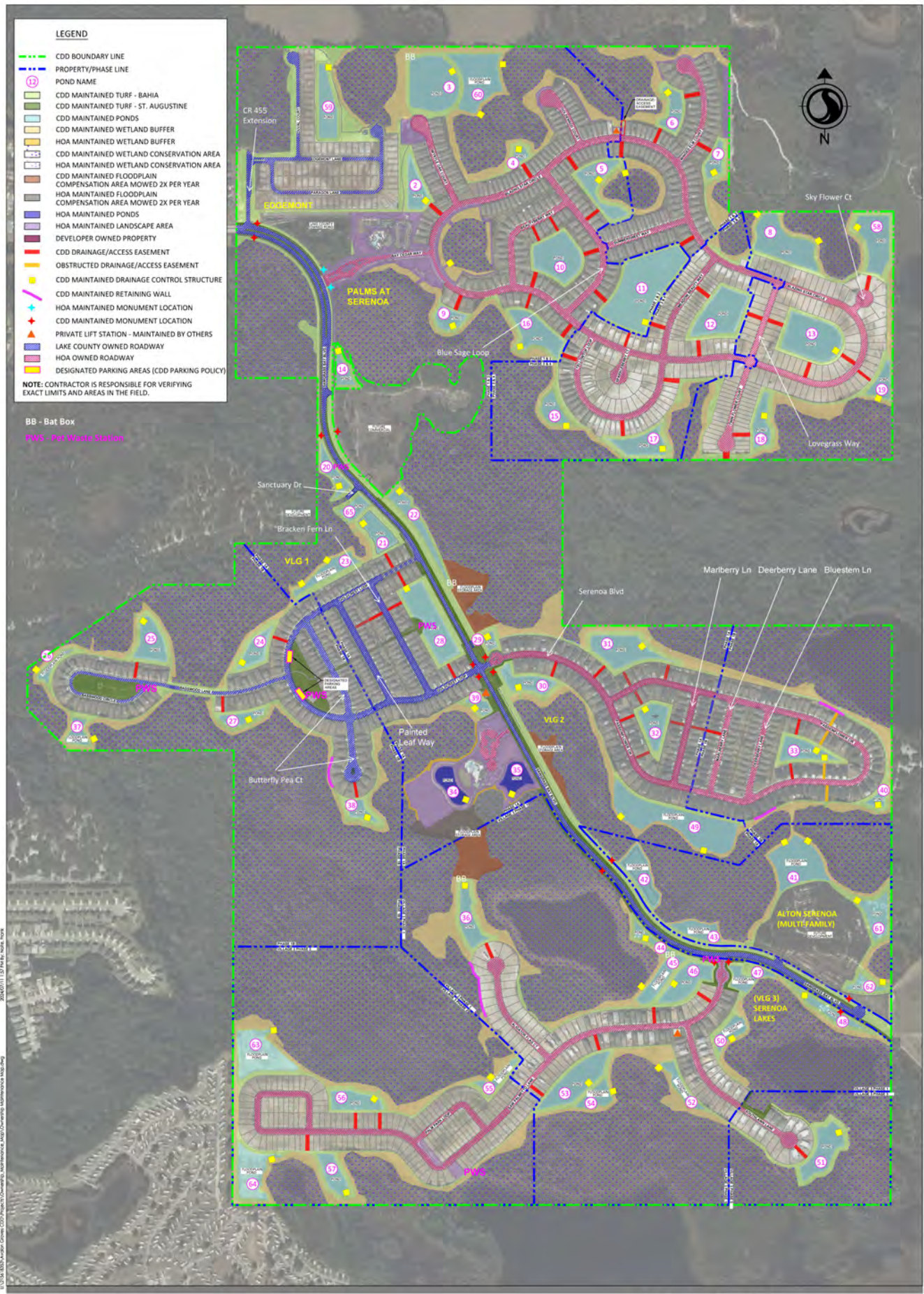
ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

ELEVENTH ORDER OF BUSINESS:

ADJOURNMENT





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

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



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

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



EXHIBIT 1



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

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

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

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



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

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

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

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

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

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

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

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

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

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2017A (AA1), 2017A-1 (AA2), 2019, 2021 (AA1), 2021 (AA3) and 2022 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection

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

AVALON GROVES CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
DEBT SERVICE SCHEDULE

	Series 2017A (AA1)	Series 2017A-1 (AA2)	Series 2019 (AA1 PH.1&2)	Series 2021 (AA1 PH.3&4)	Series 2021 (AA3)	Series 2022 (AA4)	Total Debt Service
REVENUE							
SPECIAL ASSESSMENTS (NET MADS)	\$ 168,075	\$ 498,000	\$ 210,250	\$ 193,100	\$ 336,400	\$ 128,675	\$ 1,534,500
TOTAL REVENUE	168,075	498,000	210,250	193,100	336,400	128,675	1,534,500
EXPENDITURES							
INTEREST EXPENSE							
May 1, 2027	58,994	180,925	63,206	54,569	98,019	43,038	498,750
November 1, 2027	57,744	177,297	63,206	53,400	95,919	42,238	489,803
PRINCIPAL RETIREMENT							
May 1, 2027	50,000	135,000	-	85,000	140,000	40,000	450,000
November 1, 2027	-	-	80,000	-	-	-	80,000
TOTAL EXPENDITURES	166,738	493,222	206,413	192,969	333,938	125,275	1,518,553
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 1,340	\$ 4,780	\$ 3,840	\$ 130	\$ 2,460	\$ 3,400	\$ 15,950

NET DEBT SERVICE	\$ 1,534,500.00
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 97,946.81
GROSS DEBT SERVICE ASSESSMENTS	\$ 1,632,446.81

AVALON GROVES CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SERIES 2017 (ASSESSMENT AREA ONE) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
9/30/2025						2,110,000
11/1/2025		5.000%	60,118.75	60,118.75	60,118.75	2,110,000
5/1/2026	45,000	5.000%	60,118.75	105,118.75		2,065,000
11/1/2026		5.000%	58,993.75	58,993.75	164,112.50	2,065,000
5/1/2027	50,000	5.000%	58,993.75	108,993.75		2,015,000
11/1/2027		5.000%	57,743.75	57,743.75	166,737.50	2,015,000
5/1/2028	50,000	5.000%	57,743.75	107,743.75		1,965,000
11/1/2028		5.000%	56,493.75	56,493.75	164,237.50	1,965,000
5/1/2029	55,000	5.750%	56,493.75	111,493.75		1,910,000
11/1/2029		5.750%	54,912.50	54,912.50	166,406.25	1,910,000
5/1/2030	55,000	5.750%	54,912.50	109,912.50		1,855,000
11/1/2030		5.750%	53,331.25	53,331.25	163,243.75	1,855,000
5/1/2031	60,000	5.750%	53,331.25	113,331.25		1,795,000
11/1/2031		5.750%	51,606.25	51,606.25	164,937.50	1,795,000
5/1/2032	65,000	5.750%	51,606.25	116,606.25		1,730,000
11/1/2032		5.750%	49,737.50	49,737.50	166,343.75	1,730,000
5/1/2033	70,000	5.750%	49,737.50	119,737.50		1,660,000
11/1/2033		5.750%	47,725.00	47,725.00	167,462.50	1,660,000
5/1/2034	70,000	5.750%	47,725.00	117,725.00		1,590,000
11/1/2034		5.750%	45,712.50	45,712.50	163,437.50	1,590,000
5/1/2035	75,000	5.750%	45,712.50	120,712.50		1,515,000
11/1/2035		5.750%	43,556.25	43,556.25	164,268.75	1,515,000
5/1/2036	80,000	5.750%	43,556.25	123,556.25		1,435,000
11/1/2036		5.750%	41,256.25	41,256.25	164,812.50	1,435,000
5/1/2037	85,000	5.750%	41,256.25	126,256.25		1,350,000
11/1/2037		5.750%	38,812.50	38,812.50	165,068.75	1,350,000
5/1/2038	90,000	5.750%	38,812.50	128,812.50		1,260,000
11/1/2038		5.750%	36,225.00	36,225.00	165,037.50	1,260,000
5/1/2039	95,000	5.750%	36,225.00	131,225.00		1,165,000
11/1/2039		5.750%	33,493.75	33,493.75	164,718.75	1,165,000
5/1/2040	100,000	5.750%	33,493.75	133,493.75		1,065,000
11/1/2040		5.750%	30,618.75	30,618.75	164,112.50	1,065,000
5/1/2041	110,000	5.750%	30,618.75	140,618.75		955,000
11/1/2041		5.750%	27,456.25	27,456.25	168,075.00	955,000
5/1/2042	115,000	5.750%	27,456.25	142,456.25		840,000
11/1/2042		5.750%	24,150.00	24,150.00	166,606.25	840,000
5/1/2043	120,000	5.750%	24,150.00	144,150.00		720,000
11/1/2043		5.750%	20,700.00	20,700.00	164,850.00	720,000
5/1/2044	130,000	5.750%	20,700.00	150,700.00		590,000
11/1/2044		5.750%	16,962.50	16,962.50	167,662.50	590,000
5/1/2045	135,000	5.750%	16,962.50	151,962.50		455,000
11/1/2045		5.750%	13,081.25	13,081.25	165,043.75	455,000
5/1/2046	145,000	5.750%	13,081.25	158,081.25		310,000
11/1/2046		5.750%	8,912.50	8,912.50	166,993.75	310,000
5/1/2047	150,000	5.750%	8,912.50	158,912.50		160,000
11/1/2047		5.750%	4,600.00	4,600.00	163,512.50	160,000
5/1/2048	160,000	5.750%	4,600.00	164,600.00	164,600.00	-
Total	\$2,110,000.00		1,752,400.00	3,862,400.00	3,862,400.00	

Max annual ds: \$168,075.00

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

AVALON GROVES CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SERIES 2017A-1 (ASSESSMENT AREA TWO) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
9/30/2025						6,190,000
11/1/2025		5.375%	184,419	184,419	184,419	6,190,000
5/1/2026	130,000	5.375%	184,419	314,419		6,060,000
11/1/2026		5.375%	180,925	180,925	495,344	6,060,000
5/1/2027	135,000	5.375%	180,925	315,925		5,925,000
11/1/2027		5.375%	177,297	177,297	493,222	5,925,000
5/1/2028	145,000	5.375%	177,297	322,297		5,780,000
11/1/2028		5.375%	173,400	173,400	495,697	5,780,000
5/1/2029	155,000	6.000%	173,400	328,400		5,625,000
11/1/2029		6.000%	168,750	168,750	497,150	5,625,000
5/1/2030	165,000	6.000%	168,750	333,750		5,460,000
11/1/2030		6.000%	163,800	163,800	497,550	5,460,000
5/1/2031	175,000	6.000%	163,800	338,800		5,285,000
11/1/2031		6.000%	158,550	158,550	497,350	5,285,000
5/1/2032	185,000	6.000%	158,550	343,550		5,100,000
11/1/2032		6.000%	153,000	153,000	496,550	5,100,000
5/1/2033	195,000	6.000%	153,000	348,000		4,905,000
11/1/2033		6.000%	147,150	147,150	495,150	4,905,000
5/1/2034	210,000	6.000%	147,150	357,150		4,695,000
11/1/2034		6.000%	140,850	140,850	498,000	4,695,000
5/1/2035	220,000	6.000%	140,850	360,850		4,475,000
11/1/2035		6.000%	134,250	134,250	495,100	4,475,000
5/1/2036	235,000	6.000%	134,250	369,250		4,240,000
11/1/2036		6.000%	127,200	127,200	496,450	4,240,000
5/1/2037	250,000	6.000%	127,200	377,200		3,990,000
11/1/2037		6.000%	119,700	119,700	496,900	3,990,000
5/1/2038	265,000	6.000%	119,700	384,700		3,725,000
11/1/2038		6.000%	111,750	111,750	496,450	3,725,000
5/1/2039	280,000	6.000%	111,750	391,750		3,445,000
11/1/2039		6.000%	103,350	103,350	495,100	3,445,000
5/1/2040	300,000	6.000%	103,350	403,350		3,145,000
11/1/2040		6.000%	94,350	94,350	497,700	3,145,000
5/1/2041	315,000	6.000%	94,350	409,350		2,830,000
11/1/2041		6.000%	84,900	84,900	494,250	2,830,000
5/1/2042	335,000	6.000%	84,900	419,900		2,495,000
11/1/2042		6.000%	74,850	74,850	494,750	2,495,000
5/1/2043	355,000	6.000%	74,850	429,850		2,140,000
11/1/2043		6.000%	64,200	64,200	494,050	2,140,000
5/1/2044	380,000	6.000%	64,200	444,200		1,760,000
11/1/2044		6.000%	52,800	52,800	497,000	1,760,000
5/1/2045	400,000	6.000%	52,800	452,800		1,360,000
11/1/2045		6.000%	40,800	40,800	493,600	1,360,000
5/1/2046	425,000	6.000%	40,800	465,800		935,000
11/1/2046		6.000%	28,050	28,050	493,850	935,000
5/1/2047	455,000	6.000%	28,050	483,050		480,000
11/1/2047		6.000%	14,400	14,400	497,450	480,000
5/1/2048	480,000	6.000%	14,400	494,400	494,400	-
Total	\$6,190,000.00		5,397,481	11,587,481	11,587,481	

Max annual ds: \$498,000.00

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

AVALON GROVES CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SERIES 2019 (ASSESSMENT AREA ONE, PHASES 1 & 2) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
5/1/2023		3.350%	68,503	68,503		3,290,000
11/1/2023	70,000	3.350%	68,503	138,503	207,005.00	3,220,000
5/1/2024		3.350%	67,330	67,330		3,220,000
11/1/2024	75,000	3.350%	67,330	142,330	209,660.00	3,145,000
5/1/2025		3.700%	66,074	66,074		3,145,000
11/1/2025	75,000	3.700%	66,074	141,074	207,147.50	3,070,000
5/1/2026		3.700%	64,686	64,686		3,070,000
11/1/2026	80,000	3.700%	64,686	144,686	209,372.50	2,990,000
5/1/2027		3.700%	63,206	63,206		2,990,000
11/1/2027	80,000	3.700%	63,206	143,206	206,412.50	2,910,000
5/1/2028		3.700%	61,726	61,726		2,910,000
11/1/2028	85,000	3.700%	61,726	146,726	208,452.50	2,825,000
5/1/2029		3.700%	60,154	60,154		2,825,000
11/1/2029	85,000	3.700%	60,154	145,154	205,307.50	2,740,000
5/1/2030		4.125%	58,581	58,581		2,740,000
11/1/2030	90,000	4.125%	58,581	148,581	207,162.50	2,650,000
5/1/2031		4.125%	56,725	56,725		2,650,000
11/1/2031	95,000	4.125%	56,725	151,725	208,450.00	2,555,000
5/1/2032		4.125%	54,766	54,766		2,555,000
11/1/2032	95,000	4.125%	54,766	149,766	204,531.25	2,460,000
5/1/2033		4.125%	52,806	52,806		2,460,000
11/1/2033	100,000	4.125%	52,806	152,806	205,612.50	2,360,000
5/1/2034		4.125%	50,744	50,744		2,360,000
11/1/2034	105,000	4.125%	50,744	155,744	206,487.50	2,255,000
5/1/2035		4.125%	48,578	48,578		2,255,000
11/1/2035	110,000	4.125%	48,578	158,578	207,156.25	2,145,000
5/1/2036		4.125%	46,309	46,309		2,145,000
11/1/2036	115,000	4.125%	46,309	161,309	207,618.75	2,030,000
5/1/2037		4.125%	43,938	43,938		2,030,000
11/1/2037	120,000	4.125%	43,938	163,938	207,875.00	1,910,000
5/1/2038		4.125%	41,463	41,463		1,910,000
11/1/2038	125,000	4.125%	41,463	166,463	207,925.00	1,785,000
5/1/2039		4.125%	38,884	38,884		1,785,000
11/1/2039	130,000	4.125%	38,884	168,884	207,768.75	1,655,000
5/1/2040		4.375%	36,203	36,203		1,655,000
11/1/2040	135,000	4.375%	36,203	171,203	207,406.25	1,520,000
5/1/2041		4.375%	33,250	33,250		1,520,000
11/1/2041	140,000	4.375%	33,250	173,250	206,500.00	1,380,000
5/1/2042		4.375%	30,188	30,188		1,380,000
11/1/2042	145,000	4.375%	30,188	175,188	205,375.00	1,235,000
5/1/2043		4.375%	27,016	27,016		1,235,000
11/1/2043	155,000	4.375%	27,016	182,016	209,031.25	1,080,000
5/1/2044		4.375%	23,625	23,625		1,080,000
11/1/2044	160,000	4.375%	23,625	183,625	207,250.00	920,000
5/1/2045		4.375%	20,125	20,125		920,000
11/1/2045	170,000	4.375%	20,125	190,125	210,250.00	750,000
5/1/2046		4.375%	16,406	16,406		750,000
11/1/2046	175,000	4.375%	16,406	191,406	207,812.50	575,000
5/1/2047		4.375%	12,578	12,578		575,000
11/1/2047	185,000	4.375%	12,578	197,578	210,156.25	390,000
5/1/2048		4.375%	8,531	8,531		390,000
11/1/2048	190,000	4.375%	8,531	198,531	207,062.50	200,000
5/1/2049		4.375%	4,375	4,375		200,000
11/1/2049	200,000	4.375%	4,375	204,375	208,750.00	-
Total	\$3,290,000		2,313,539	5,603,539	5,603,539	

Max annual ds: \$210,250.00

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

AVALON GROVES CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SERIES 2021 (ASSESSMENT AREA ONE, PHASES 3 & 4) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2023		2.250%	57,213	57,213	57,213	3,340,000
5/1/2024	75,000	2.250%	57,213	132,213		3,265,000
11/1/2024		2.250%	56,369	56,369	188,581	3,265,000
5/1/2025	80,000	2.250%	56,369	136,369		3,185,000
11/1/2025		2.250%	55,469	55,469	191,838	3,185,000
5/1/2026	80,000	2.250%	55,469	135,469		3,105,000
11/1/2026		2.750%	54,569	54,569	190,038	3,105,000
5/1/2027	85,000	2.750%	54,569	139,569		3,020,000
11/1/2027		2.750%	53,400	53,400	192,969	3,020,000
5/1/2028	85,000	2.75%	53,400	138,400		2,935,000
11/1/2028		2.75%	52,231	52,231	190,631	2,935,000
5/1/2029	85,000	2.75%	52,231	137,231		2,850,000
11/1/2029		2.75%	51,063	51,063	188,294	2,850,000
5/1/2030	90,000	2.75%	51,063	141,063		2,760,000
11/1/2030		2.75%	49,825	49,825	190,888	2,760,000
5/1/2031	90,000	2.75%	49,825	139,825		2,670,000
11/1/2031		3.125%	48,588	48,588	188,413	2,670,000
5/1/2032	95,000	3.125%	48,588	143,588		2,575,000
11/1/2032		3.125%	47,103	47,103	190,691	2,575,000
5/1/2033	100,000	3.125%	47,103	147,103		2,475,000
11/1/2033		3.125%	45,541	45,541	192,644	2,475,000
5/1/2034	100,000	3.125%	45,541	145,541		2,375,000
11/1/2034		3.125%	43,978	43,978	189,519	2,375,000
5/1/2035	105,000	3.125%	43,978	148,978		2,270,000
11/1/2035		3.125%	42,338	42,338	191,316	2,270,000
5/1/2036	110,000	3.125%	42,338	152,338		2,160,000
11/1/2036		3.125%	40,619	40,619	192,956	2,160,000
5/1/2037	110,000	3.125%	40,619	150,619		2,050,000
11/1/2037		3.125%	38,900	38,900	189,519	2,050,000
5/1/2038	115,000	3.125%	38,900	153,900		1,935,000
11/1/2038		3.125%	37,103	37,103	191,003	1,935,000
5/1/2039	120,000	3.125%	37,103	157,103		1,815,000
11/1/2039		3.125%	35,228	35,228	192,331	1,815,000
5/1/2040	120,000	3.125%	35,228	155,228		1,695,000
11/1/2040		3.125%	33,353	33,353	188,581	1,695,000
5/1/2041	125,000	3.125%	33,353	158,353		1,570,000
11/1/2041		4.00%	31,400	31,400	189,753	1,570,000
5/1/2042	130,000	4.00%	31,400	161,400		1,440,000
11/1/2042		4.00%	28,800	28,800	190,200	1,440,000
5/1/2043	135,000	4.00%	28,800	163,800		1,305,000
11/1/2043		4.00%	26,100	26,100	189,900	1,305,000
5/1/2044	140,000	4.00%	26,100	166,100		1,165,000
11/1/2044		4.00%	23,300	23,300	189,400	1,165,000
5/1/2045	145,000	4.00%	23,300	168,300		1,020,000
11/1/2045		4.00%	20,400	20,400	188,700	1,020,000
5/1/2046	155,000	4.00%	20,400	175,400		865,000
11/1/2046		4.00%	17,300	17,300	192,700	865,000
5/1/2047	160,000	4.00%	17,300	177,300		705,000
11/1/2047		4.00%	14,100	14,100	191,400	705,000
5/1/2048	165,000	4.00%	14,100	179,100		540,000
11/1/2048		4.00%	10,800	10,800	189,900	540,000
5/1/2049	175,000	4.00%	10,800	185,800		365,000
11/1/2049		4.00%	7,300	7,300	193,100	365,000
5/1/2050	180,000	4.00%	7,300	187,300		185,000
11/1/2050		4.00%	3,700	3,700	191,000	185,000
5/1/2051	185,000	4.00%	3,700	188,700	188,700	-
Total	\$ 3,340,000		\$ 2,052,175	\$ 5,392,175	\$ 5,392,175	

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

Max annual ds: 193,100

AVALON GROVES CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SERIES 2021 (ASSESSMENT AREA THREE) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
						5,800,000
5/1/2024	130,000	2.375%	102,769	232,769		5,670,000
11/1/2024		2.375%	101,225	101,225	333,994	5,670,000
5/1/2025	135,000	2.375%	101,225	236,225		5,535,000
11/1/2025		2.375%	99,622	99,622	335,847	5,535,000
5/1/2026	135,000	2.375%	99,622	234,622		5,400,000
11/1/2026		3.000%	98,019	98,019	332,641	5,400,000
5/1/2027	140,000	3.000%	98,019	238,019		5,260,000
11/1/2027		3.000%	95,919	95,919	333,938	5,260,000
5/1/2028	145,000	3.00%	95,919	240,919		5,115,000
11/1/2028		3.00%	93,744	93,744	334,663	5,115,000
5/1/2029	150,000	3.00%	93,744	243,744		4,965,000
11/1/2029		3.00%	91,494	91,494	335,238	4,965,000
5/1/2030	155,000	3.00%	91,494	246,494		4,810,000
11/1/2030		3.00%	89,169	89,169	335,663	4,810,000
5/1/2031	160,000	3.00%	89,169	249,169		4,650,000
11/1/2031		3.00%	86,769	86,769	335,938	4,650,000
5/1/2032	165,000	3.00%	86,769	251,769		4,485,000
11/1/2032		3.375%	84,294	84,294	336,063	4,485,000
5/1/2033	165,000	3.375%	84,294	249,294		4,320,000
11/1/2033		3.375%	81,509	81,509	330,803	4,320,000
5/1/2034	175,000	3.375%	81,509	256,509		4,145,000
11/1/2034		3.375%	78,556	78,556	335,066	4,145,000
5/1/2035	180,000	3.375%	78,556	258,556		3,965,000
11/1/2035		3.375%	75,519	75,519	334,075	3,965,000
5/1/2036	185,000	3.375%	75,519	260,519		3,780,000
11/1/2036		3.375%	72,397	72,397	332,916	3,780,000
5/1/2037	190,000	3.375%	72,397	262,397		3,590,000
11/1/2037		3.375%	69,191	69,191	331,588	3,590,000
5/1/2038	200,000	3.375%	69,191	269,191		3,390,000
11/1/2038		3.375%	65,816	65,816	335,006	3,390,000
5/1/2039	205,000	3.375%	65,816	270,816		3,185,000
11/1/2039		3.375%	62,356	62,356	333,172	3,185,000
5/1/2040	210,000	3.375%	62,356	272,356		2,975,000
11/1/2040		3.375%	58,813	58,813	331,169	2,975,000
5/1/2041	220,000	3.375%	58,813	278,813		2,755,000
11/1/2041		4.00%	55,100	55,100	333,913	2,755,000
5/1/2042	230,000	4.00%	55,100	285,100		2,525,000
11/1/2042		4.00%	50,500	50,500	335,600	2,525,000
5/1/2043	240,000	4.00%	50,500	290,500		2,285,000
11/1/2043		4.00%	45,700	45,700	336,200	2,285,000
5/1/2044	245,000	4.00%	45,700	290,700		2,040,000
11/1/2044		4.00%	40,800	40,800	331,500	2,040,000
5/1/2045	260,000	4.00%	40,800	300,800		1,780,000
11/1/2045		4.00%	35,600	35,600	336,400	1,780,000
5/1/2046	270,000	4.00%	35,600	305,600		1,510,000
11/1/2046		4.00%	30,200	30,200	335,800	1,510,000
5/1/2047	280,000	4.00%	30,200	310,200		1,230,000
11/1/2047		4.00%	24,600	24,600	334,800	1,230,000
5/1/2048	290,000	4.00%	24,600	314,600		940,000
11/1/2048		4.00%	18,800	18,800	333,400	940,000
5/1/2049	300,000	4.00%	18,800	318,800		640,000
11/1/2049		4.00%	12,800	12,800	331,600	640,000
5/1/2050	315,000	4.00%	12,800	327,800		325,000
11/1/2050		4.00%	6,500	6,500	334,300	325,000
5/1/2051	325,000	4.00%	6,500	331,500	331,500	-
Total	\$ 5,800,000		\$ 3,552,788	\$ 9,352,788	\$ 9,352,788	

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

Max annual ds: 336,400

AVALON GROVES CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SERIES 2022 (AA4) DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2022		4.000%	46,038			2,105,000
5/1/2023	35,000	4.000%	46,038	81,038		2,070,000
11/1/2023		4.000%	45,338	45,338	126,375	2,070,000
5/1/2024	35,000	4.000%	45,338	80,338		2,035,000
11/1/2024		4.000%	44,638	44,638	124,975	2,035,000
5/1/2025	40,000	4.000%	44,638	84,638		1,995,000
11/1/2025		4.000%	43,838	43,838	128,475	1,995,000
5/1/2026	40,000	4.000%	43,838	83,838		1,955,000
11/1/2026		4.000%	43,038	43,038	126,875	1,955,000
5/1/2027	40,000	4.000%	43,038	83,038		1,915,000
11/1/2027		4.125%	42,238	42,238	125,275	1,915,000
5/1/2028	45,000	4.125%	42,238	87,238		1,870,000
11/1/2028		4.125%	41,309	41,309	128,547	1,870,000
5/1/2029	45,000	4.125%	41,309	86,309		1,825,000
11/1/2029		4.125%	40,381	40,381	126,691	1,825,000
5/1/2030	45,000	4.125%	40,381	85,381		1,780,000
11/1/2030		4.125%	39,453	39,453	124,834	1,780,000
5/1/2031	50,000	4.125%	39,453	89,453		1,730,000
11/1/2031		4.125%	38,422	38,422	127,875	1,730,000
5/1/2032	50,000	4.125%	38,422	88,422		1,680,000
11/1/2032		4.375%	37,391	37,391	125,813	1,680,000
5/1/2033	55,000	4.375%	37,391	92,391		1,625,000
11/1/2033		4.375%	36,188	36,188	128,578	1,625,000
5/1/2034	55,000	4.375%	36,188	91,188		1,570,000
11/1/2034		4.375%	34,984	34,984	126,172	1,570,000
5/1/2035	60,000	4.375%	34,984	94,984		1,510,000
11/1/2035		4.375%	33,672	33,672	128,656	1,510,000
5/1/2036	60,000	4.375%	33,672	93,672		1,450,000
11/1/2036		4.375%	32,359	32,359	126,031	1,450,000
5/1/2037	65,000	4.375%	32,359	97,359		1,385,000
11/1/2037		4.375%	30,938	30,938	128,297	1,385,000
5/1/2038	65,000	4.375%	30,938	95,938		1,320,000
11/1/2038		4.375%	29,516	29,516	125,453	1,320,000
5/1/2039	70,000	4.375%	29,516	99,516		1,250,000
11/1/2039		4.375%	27,984	27,984	127,500	1,250,000
5/1/2040	70,000	4.375%	27,984	97,984		1,180,000
11/1/2040		4.375%	26,453	26,453	124,438	1,180,000
5/1/2041	75,000	4.375%	26,453	101,453		1,105,000
11/1/2041		4.375%	24,813	24,813	126,266	1,105,000
5/1/2042	80,000	4.375%	24,813	104,813		1,025,000
11/1/2042		4.50%	23,063	23,063	127,875	1,025,000
5/1/2043	80,000	4.50%	23,063	103,063		945,000
11/1/2043		4.50%	21,263	21,263	124,325	945,000
5/1/2044	85,000	4.50%	21,263	106,263		860,000
11/1/2044		4.50%	19,350	19,350	125,613	860,000
5/1/2045	90,000	4.50%	19,350	109,350		770,000
11/1/2045		4.50%	17,325	17,325	126,675	770,000
5/1/2046	95,000	4.50%	17,325	112,325		675,000
11/1/2046		4.50%	15,188	15,188	127,513	675,000
5/1/2047	100,000	4.50%	15,188	115,188		575,000
11/1/2047		4.50%	12,938	12,938	128,125	575,000
5/1/2048	105,000	4.50%	12,938	117,938		470,000
11/1/2048		4.50%	10,575	10,575	128,513	470,000
5/1/2049	110,000	4.50%	10,575	120,575		360,000
11/1/2049		4.50%	8,100	8,100	128,675	360,000
5/1/2050	115,000	4.50%	8,100	123,100		245,000
11/1/2050		4.50%	5,513	5,513	128,613	245,000
5/1/2051	120,000	4.50%	5,513	125,513	125,513	125,000
11/1/2051		4.50%	2,813	2,813	2,813	125,000
5/1/2052	125,000	4.50%	2,813	127,813	127,813	-
Total	\$ 2,105,000		\$ 1,750,225	\$ 3,809,188	\$ 3,809,188	

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

Max annual ds: 128,675

EXHIBIT 2



RESOLUTION 2026-12
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Avalon Groves Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.



- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Avalon Groves Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.



PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2026.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget



EXHIBIT 3



RESOLUTION 2026-13
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Avalon Groves Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Lake County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B (“Assessment Roll”)**.



2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2027 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.



5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST, 2026.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll



Exhibit A



Exhibit B



EXHIBIT 4





Stantec staff visited Avalon Groves CDD to review a report of pond bank erosion and document our findings. During our review we documented erosion around the existing mitered end section (MES), erosion areas are identified in the location map and a photo documenting the condition while onsite with recommended repair or course of action, Sod all disturbed areas. Refer to the location map below for additional location information.

Greg Woodcock

Project Manager

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com



Location Map:



Location 1: Minor erosion over existing concrete pipe. Place two rows of sand cement bags over pipe to protect exposed pipe. Sand cement bags are to be installed in with rebar not penetrating from the top of the bags. Bags cannot impede within 6" of the skimmer.



Location 2: Clear vegetation 5' min. around flared end section.



Location 3: Clear a minimum of 8" below the skimmer.



Location 4: Erosion and undermining of the mitered end section. Place compacted 57 stone and rip rap under mitered end section and install rip rap a minimum of 2' out from mitered end section. The rip rap is to extend from the top of the structure to the normal water level. Sod all disturbed areas.



Location 5: Erosion and undermining of the mitered end section. Place compacted 57 stone and rip rap under mitered end section and install rip rap a minimum of 2' out from mitered end section. The rip rap is to extend from the top of the structure to the normal water level. Sod all disturbed areas.



Location 6: Erosion and undermining of the mitered end section. Place compacted 57 stone and rip rap under mitered end section and install rip rap a minimum of 2' out from mitered end section. The rip rap is to extend from the top of the structure to the normal water level. Sod all disturbed areas.

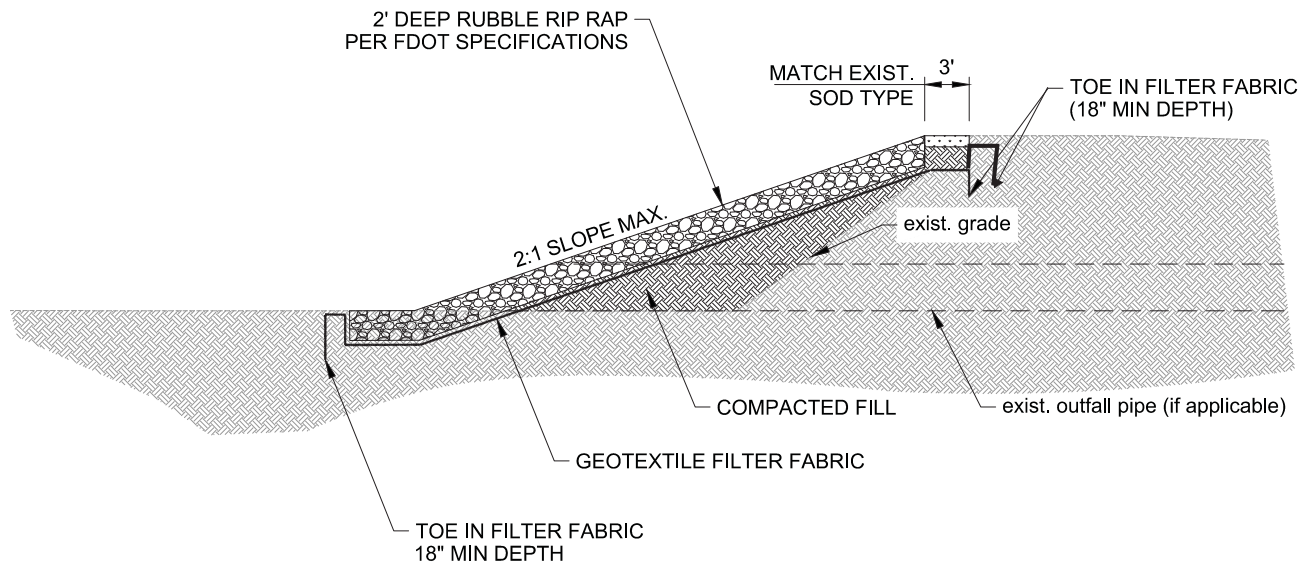


Location 7: Minor erosion observed at high-water line. Erosion is due to lack of turf and dry conditions and the large bare area from the high-water level to the existing water line. Recommend having the landscape or aquatics team review this area and provide recommendations for turf. Monitor for future erosion and rip rap repair if necessary.



Location 8: Install 160 LF of rip rap per detail located at the end of this report. Based on our review of historic aerials it appears this area has had erosion issues in the past. We recommend installing rip rap along this section to assist in preventing future erosion. Erosion and undermining of the mitered end section has occurred, place compacted 57 stone and rip rap under mitered end section and install rip rap a minimum of 2' out from mitered end section. The rip rap is to extend from the top of the structure to the normal water level. Sod all disturbed areas.





RIP RAP RESTORATION DETAIL
N.T.S.

EXHIBIT 5





Avalon Groves CDD Aquatics

Inspection Date:

8/11/2026 2:20 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 47

Condition: Excellent Great Good Poor ☒ Mixed Condition Improving



Comments:

Nuisance grass growth present around the perimeter. Treatments to clear it are ongoing and may need to be increased. I'll work with the tech to begin improving conditions here.
Any algae present is decaying and mostly cleared from rain. The tech will also follow up on this next service.

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

SITE: 48

Condition: Excellent Great ☒ Good Poor Mixed Condition Improving



Comments:

Terrestrial weeds are beginning to become covered with water. It should be fine to start treating them and accelerate decay. Other nuisance aquatic growth will be addressed at that time.
No algae observed.

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

Inspection Report

SITE: 49

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Lily treatments are ongoing for the time. The lilies seem to be staving off other vegetative and algal growth so we will keep some until growth density increases again. I expect this behavior from lilies to a degree, it's just working exceptionally well 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
	Hydrilla	Slender Spikerush	☒ Other: Lilies

SITE: 50

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Conversely from the previous pond, we need to increase lily treatments here. They're too dense for my liking and allowing algal mats to form. After good results in pond 2, we'll employ similar methods here slowly.

<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: Lilies

Inspection Report

SITE: 51

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Aside from a few small patches of pennywort, this pond is in excellent condition. This growth will be addressed next service. No algae observed.

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

SITE: 52

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Filamentous algae present on the surface. The grayish color and broken-up appearance is leading me to believe the algae is decaying, but I'll have a tech inspect and treat if needed. This pond likes to flare up like this in the summer so he is well aware of these conditions. No nuisance grass observed.

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

Inspection Report

SITE: 53

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

More decaying algae present. A tech will inspect, treat if needed, and address the nuisance grasses 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: Submersed	

SITE: 54

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Similar conditions to the previous few ponds. Clearing the patches of pennywort will help the algae break apart and clear faster. Technicians will treat these areas heavier for some time to help improve conditions.

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

Inspection Report

SITE: 55

Condition: Excellent Great Good ☒ Poor Mixed Condition Improving



Comments:

Notable algal and vegetative growth. This pond has poor access; no easement, residents blocking entry with landscaping and yard ornamentals, fences. These make treatment difficult. The landscape maintenance crew has found a way back there; I'll work with them to find that spot and ask the tech to use it moving forward. Before this, I'll come up with a treatment plan to implement until conditions improve.

<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: Pondweed

SITE: 56

Condition: Excellent Great ☒ Good Poor Mixed Condition Improving



Comments:

Another case of decaying algae and pennywort. Herbicide and algaecide treatments will be applied as needed next service.

<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



Unprecedented weather is going to make summer interesting this year. So far, we've seen multiple heat domes, continued drought, and an early-season gulf tropical storm. We're preparing technicians for anything at this point. Rain has become more frequent, but not enough to bring us out of the drought. Still, any added nutrients from runoff can cause rapid algal blooms in ponds as growing conditions are prime. Vegetation will continue to thrive through the season and may appear in areas we've not seen it in for a few months. Rising water levels will at least help quell the persistent terrestrial growth on exposed banks and beds. We have altered every technician's schedule to give them more time at their properties and better combat current growth.

The typical summer conditions I've been waiting for are here. Many of the ponds inspected today have histories of rapid growth in summer and the odd weather seems to be accelerating this. The rain is making techs' jobs interesting. It seems to be creating algal blooms through nutrient influx, then pelting the mats and naturally starting decay. While it is annoying, it's better large, bright green mats that need heavy treatment. Just some bump treatments to hasten the decay. The amount of pennywort in ponds may also be due to rain. It's growing mostly on residential sides of ponds and being fed by fertilizer runoff. Then after treatment, afternoon rain washes some of the product off. I have already asked techs to increase the amount of surfactants in their herbicide mixes to combat this. Overall, more focused efforts can make a huge difference here. Standard products and methods will be enough, no need for specialized products yet. I may just start bringing a backpack sprayer during inspections to take some load off the techs and address immediate issues as I see them.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA



Avalon Groves CDD
Sawgrass Bay Blvd, Clermont

Gate Code:





Printed: Jul 9, 2026
 30435 Commerce Drive Unit 102, San Antonio, FL 33576
 Phone: 844-347-0702
 Fax: 813-501-1432

Daily Logs List

Jul 1, 2026

Job: SE1032 Avalon Groves CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds for:(Grasses and Algae)

1,2,10,15,17,14,21,22,29,25,34,35,44,45,46,48,41,61,62

-Lilly's treated on pond 2

-Blue Dye added to pond 17

Weather Conditions:

Partly cloudy with isolated storms Wed, Jul 1, 2026, 1:08 PM



90°F

Wind: 9 mph

71°F

Humidity: 95%

Total Precip: 0.07"

Attachments: 10





Printed: Jul 9, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Jul 8, 2026

Job: SE1032 Avalon Groves CDD**Title:****Added By:** David Smeltz**Log Notes:**

Treated ponds for:(Grasses and Algae)

11,14,35,42,43,45,47,50,51,52,53,54,55,56,57,34,23,24,2

Weather Conditions:

Partly cloudy with isolated storms Wed, Jul 8, 2026, 2:45 PM

**95°F**

Wind: 7 mph

77°F

Humidity: 91%

Total Precip: 0.01"

Attachments: 12



Printed: Aug 12, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Jul 22, 2026

Job: SE1032 Avalon Groves CDD**Title:****Added By:** David Smeltz**Log Notes:**

Treated ponds for:(Grasses and Algae)

44,46,41,35,34,30,29,31,32,33,49,22,65,21,28,38,27,37

-(Trash removal performed)

-(Tree down blocking access to pond 40)

Weather Conditions:

Partly cloudy with isolated storms Wed, Jul 22, 2026, 2:46 PM

**96°F**

Wind: 12 mph

76°F

Humidity: 89%

Total Precip: 0.03"

Attachments: 12



Printed: Aug 12, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Aug 4, 2026

Job: SE1032 Avalon Groves CDD**Title:****Added By:** Joshua Britto**Log Notes:**

Ponds 43,42 accessible edge treated for minor regrowth

Pond 16, treated for heavy brown algae and penny wort.

Pond 3, treated for minor mixed vegetation

Pond 20, 22 treated for minor weeds

Pond 45, treated for minor shoreline growth

Weather Conditions:

Partly cloudy with showers Tue, Aug 4, 2026, 2:05 PM

**87°F**

Wind: 8 mph

75°F

Humidity: 93%

Total Precip: 0.98"

Attachments: 7

EXHIBIT 6



Avalon Groves CDD

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
295	2026-08-05 18	Weston	17686 blazing star cir	Last week, the conserve and pond areas were not mowed within PAS community. This is the second incident that has happened in a month. Because of the lack of mowing, there are piles of grass clippings throughout the community. An indication that the mowers are not following fulfilling the contract.		
294	2026-07-31 11	Boes	3895 Winged Elm Ct.	Missed mow area on CDD property as shown in pictures below.	7/31 Beckett email: Good afternoon, Thank you for bringing this to our attention. We have touched base with the landscaping company. Thanks,	
292	2026-07-30 17	McKenzie	2532 Alligator Flag Ct	Yet again, landscapers have stopped cutting behind our lot in the common area. The grass has not been cut in months, so much so that vines now climb up the fence. Also, bushes/trees in common area have become overgrown and expanding. Please provide attention to the area. Thanks!		
291	2026-07-29 16	Mastrangeli	17908 Passionflower Circle	A large tree branch has broken off a tree in the conservation area behind my home and is currently resting on both CDD property behind my home my fence. I would request that the landscape contractor remove the branch by cutting it up and clearing it from the area, including removing it from the fence. At this time, I do not believe there is any damage to the fence; however, I will be able to better assess the condition once the branch has been removed. After the branch is cleared, please inspect the fence and confirm whether any damage has occurred as a result of the fallen tree limb. Thank you for your assistance in addressing this issue.		
290	2026-07-27 10	Parker	3826 Myrtle Oak Court	Will you please cut the grass down that is growing in the back of my house near/in the conservation area. It is getting pretty long and I can't see if there are snakes hiding there.		
289	2026-07-26 21	Glass	17569 Summersweet Way	Large tree behind our house on pond bank has branches overhanging our property line fence and needs to be trimmed so it doesn't encroach on our property. Pine tree next to it has very low hanging branches that should be removed as well. Thank you!	<i>Healthy tree encroachment is H/O responsibility - encroaching vegetation may be trimmed at H/O expense up to the property line</i>	
287	2026-07-22 18	Cabrera	17421 Blazing Star cir.	Good afternoon. I have a huge oak tree in my back yard that is overgrown and a few branches are encroaching my property, since we are in hurricane season I'm concerned that some of the branches can cause damage to my property, since the tree is in CDD territory I'm requesting an inspection and possible removal of these branches. Below are photographs of said tree. Thank you.	<i>HO responsible for trimming encroaching vegetation (healthy trees) to property line</i>	
286	2026-07-22 18	Taylor	17425 Blazing Star Circle	I have a couple of beautiful oak trees behind my property line (and fence). While I enjoy the shade and beauty of the trees, some of their branches have encroached over my backyard and are growing very close to my own trees in my yard. If the branches are not trimmed back, they will eventually reach over my roof, which for obvious reasons, I do not want to occur. Can the CDD-Avalon Groves trim back these branches since the oaks are part of the CDD area? I have also enclosed pictures for you to see what I am referring too.	<i>HO responsible for trimming encroaching vegetation (healthy trees) to property line</i>	



EXHIBIT 7





DOWN TO
EARTH

LANDSCAPE & IRRIGATION

STORM RESPONSE

PRE-AUTHORIZATION AGREEMENT

Hurricane Season 2026 • Down to Earth Landscape & Irrigation

Hurricane season demands preparation. This Pre-Authorization Agreement establishes a formal service commitment between SSS Down to Earth Opco LLC dba Down to Earth (“DTE”) and the undersigned client (“Client”), ensuring a structured, prioritized, and transparent storm response before the storm arrives.

Why Sign Before the Storm?

- Pre-authorized clients receive priority dispatch. DTE mobilizes to your property before responding to non-authorized requests.
- DTE begins property assessment immediately after a storm clears, no waiting for a quote before work can start.

SECTION 1 — PARTIES & PROPERTY INFORMATION

Property / Business Name	Property Address
Primary Contact Name & Title	Primary Contact Phone & Email
Emergency Contact Name	Emergency Contact Phone
Billing Contact Name & Title	Billing Email and Phone



SECTION 2 — THREE-PHASE RESPONSE PLAN

Phase 1 Emergency Clearance (Storm Labor Rates Apply)

Upon arrival, DTE prioritizes life-safety access: clearing roadways, driveways, building entrances, and walkways to ensure unobstructed access for first responders and essential personnel. Service provided up to the Client's pre-authorized items in section 3.

Phase 2 Complete Cleanup, Staking & Structural Support (Storm + Equipment Rates)

Full property cleanup including debris removal, tree staking and support, specific landscape rebuilds as requested. Bringing the property to a state where normal maintenance operations can resume. Service provided up to the Client's pre-authorized items in section 3. Client is notified if additional service/equipment approvals are needed.

Phase 3 Property Rebuild & Enhancements (Standard Labor Rates Apply)

Full landscape and irrigation restoration and enhancement work to bring the property to pre-storm or improved condition. Separate proposals will be provided and approved before Phase 3 work begins. Normal labor/enhancement pricing applies.

Note: Response timelines may vary depending on storm and may be affected by road closures, mandatory curfews, fuel availability, or other conditions beyond DTE's control. DTE will communicate proactively with the Client's designated contacts if delays are anticipated.

SECTION 3 — STORM PRICING

The following rates apply to all storm response work. All rates are fixed at time of agreement signing. Overtime (OT) rates apply after a single day of work performed on weekends/holidays. Clients select service/equipment to pre-authorize services. Debris may be staged onsite or hauled offsite at Client direction. Hauling, loading, and disposal are billed separately at rates below.

Approval (initial)	Service / Equipment	Storm Rate	Overtime Rate
	General Labor	\$85 / man / hour	\$115 / man / hour
	Bucket Truck & Chipper	\$205 / man / hour	\$255 / man / hour
	Loader & Operator (Large)	\$275 / hour	\$325 / hour
	Loader / Operator Dump	\$275 / hour	\$325 / hour
	Arbor Crew w/ Dump Truck & Chipper	\$185 / man / hour	\$235 / hour
	Irrigation Repair	\$115 / person / hour	\$155 / hour
	Lodge Pole & Staking Rope	\$18 / unit + Labor	Unit + \$115 / man / hour
	2x4 includes banding	\$23 / unit + Labor	Unit + \$115 / man / hour
	Dump Fees	Market Rate (approx. \$115 / cu. yd.)	Same



Fuel surcharge may apply per current market conditions and will be disclosed to Client prior to any surcharge being applied. All rates subject to DTE Terms & Conditions. Services not listed are priced at time of request.

SECTION 4 — AUTHORIZATION & SIGNATURES

By signing below, the Client authorizes SSS Down to Earth Opco LLC dba Down to Earth ("DTE") to perform storm response and cleanup services following a storm event, subject to the service/equipment approval selected in Section 3. The Client acknowledges they have read and understood all sections of this agreement.

To activate pre-authorized status, sign this agreement and return via:

- Email: Storm_Prep@down2earthinc.com
- In person: Deliver directly to your DTE Branch or Account Manager.

Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

We are here for you. Let us help you Weather the Storm.



EXHIBIT 8



**Down to Earth Landscape & Irrigation**

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

Estimate: #141020**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

Goldcrest Loop Sod
Replacement.

Estimated Job Start Date

March 30, 2026

Proposed By

Justin Sarka

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
St. Augustine "Floratum"	Square Foot	20000	\$1.78	\$35,600.00
Disposal Fee	Each	1	\$700.00	\$700.00
Irrigation	Each	2	\$85.00	\$170.00
Subtotal				\$36,470.00
Estimated Tax				\$0.00
Job Total				\$36,470.00

Scope of Work;

- Village 1 Kids park and mailbox area.
- Replace turf that was taken over by crabgrass due to lack of irrigation.

Proposed By:

Agreed & Accepted By:

Justin Sarka

Down to Earth

02/17/2026

Date

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 9



**Down to Earth Landscape & Irrigation**

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

Estimate: #148612**Customer Address**

Shirley Conley
sconley@vestapropertyservices.com

Billing Address

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

Physical Job Address

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

Job

Village 1 Conservation Cutbacks

Estimated Job Start Date

June 8, 2026

Proposed By

Justin Sarka

Due Date**Estimate Details**

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

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

Scope Of Work;

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



Proposed By:

Justin Sarka

Down to Earth

05/21/2026

Date

Agreed & Accepted By:

Avalon Groves CDD

Date

EXHIBIT 10



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
AUGUST **2026**



AVALON GROVE

- Miscellaneous Signs.
 - Removed a handful of signs on CDD property.
- Conservation Signs.
 - Scanned areas with drone to continue to map out locations that need to be replaced.
 - We have 20 on hand to replace as needed.
 - Fading.
 - Damaged
 - Etc..
- Playground.
 - All equipment has been inspected for damage or loose hardware.
 - Mulch barrier spikes hammered down if needed.
- Lights.
 - Reported lights and collars that need to be repaired in each community.
- Rust Doctor (Village 3)
 - Contacted Rust Doctor to install rust inhibitor at the entrance of Village 3.
 - They will be installing equipment the week of the 10th.
- Tot Lot Water Fountain.
 - Currently in the process of being completed.
 - Completed Week of the 3rd.





Conservation Signs
that need to be
replaced.



Lights & Collars that
need to be repaired.

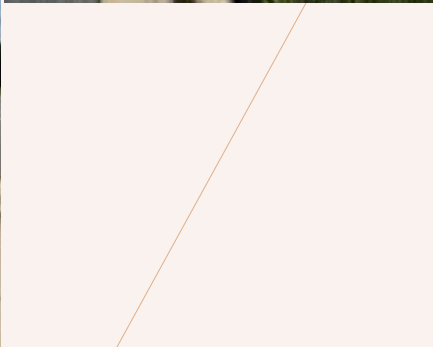
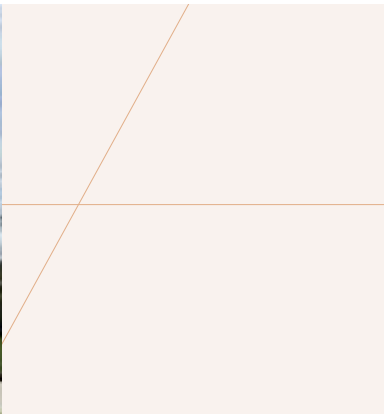
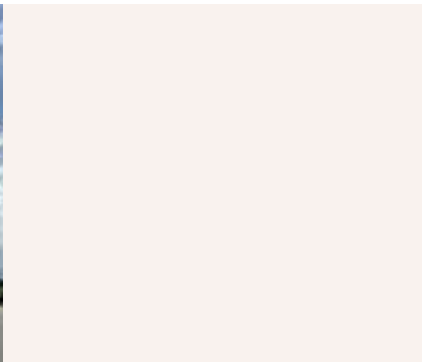


Playground area cul
de sac



Pond
59





Edgemont
Entrance
Landscaping



Edgemont
Entrance
Landscaping





Pond 20.





Pond 21.



Pond 22.



Sawgrass Bay
Blvd Medians.





Pond 21.



Village 1 Entrance
&
Sidewalk Repair.

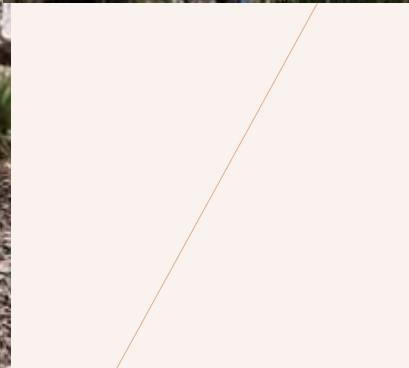
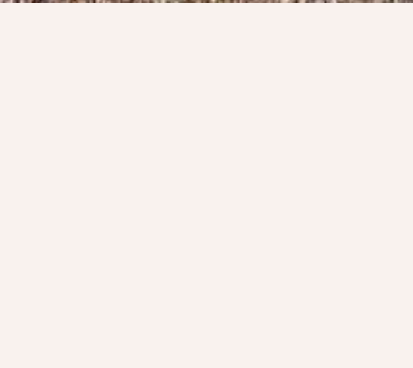
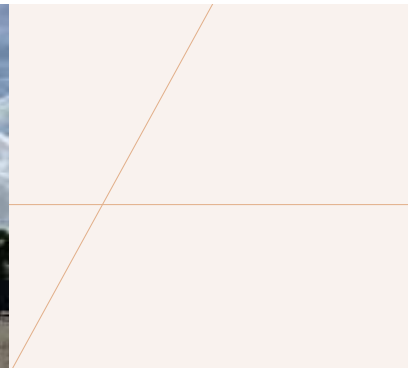




Basswood
Lane
Greenspace.



Goldcrest Loop
Playground





Butterfly Pea Ct.

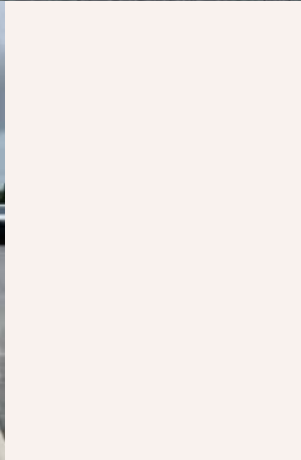
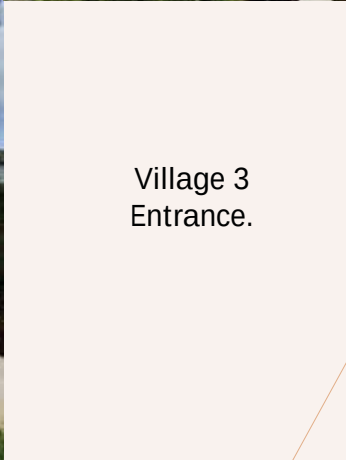
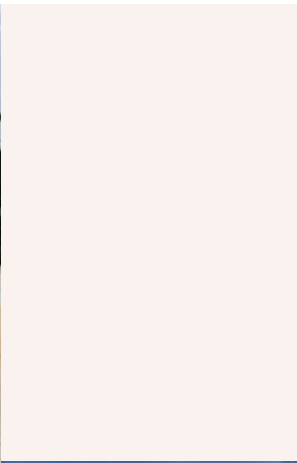
Goldcrest Loop
Greenspace.





Pond 28



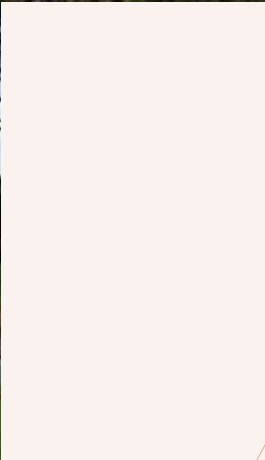


Village 3
Entrance.





Ponds 44, 45,
46.

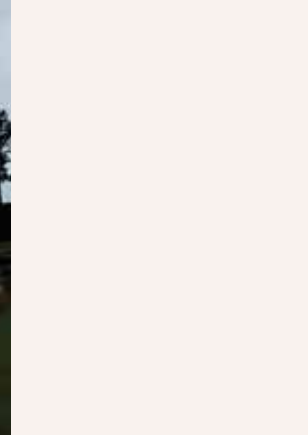


Village 3
Entrance.





Alligator Flag
Ct.





THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM



Shirley M. Conley

From: clermont ac (Vail Plumbing)
Sent: Friday, August 7, 2026 10:32 AM
To: Heath Beckett
Cc: Shirley M. Conley
Subject: Re: FW: Plams at serenoa Leak at station
Attachments: IMG_7249.jpeg; IMG_7252.jpeg; IMG_7250.jpeg; IMG_7251.jpeg

Good morning, I was able to come down this morning and fix both issues. New backflow on blazing star, and on goldcrest, I replaced the bubbler on the fountain, the setup they had was kind of complicated so I just installed a bubbler that has a button on it. Photos attached. . .

Thanks



Goldcrest Loop Playground fountain repaired

Original backflow cracked body



Replaced



Field Operations

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

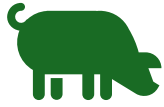


Avalon Groves CDD

Streetlights

Entry #	Date Create	Name	Message	Response	Resolution /
36	8/12/2025		North corner of 2425 Southlawn Ln in village 3 Bell missing	Vendor sourcing parts	





Avalon Groves Hog Trapping Update

Swine Solutions, FL

April 2024 – December 2024 – **36**

January 2025 – **0**

February 2025 – **0**

March 2025 – **2**

April 2025 – **21**

May 2025 – **6**

June 2025 – **2**

July 2025 – **1**

April 2025 – December 2025 – **45**

August 2025 – **0**

September 2025 – **2**

October 2025 – **4**

November 2025 – **3**

December 2025 – **6**

January 2026 – **0**

February 2026 – **0**

March 2026 – **1**

April 2026 – **0**

May 2026 – **6**

June 2026 – **0**

July 2026 – **1**



Avalon Groves CDD

Hog Activity Reports

Entry #	Date Create	Name	Location	Message
22	2026-07-27	McElroy	Serenoa Village 1	Hogs observed on east side of pond behind our home at 17047 Basswood Ln this morning. At least 4 adults observed.
21	2026-07-18	Parsons	Serenoa Village 1	17465 Butterfly Pea CT Clermont FL 34714 Pond 38 eight hogs at the back of pond nesting by the natural water pond 7/18/2026



EXHIBIT 11



RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026-2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Avalon Groves Community Development District ("**District**") was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2026-2027 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2026-2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST, 2026.

ATTEST:

**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026-2027 Annual Meeting Schedule



Exhibit A

BOARD OF SUPERVISORS MEETING DATES AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the Avalon Groves Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at the Serenoa Club Amenity Center, located at 17555 Sawgrass Bay Boulevard, Clermont, Florida 34714, at 10:00 a.m., and their workshops for Fiscal Year 2026-2027 at the Palms at Serenoa Clubhouse, located at 17244 Bay Cedar Way, Clermont, Florida 34714, at 10:00 a.m., unless otherwise indicated as follows:

Regular Meetings

October 22, 2026
November 19, 2026 (moved due to Thanksgiving)
December 17, 2026 (moved due to Xmas)
January 28, 2027
February 25, 2027
March 25, 2027
April 22, 2027
May 27, 2027 (Approve Preliminary Budget)
June 24, 2027
July 22, 2027
August 19, 2027 (Adopt Budget) 6 p.m.
moved due to assessment notification deadline)
September 23, 2027

Workshops

October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027 Budget Workshop
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the 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.

District Manager



FY 2027 Meeting Schedule Dates

FIRST					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 5, 2026	October 6, 2026	October 7, 2026	October 1, 2026	October 2, 2026	
November 2, 2026	November 3, 2026	November 4, 2026	November 5, 2026	November 6, 2026	Election Day
December 7, 2026	December 1, 2026	December 2, 2026	December 3, 2026	December 4, 2026	
January 4, 2027	January 5, 2027	January 6, 2027	January 7, 2027	January 1, 2027	New Year
February 1, 2027	February 2, 2027	February 3, 2027	February 4, 2027	February 5, 2027	
March 1, 2027	March 2, 2027	March 3, 2027	March 4, 2027	March 5, 2027	
April 5, 2027	April 6, 2027	April 7, 2027	April 1, 2027	April 2, 2027	
May 3, 2027	May 4, 2027	May 5, 2027	May 6, 2027	May 7, 2027	
June 7, 2027	June 1, 2027	June 2, 2027	June 3, 2027	June 4, 2027	
July 5, 2027	July 6, 2027	July 7, 2027	July 1, 2027	July 2, 2027	Independence Day Observed
August 2, 2027	August 3, 2027	August 4, 2027	August 5, 2027	August 6, 2027	
September 6, 2027	September 7, 2027	September 1, 2027	September 2, 2027	September 3, 2027	Labor Day
SECOND					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 12, 2026	October 13, 2026	October 14, 2026	October 8, 2026	October 9, 2026	Columbus/Indigenous Peoples Day
November 9, 2026	November 10, 2026	November 11, 2026	November 12, 2026	November 13, 2026	Veterans Day
December 14, 2026	December 8, 2026	December 9, 2026	December 10, 2026	December 11, 2026	
January 11, 2027	January 12, 2027	January 13, 2027	January 14, 2027	January 8, 2027	
February 8, 2027	February 9, 2027	February 10, 2027	February 11, 2027	February 12, 2027	
March 8, 2027	March 9, 2027	March 10, 2027	March 11, 2027	March 12, 2027	
April 12, 2027	April 13, 2027	April 14, 2027	April 8, 2027	April 9, 2027	
May 10, 2027	May 11, 2027	May 12, 2027	May 13, 2027	May 14, 2027	
June 14, 2027	June 8, 2027	June 9, 2027	June 10, 2027	June 11, 2027	
July 12, 2027	July 13, 2027	July 14, 2027	July 8, 2027	July 9, 2027	
August 9, 2027	August 10, 2027	August 11, 2027	August 12, 2027	August 13, 2027	
September 13, 2027	September 14, 2027	September 8, 2027	September 9, 2027	September 10, 2027	
THIRD					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 19, 2026	October 20, 2026	October 21, 2026	October 15, 2026	October 16, 2026	
November 16, 2026	November 17, 2026	November 18, 2026	November 19, 2026	November 20, 2026	
December 21, 2026	December 15, 2026	December 16, 2026	December 17, 2026	December 18, 2026	
January 18, 2027	January 19, 2027	January 20, 2027	January 21, 2027	January 15, 2027	Martin Luther King Jr Day
February 15, 2027	February 16, 2027	February 17, 2027	February 18, 2027	February 19, 2027	President's Day (Vesta holiday)
March 15, 2027	March 16, 2027	March 17, 2027	March 18, 2027	March 19, 2027	
April 19, 2027	April 20, 2027	April 21, 2027	April 15, 2027	April 16, 2027	
May 17, 2027	May 18, 2027	May 19, 2027	May 20, 2027	May 21, 2027	
June 21, 2027	June 15, 2027	June 16, 2027	June 17, 2027	June 18, 2027	Juneteenth Independence Day (19th)
July 19, 2027	July 20, 2027	July 21, 2027	July 15, 2027	July 16, 2027	
August 16, 2027	August 17, 2027	August 18, 2027	August 19, 2027	August 20, 2027	
September 20, 2027	September 21, 2027	September 15, 2027	September 16, 2027	September 17, 2027	
FOURTH					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 26, 2026	October 27, 2026	October 28, 2026	October 22, 2026	October 23, 2026	
November 23, 2026	November 24, 2026	November 25, 2026	November 26, 2026	November 27, 2026	Thanksgiving
December 28, 2026	December 22, 2026	December 23, 2026	December 24, 2026	December 25, 2026	Xmas Eve/Xmas
January 25, 2027	January 26, 2027	January 27, 2027	January 28, 2027	January 22, 2027	
February 22, 2027	February 23, 2027	February 24, 2027	February 25, 2027	February 26, 2027	
March 22, 2027	March 23, 2027	March 24, 2027	March 25, 2027	March 26, 2027	Good Friday
April 26, 2027	April 27, 2027	April 28, 2027	April 22, 2027	April 23, 2027	
May 24, 2027	May 25, 2027	May 26, 2027	May 27, 2027	May 28, 2027	Memorial Day
June 28, 2027	June 22, 2027	June 23, 2027	June 24, 2027	June 25, 2027	
July 26, 2027	July 27, 2027	July 28, 2027	July 22, 2027	July 23, 2027	
August 23, 2027	August 24, 2027	August 25, 2027	August 26, 2027	August 27, 2027	
September 27, 2027	September 28, 2027	September 22, 2027	September 23, 2027	September 24, 2027	
LAST					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 26, 2026	October 27, 2026	October 28, 2026	October 29, 2026	October 23, 2026	
November 23, 2026	November 24, 2026	November 25, 2026	November 26, 2026	November 27, 2026	Thanksgiving
December 28, 2026	December 22, 2026	December 30, 2026	December 31, 2026	December 25, 2026	New Year's Eve/Xmas
January 25, 2027	January 26, 2027	January 27, 2027	January 28, 2027	January 29, 2027	
February 22, 2027	February 23, 2027	February 24, 2027	February 25, 2027	February 26, 2027	
March 22, 2027	March 23, 2027	March 31, 2027	March 25, 2027	March 26, 2027	
April 26, 2027	April 27, 2027	April 28, 2027	April 29, 2027	April 30, 2027	
May 31, 2027	May 25, 2027	May 26, 2027	May 27, 2027	May 28, 2027	Memorial Day
June 28, 2027	June 22, 2027	June 30, 2027	June 24, 2027	June 25, 2027	
July 26, 2027	July 27, 2027	July 28, 2027	July 29, 2027	July 30, 2027	
August 30, 2027	August 31, 2027	August 25, 2027	August 26, 2027	August 27, 2027	
September 27, 2027	September 28, 2027	September 29, 2027	September 30, 2027	September 24, 2027	

CALENDAR REMINDERS

- **November (Even Year)** General Elections - New Supervisors assume office 2nd Tuesday after General Election
- **April** Budget Discussion (Review contracts, reserve study and capital improvement projects. Request proposals for proposed projects)
- **May** Budget Discussion (Workshop) and Approve Preliminary (high water) Budget
- **July** Set Next Year's Meeting Schedule Dates
- **August** Budget/Assessment Public Hearings & Adopt Budget



EXHIBIT 12



RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, *Laws of Florida* (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, the District must establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives for each fiscal year; and

WHEREAS, the District Manager has prepared goals, objectives, and performance measures and standards for FY 2026/2027 and presented them to the Board of Supervisors (the “Board”) of the District; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the goals, objectives and performance measures and standards attached hereto as **Exhibit A**.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby adopts the goals, objectives and performance measures and standards for FY 2026/2027 as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of August, 2026.

ATTEST:

**AVALON GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting



Exhibit A



Avalon Groves
Community Development District
Performance Measures/Standards
& Annual Reporting Form
October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with at least 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐



2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 15 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 15 as evidenced by meeting Minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐



**Avalon Groves Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027**

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

The above Performance Measures & Standards for FY 2027 were established by the Avalon Groves Community Development District Board of Supervisors on _____.

Heath Beckett, District Manager

Eugene Mastrangeli, Chairman

The Avalon Groves Community Development District Board of Supervisors approved the above FY 2027 Report of Achieved Goals and Objectives on _____.

_____, District Manager

_____, Chairman



EXHIBIT 13



Shirley M. Conley

From: Seat3 <Seat3@avalongrovescdd.com>
Sent: Thursday, August 13, 2026 2:50 PM
To: Heath Beckett; Davenport, Bennett
Cc: Seat5; Seat1; Seat4; Seat5; Shirley M. Conley
Subject: Resignation

External Sender - From: (Seat3 <Seat3@avalongrovescdd.com>)

This message came from outside your organization.

Good afternoon,

Please accept this letter as my formal resignation from the Avalon Groves CDD Board, effective immediately.

Working alongside dedicated colleagues like **Gene, Robert, and Carl has been a great experience. Thank you to Heath for all of his hard work, dedication, and assistance in helping us serve the District.** Together, we have accomplished a lot and moved Avalon Groves in the right direction.

My departure is bittersweet. I had already decided not to seek reelection so that others would have the opportunity to serve, but the increasingly dysfunctional environment on the Board has made it impossible for me to continue serving through October.

During our workshop today, **Director John Holden chose to personally attack my character and use insulting language, going so far as to call me “dumb.” I found that behavior completely inappropriate and inconsistent with the level of professionalism and respect that should be expected from someone serving on a public board.** In addition, the ongoing friction between Director Holden, our management team, and vendors has, in my view, unnecessarily complicated the District’s operations and gravely interferes with the smooth day-to-day service our community deserves.

Furthermore, I was very troubled by what I learned during today’s workshop regarding communications between Director Holden and District counsel. It was represented that Mr. Holden had contacted counsel regarding District matters and obtained what he described as “legal opinions” without the knowledge or authorization of the District Board of Supervisors. If accurate, I believe this raises serious concerns regarding whether Mr. Holden acted beyond the authority granted to him as an individual Board supervisor. I also observed that Mr. Holden had various invoices with him, and I was able to briefly review them and saw charges that appeared to be associated with matters involving him. Based on what I personally observed and what was discussed during today’s workshop, I have serious concerns about whether those communications and related expenses were properly authorized by the District.

I am not making a legal determination regarding those expenses. However, I believe the matter warrants a full and transparent review to determine what services were requested, who authorized them, and whether the District is responsible for the associated costs. **If any expenses were incurred without**

proper authorization, I believe the District should take appropriate action to address them, including seeking immediate reimbursement where warranted.

I wish the Board members who continue to serve, our management team, our vendors, and the residents of Avalon Groves the absolute best. I sincerely hope the District can move forward in a more productive, respectful, and collaborative manner and continue the work necessary to make Avalon Groves a great place to live.

Please include this resignation in the next meeting packet to ensure full visibility and proper ratification.

Respectfully,
Gabriel Ruperez



EXHIBIT 14



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

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

FIRST ORDER OF BUSINESS:

ROLL CALL

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

Present and constituting a quorum were:

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

Also present were:

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

Mr. Beckett advised of a hard stop time for the meeting due to another scheduled event.

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

There being none, the next item followed.

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*

Mr. Ruperez advised of a complaint received by the POA regarding the Oleanders which were planted by the developer in front of the villages – noting their toxicity. Mr. Beckett relayed the information he received from the landscape vendor: Oleanders are used because they are hardy; they are poisonous if ingested, but they are commonly used in both commercial and residential developments. It was noted the District is replacing dead material with like plantings, not installing new materials of a different type at the village entrances. Mr. Sarka noted that any

vegetation not specifically cultivated for food purposes can have an adverse effect if ingested, and that residents should not allow pets to chew or ingest any District plants.

B. District Engineer – *Greg Woodcock, Stantec*

1. Bank Slope Review at Ponds 45/46 (Field Request #270)

Mr. Beckett advised that a report was received after the agenda packet deadline, the current erosion is minor and can be discussed at the next meeting. Mr. Woodcock will request quotes to address the report findings. He noted one pond bank corner at Sawgrass Bay and South Palmetto Avenue (pond 46), the repairs are not necessary at this point, but it could be repaired as a precaution against future costs. Undermining at the mitered end sections are typical with pond fluctuations and low water levels due to drought.

In response to a question regarding the 5-year stormwater system operation and maintenance certification, Mr. Woodcock advised that the reported items do not prohibit the system operation per the permit.

C. EXHIBIT 1: Aquatic Maintenance Report – *Matt Goldrick, Steadfast Environmental*

Mr. Goldrick reviewed the activities completed to maintain the pond water quality. 70% of the lilies were treated and now just need to sink. Clean-up at ponds 42 and 43 is scheduled for next week. Staff were asked to notify the HOA of the schedule to prepare them for responding to homeowner concerns. Lilies in ponds 8 and 58 were discussed. Board consensus was to keep lilies balanced in line with Steadfast's recommendation of up to 30% pond coverage.

Mr. Goldrick advised that a Steadfast representative would not be present for the August meeting.

In response to a request for an update on Pond 17, Mr. Goldrick advised that dye had been added to inhibit algae growth. He will re-evaluate the pond since the rains may have flushed out the dye.

1. Presentation of Pond Requests

D. EXHIBIT 2: Landscape Maintenance Report – *Justin Sarka, Down To Earth*

Mr. Sarka reviewed landscape maintenance activities. Conservation perimeter cutbacks in Village 2 and Village 3 were completed. A path has been cleared behind the retaining wall at Alligator Flag Court to allow vendor access, although there is no Bahia planted there. He noted some issues with the Bermuda grass and Blue Haze at Village 2. A tree leaning from the conservation area was discussed. Mr. Sarka was asked to review the tree to determine if it was healthy

or considered a hazard. Florida Tree Law was discussed. Homeowners are responsible for trimming encroaching trees back to their property line.

Discussion followed on a fallen tree in the vicinity of pond 5 and the adjoining conservation area. Infill landscape starting from the Palms, and mulch proposals were requested for the next meeting. Soil testing and confirmation of functioning irrigation were requested in failed beds before investing in new planting. The Board discussed mowing and dead grass along Blazing Star Circle (across from Meadow Beauty Way, between 17500 and 17534). Mr. Sarka will review the area.

1. Presentation of Landscape Requests

2. Consideration of Down To Earth Proposals

E. EXHIBIT 3: Field Operations – *Michael Bush, Vesta District Services*

Mr. Bush reviewed the Field Operations report. Mr. Beckett reviewed the timeline on the rust staining issue at the Village 3 entrance. He was asked to push for a resolution prior to the next meeting. Discussion moved to the conservation area signs, Mr. Beckett will follow up on the landscape plans and confirm the requirement to reinstall missing signs.

1. Presentation of Field Requests

2. Presentation of Streetlight Requests

3. Presentation of Hog Activity Report

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

Mr. Davenport reviewed the budget process for the following meeting. He affirmed the audit was accepted and the annual objectives and performance measures will be adopted in the upcoming meetings. He explained the arbitrage rebate report (*listed under Consent Agenda*) which is required on certain of the District's bond-related accounts to confirm that the earnings on public funds have not exceed the federally regulated limits.

Mr. Davenport also provided an update on the streetlight issues, the majority of which have been rectified. Mr. Beckett added that the two lights in the amenity center parking lot were repaired within three days. The report on the bracket does not appear to impact the functionality of the light and may be debris from a previous repair.

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

1. Update on Estimated Available Surplus Funds

Earlier in the meeting Mr. Beckett had advised of the surplus funds currently available and that some of the funds may be allocated to the erosion repairs at ponds 45-46 and pressure washing.

2. EXHIBIT 4: Adoption of **Resolution 2026-09, Designating Officers**
(Updating Treasurer)

Mr. Beckett advised the treasurer reflects a staffing change within Vesta.

On a MOTION by Supervisor Weston, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-09, Designating Officers**, updating the Treasurer, for Avalon Groves Community Development District.

3. EXHIBIT 5: Adoption of **Resolution 2026-10, Designating Signatories**

It was clarified that the Treasurer, and two Assistant Treasurers were designated as signatories for the District.

On a MOTION by Supervisor Ruperez, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-10, Designating Signatories**, for Avalon Groves Community Development District.

4. EXHIBIT 6: Consideration of LLS Tax Solution Engagement for Arbitrage Reporting for Bond Series 2017a-1 and 2017A-2 for Computation Periods Ending March 31, 2027 and March 31, 2028 - \$650/Yr

On a MOTION by Supervisor Ruperez, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR, the Board approved LLS Tax Solution Engagement for Arbitrage Reporting for Bond Series 2017a-1 and 2017A-2 for computation periods ending March 31, 2027 and March 31, 2028 - \$650/Yr, for Avalon Groves Community Development District.

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

A. EXHIBIT 7: Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 25, 2026

B. EXHIBIT 8: Acceptance of the Minutes of the Board of Supervisors Workshop Held July 9, 2026

A motion by Supervisor Holden requesting the Minutes be edited to reflect in greater detail the discussion on the Code of Conduct policy and its application to Supervisors not acting in an official capacity outside of a meeting failed for lack of a Second.

C. EXHIBIT 9: Acceptance of the June 2026 Unaudited Financial Report

D. EXHIBIT 10: Acceptance of LLS Tax Solutions Arbitrage Report for Bond Series 2017A-1 and 2017A-2 Indicating No Cumulative Rebate Requirement Liability as of March 31, 2026

E. EXHIBIT 11: Ratification of Approval of Down To Earth Repair of Outlet Pipe at 17344 Blazing Star Circle Meter - \$349.08

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

FIFTH ORDER OF BUSINESS:

LIAISON REPORTS

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

Supervisor Weston noted the workshop discussion regarding the as-builts for the trees.

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

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

Supervisor Wolski noted the finances are still in very good shape.

Supervisor Weston requested an update on the unallocated funds at the next meeting. Mr. Beckett advised this would be an agenda item each month going forward.

SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

Supervisor Holden asked for the location of the local records office. Mr. Beckett explained that most of the records are electronic. Mr. Davenport clarified that the records are maintained at the location of the District Manager's (administrative) office. A resolution designating a local records office was adopted at the organizational meeting since the District Manager's office is not located in the same County as the District. Mr. Davenport explained that as a practical matter, most part the District's records are digital and therefore no original hard copies are available for inspection, public record requests are responded to by providing a digital copy to the requestor.

In response to Supervisor Ruperez's question, Mr. Davenport confirmed that the District has a policy regarding the retention of records.

Supervisor Holden requested a system that would record meetings verbatim, listing the speakers. Mr. Davenport noted the difficulty of AI transcription accuracy, and the Minutes are intended to summarize the meeting, and any meeting recordings are available upon request. Discussion followed on the level of detail to be included in the Minutes. Mr. Davenport added that the priority of the Minutes is to record the Board's actions.

A. Next Workshop Agenda Items

B. Next Meeting Agenda Items

SEVENTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – NEW BUSINESS)

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

Field Manager

- Contact rust prevention company regarding initiating rust prohibitor and maintenance agreement
- Estimate conservation sign replacement costs based on landscape plats

NINTH ORDER OF BUSINESS:

NEXT WORKSHOP ATTENDANCE CHECK

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

All Supervisors in attendance affirmed their intent to attend the next workshop in person.

TENTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

The next Avalon Groves Community Development District meeting is scheduled for 6 p.m. on August 20, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

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

ELEVENTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Weston, SECONDED by Supervisor Ruperez, WITH ALL IN FAVOR, the Board adjourned the meeting at 11:44 a.m., for Avalon Groves Community Development District.

**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.*

Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on August 20, 2026.

Heath Beckett, Secretary

Eugene Mastrangeli, Chair

EXHIBIT 15



*Avalon Groves
Community Development District*

*Financial Statements
(Unaudited)*

July 31, 2026



Avalon Groves CDD
Balance Sheet
July 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	\$ 913,563	\$ -	\$ 20	\$ -	\$ -	\$ -	\$ -	913,583
3 Trust Accounts:								
4 Revenue Fund	-	72,596	226,918	182,169	63,799	114,936	52,150	712,568
5 Interest Fund	-	18	225	20	17	30	42	352
6 Reserve Fund	-	208,854	618,143	106,545	19,539	170,194	13,020	1,136,296
7 Prepayment Fund	-	19	15,099	1,642	-	258	-	17,018
8 Sinking Fund	-	13	38	59	31	36	30	207
9 Principal	-	-	-	107	23	-	-	130
10 Cost Of Issuance	-	-	-	-	-	-	(1)	(1)
11 Bond Redemption	-	-	-	54	-	0	-	55
12 Acquisition & Construction	-	0	1	19,819	5	94,504	31,131	145,460
13 Accounts Receivable	-	-	-	-	-	-	-	-
14 On-Roll Assessments Receivable	3,796	490	1,440	605	555	968	370	8,223
15 Due From Other Funds	-	5,585	16,413	6,893	6,331	11,029	4,219	50,471
16 Undeposited Funds	-	-	-	-	-	-	-	-
17 Prepaid Expenses	-	-	-	-	-	-	-	-
18 Deposits	541	-	-	-	-	-	-	541
19 TOTAL ASSETS	917,900	287,576	878,297	317,914	90,301	391,955	100,961	2,984,903
20 LIABILITIES								
21 Accounts Payable	23,898	-	-	-	-	-	-	23,898
22 On-Roll Deferred Revenue	3,796	490	1,440	605	555	968	370	8,223
23 Accrued Expenses	-	-	-	-	-	-	-	-
24 Due To Other Funds	50,471	-	-	-	-	-	-	50,471
25 TOTAL LIABILITIES	78,164	490	1,440	605	555	968	370	82,591
26 FUND BALANCE								
27 Nonspendable								
28 Prepaid & Deposits	-	-	-	-	-	-	-	-
29 Capital Reserves	-	-	-	-	-	-	-	-
30 Operating Capital	220,425	-	-	-	-	-	-	220,425
31 Unassigned	619,310	287,086	876,857	317,309	89,746	390,987	100,591	2,681,886
32 TOTAL FUND BALANCE	839,736	287,086	876,857	317,309	89,746	390,987	100,591	2,902,312
33 TOTAL LIABILITIES & FUND BALANCE	917,900	287,576	878,297	317,914	90,301	391,955	100,961	2,984,903



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

	FY 2026 Adopted Budget	FY 2026 Month of July	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Special Assessment	\$ 1,319,762	\$ 6,999	\$ 1,315,966	\$ (3,796)	100%
3 Serenoa POA Cost Share Agreement	2,790	-	-	(2,790)	0%
4 Interest Income	-	-	-	-	0%
5 Light Pole Restitution	-	-	-	-	-
6 Misc. Revenue	-	5	13,305	13,305	0%
7 TOTAL REVENUES	\$ 1,322,552	\$ 7,004	\$ 1,329,271	\$ 6,719	99.71%
8 EXPENDITURES					
9 GENERAL ADMINISTRATIVE					
10 Supervisor Compensation	\$ 12,000	\$ 1,800	\$ 8,400	\$ (3,600)	70%
11 District Management Services	36,338	3,028	30,282	(6,056)	83%
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	1,170	10,140	(29,860)	25%
17 Legal Services	45,000	-	14,233	(30,767)	32%
18 Technology & Website Admin.	2,015	-	1,797	(218)	89%
19 Miscellaneous (Appraisal, Mailing, Etc.)	1,500	640	6,754	5,254	450%
20 TOTAL GENERAL ADMINISTRATIVE	144,578	6,638	76,012	(68,566)	52.58%
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	(1,350)	33%
27 Trustee Fees	24,500	3,500	28,000	3,500	114%
28 TOTAL DEBT SERVICE ADMINISTRATION	33,124	3,500	36,274	3,150	109.51%
29 UTILITIES:					
30 Utilities-Electricity	12,000	809	7,630	(4,370)	64%
31 Streetlights	295,000	22,303	222,954	(72,046)	76%
32 Utility Water	35,000	452	11,310	(23,690)	32%
33 TOTAL UTILITIES:	342,000	23,564	241,894	(100,106)	70.73%
34 PHYSICAL ENVIRONMENT:					
35 Lake & Pond Maintenance	60,000	3,460	34,600	(25,400)	58%
36 Landscape Maintenance	314,715	27,672	276,716	(37,999)	88%
37 Landscape - Replenishment	76,000	5,197	77,052	1,052	101%
38 Wetland Mitigation & Monitoring	45,000	5,618	22,918	(22,082)	51%
39 Field Management	6,814	568	5,678	(1,136)	83%
40 Field Contingency	88,900	10,062	67,401	(21,499)	76%
41 Hardscape Repairs & Maint.	15,000	11,370	16,779	1,779	112%
42 Stormwater Reporting	25,000	-	-	(25,000)	0%
43 Porter Services	10,000	-	5,190	(4,810)	52%
44 Pond Plantings and Erosion Control	15,000	-	6,300	(8,700)	42%



		FY 2026 Adopted Budget	FY 2026 Month of July	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Fountain Repair	2,700	-	374	(2,326)	14%
46	Midge Fly Treatment	45,000	-	-	(45,000)	0%
47	Playground Repairs & Maint.	9,000	-	6,522	(2,478)	72%
48	Wildlife Removal	18,600	1,650	16,400	(2,200)	88%
48	TOTAL PHYSICAL ENVIRONMENT	731,729	65,596	535,930	(317,395)	73.24%
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	(513,194)	14.33%
51	TOTAL EXPENDITURES	1,322,552	99,298	927,587	(681,570)	70.14%
52	REVENUES OVER (UNDER) EXPENDITURES	-	(92,293)	401,685	688,290	
53	OTHER FINANCING SOURCES & USES					
54	Transfers In	-	-	-	-	
55	Transfers Out	-	-	-	-	
56	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
57	NET CHANGE IN FUND BALANCE	-	(92,293)	401,685	401,685	
58	Fund Balance - Beginning			438,051	438,051	
59	FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 839,736	\$ 839,736	



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

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 170,338	\$ 169,848	\$ (490)
3 Lot Closings	-	-	-
4 Interest	-	7,724	7,724
5 Prepayments	-	-	-
6 TOTAL REVENUES	170,338	177,572	7,234
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	12,297	7,797
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	12,297	7,797
22 Fund Balance - Beginning		274,789	
23 FUND BALANCE - ENDING - PROJECTED	\$ 4,500	\$ 287,085	\$ 282,585

* 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 July 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 500,600	\$ 499,160	\$ (1,440)
3 Lot Closings	-	14,732	14,732
4 Interest	-	23,672	23,672
5 Prepayments	-	-	-
6 TOTAL REVENUES	500,600	537,564	36,964
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	185,303	184,419	(884)
10 May 1, 2026	185,303	184,419	(884)
11 November 1, 2026	181,809	-	(181,809)
12 Principal Retirement			
13 May 1, 2026	130,000	130,000	-
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	497,113	498,838	1,725
16 REVENUES OVER (UNDER) EXPENDITURES	3,487	38,727	35,239
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	38,727	35,239
22 Fund Balance - Beginning		838,109	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,487	\$ 876,836	\$ 873,349

* 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 July 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 210,250	\$ 209,645	\$ (605)
3 Lot Closings	-	-	-
4 Interest	-	6,778	6,778
5 Prepayments	-	-	-
6 TOTAL REVENUES	210,250	216,423	6,173
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	10,663	9,785
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	8,650	7,772
23 Fund Balance - Beginning		288,840	
24 FUND BALANCE - ENDING - PROJECTED	\$ 878	\$ 297,490	\$ 296,613

* 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 July 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 193,100	\$ 192,545	\$ (555)
3 Lot Closings	-	-	-
4 Interest	-	1,955	1,955
5 Prepayments	-	-	-
6 TOTAL REVENUES	193,100	194,499	1,399
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	3,562	500
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	3,562	500
22 Fund Balance - Beginning		86,179	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,062	\$ 89,741	\$ 86,679

* 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 July 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 336,400	\$ 335,432	\$ (968)
3 Lot Closings	-	-	-
4 Interest	-	7,696	7,696
5 Prepayments	-	-	-
6 TOTAL REVENUES	336,400	343,128	6,728
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	8,884	5,126
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	5,669	1,910
22 Fund Balance - Beginning		290,814	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,758	\$ 296,483	\$ 292,725

* 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 July 31, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 128,675	\$ 128,305	\$ (370)
3 Lot Closings	-	-	-
4 Interest	-	1,710	1,710
5 Prepayments	-	-	-
6 TOTAL REVENUES	128,675	130,015	1,340
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	2,340	540
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	(19,404)	(19,404)
20 TOTAL OTHER FINANCING SOURCES (USES)	-	(19,404)	(19,404)
21 NET CHANGE IN FUND BALANCE	1,800	(17,064)	(18,864)
22 Fund Balance - Beginning		86,524	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,800	\$ 69,460	\$ 67,660

* 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 July 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 REVENUES							
2 Developer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Insurance Claim	-	-	-	-	-	-	-
4 Interest	-	-	550	0	2,775	713	4,038
5 TOTAL REVENUES	-	-	550	0	2,775	713	4,038
6 EXPENDITURES							
7 Dissemination Agent	-	-	-	-	-	-	-
8 Trust Fund Accounting	-	-	-	-	-	-	-
9 Arbitrage	-	-	-	-	-	-	-
10 Trustee Fees	-	-	-	-	-	-	-
11 Requisitions	-	-	-	-	-	-	-
12 TOTAL EXPENDITURES	-	-	-	-	-	-	-
13 REVENUES OVER (UNDER) EXPENDITURES	-	-	550	0	2,775	713	4,038
14 OTHER SOURCES (USES)							
15 Transfer In	-	-	2,013	-	3,216	19,404	24,632
16 Transfer Out	-	-	-	-	-	-	-
17 TOTAL OTHER SOURCES (USES)	-	-	2,013	-	3,216	19,404	24,632
18 NET CHANGE IN FUND BALANCE	-	-	2,563	0	5,990	20,117	28,671
19 Fund Balance - Beginning	0	21	17,256	5	88,514	11,013	116,809
20 FUND BALANCE - ENDING - PROJECTED	\$ 0	\$ 21	\$ 19,819	\$ 5	\$ 94,504	\$ 31,130	\$ 145,480



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

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

	Bank United (Operating Account)
Balance per Bank Statement	\$ 961,814.39
Construction Cash in Operating Account	(20.00)
Plus: Deposits in Transit	-
Less: Outstanding Checks	48,231.38
<i>Adjusted Bank Balance</i>	<u>\$ 913,563.01</u>
Beginning Bank Balance per Books	998,390.14
Deposits	18,628.58
Disbursements	103,455.71
<i>Balance per Book</i>	<u>\$ 913,563.01</u>



Avalon Groves CDD Summary for July 2026

At the end of July there was spendable cash in the amount of \$839,195. This cash balance is net of items, such as, accounts payable and any monies due to others. There are assessments outstanding because only 99% of assessments have been collected by the tax collector and forwarded to the District.

By the end of July, 83.33% of the annual budget is "expected" to be expended. Expenses through the month of July amount to \$927,587 which is 70.14% of the budget for the fiscal year. This means the District is under budget through July.

The largest expenditures are for physical environment at \$535,930. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal.

The total expenses uses 70.14 % which is less than the 83.33% of the budget already this year. The district has made their one time insurance payment and one time fire district taxes payment.

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

Miscellaneous expenses are also overbudget at 450% of budgeted amount due to Fire District taxes imposed on the District.

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



Avalon Groves Financial Summary July 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	\$ 913,563						
Trust Balances (Restricted to DS)		281,500	860,423	290,597	83,410	285,453	65,241
Trust Balances (Restricted to A&C)		0	1	19,819	5	94,504	31,131
Accounts Receivable	\$ -						
Less: Accounts Payable	23,898	-	-	-	-	-	-
Less: Due to Other Funds	50,471	-	-	-	-	-	-
Net Cash Balance	\$ 839,195	\$ 281,501	\$ 860,424	\$ 310,416	\$ 83,415	\$ 379,958	\$ 96,372
Plus: Prepaids & Deposits	541	-	-	-	-	-	-
Plus: Assessments Receivable	3,796	490	1,440	605	555	968	370
Plus: Due from Other Funds	-	5,585	16,413	6,893	6,331	11,029	4,219
Less: Deferred Revenue	3,796	490	1,440	605	555	968	370
Net Current Assets	839,736	287,086	876,837	317,309	89,746	390,987	100,591
Cash Available to Spend	839,195						

Analysis of Revenues & Expenditures

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	1,329,271	177,572	537,564	216,973	194,499	345,903	130,729
Expenses:							
Administrative	76,012						
Insurance	32,326						
Debt Service Administration	36,274						
Utilities	241,894						
Physical Environment	535,930						
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:	927,587	165,275	498,838	205,760	190,938	334,244	127,675
Transfers In/Out	-	-	-	-	-	-	-
Profit (Loss)	\$ 401,685	\$ 12,297	\$ 38,727	\$ 11,213	\$ 3,562	\$ 11,659	\$ 3,054