Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
March 26, 2026
10:00 a.m.

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

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

AVALON GROVES

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

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, March 26, 2026** at **10:00 a.m.** at **Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, FL 34714**.

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 536 or hbeckett@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records

AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, March 26, 2026
Time: 10:00 a.m.
Location: Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

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

Agenda

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

FIRST ORDER OF BUSINESS: ROLL CALL

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

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

SECOND ORDER OF BUSINESS: **AUDIENCE COMMENTS** – *Agenda Items (Limited to 3 Minutes Per Person)*

THIRD ORDER OF BUSINESS: **OPERATIONS AND MAINTENANCE**

A. Community Managers

1. Palms at Serenoa HOA Update – *Jasmin Correa/John Holden*
2. Serenoa POA Update – *David Landry/Gene Mastrangeli*

B. Aquatic Maintenance Report – *Steadfast Environmental* **EXHIBIT 1**

1. Presentation of Pond Requests - None
2. Consideration of Steadfast Proposal #SCA3500 to Install Dragonfly-Attracting Aquatic Plants at 3 Ponds - $19,650.00 *[POND PLANTINGS & EROSION CONTROL /FIELD CONTINGENCY]* **EXHIBIT 2**

C. Landscape Maintenance Report – *Justin Sarka, Down To Earth* **EXHIBIT 3**

1. Presentation of Landscape Requests
2. Consideration of Down To Earth Proposal(s) - *Pending*

THIRD ORDER OF BUSINESS: **OPERATIONS AND MAINTENANCE** (Continued)

D. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 4**

1. Presentation of Field Requests
2. Presentation of Streetlight Requests
3. Presentation of Hog Activity Reports
4. Consideration of Pressure Washing Proposals *[HARDSCAPE REPAIRS & MAINT / FIELD CONTINGENCY]* **EXHIBIT 5**
   a. Outdoor Ninja - *Pending*
   b. Platinum Exterior Services – 3-Yr Agreement - $15,528.56/Yr – *Previously Presented*
   c. Splash and Dash – *Pending*
   d. Tampa Swap - *Pending*

E. District Engineer – *Greg Woodcock, Stantec*

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

1. Discussion on Pond Policy Draft - *Pending* **EXHIBIT 6**

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

1. Update on Surplus Property Disposal (Edgemont Fence)
2. Update for April Workshop
3. Update on Water Meter at Blazing Star Circle Lift Station

FOURTH ORDER OF BUSINESS: **CONSENT AGENDA**

A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 26, 2026 **EXHIBIT 7**

B. Acceptance of the Minutes of the Board of Supervisors Workshop Held March 12, 2026 **EXHIBIT 8**

C. Acceptance of the February 2026 Unaudited Financial Report **EXHIBIT 9**

D. Ratification of Down To Earth Invoice #169603 for February Irrigation Repairs - $1,085.00 **EXHIBIT 10**

FIFTH ORDER OF BUSINESS: **LIAISON REPORTS**

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

1. Review of Landscape Scoresheets - *Pending*
2. Discussion on Formation of a Landscape Subcommittee **EXHIBIT 11**

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

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

SIXTH ORDER OF BUSINESS: **SUPERVISOR REQUESTS**

A. Next Workshop Agenda Items

B. Next Meeting Agenda Items

SEVENTH ORDER OF BUSINESS: **AUDIENCE COMMENTS** – *Non-Agenda Items and New Business (Limited to 3 Minutes Per Person)*

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

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

Thursday, April 9, 2026
at 10:00 a.m.
Palms at Serenoa Clubhouse
17244 Bay Cedar Way
Clermont, FL 34714

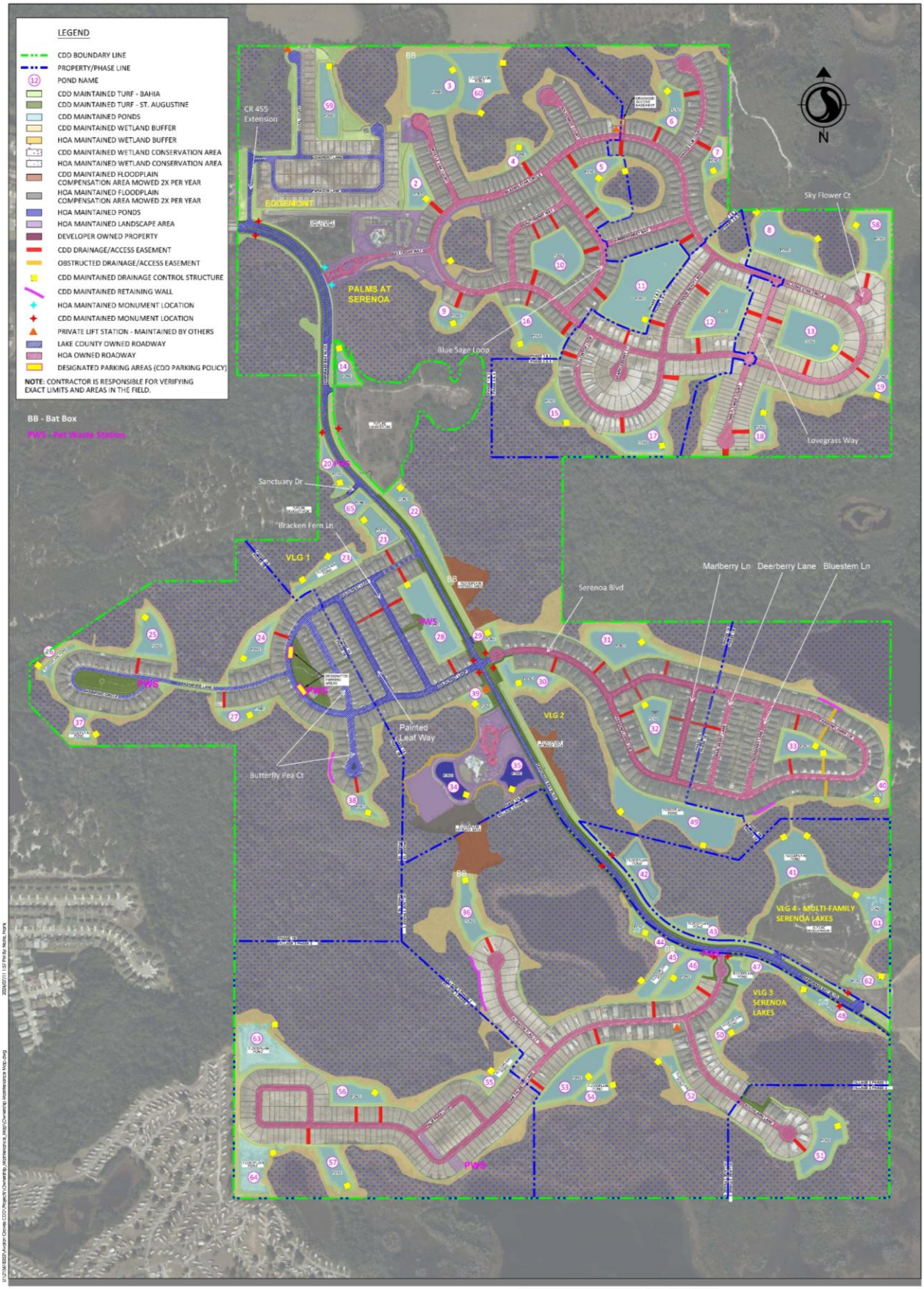
NINTH ORDER OF BUSINESS: **NEXT MEETING QUORUM CHECK**

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

Thursday, April 23, 2026
at 10:00 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

TENTH ORDER OF BUSINESS: **ACTION ITEMS SUMMARY** **EXHIBIT 12**
(To be Included in the Meeting Minutes)

ELEVENTH ORDER OF BUSINESS: **ADJOURNMENT**



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

Revision	By	Appd.	YY.MM.DD
AVALON GROVES CDD	RFN		23/12/01
Issued	By	Appd.	YY.MM.DD

Stantec
Stantec Consulting Services Inc.
777 S. Harbour Island Blvd. Suite 600
Tampa, Florida 33602 Tel. 813.223.9500
www.stantec.com Fax. 813.223.0009
Certificate of Authorization #27013
FL Lic. # LC-C000170

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EXHIBIT 1

Avalon Groves CDD Aquatics

Inspection Date:

3/18/2026 1:29 PM

Prepared by:

Matt Goldrick

Account Manager

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

Inspection Report

SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

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

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

SITE: 2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

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

WATER: ✕ Clear Turbid Tannic
ALGAE: N/A ✕ Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕ Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush ✕ Other: Submerged, water lilies

Inspection Report

SITE: 3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

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

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

SITE: 4

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

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

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

Inspection Report

SITE: 5

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

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

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

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving

Comments:

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

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

Inspection Report

SITE: 62

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

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

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

SITE: 63

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

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

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

Inspection Report

SITE: 64

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

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

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

SITE: 65

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

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

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

MANAGEMENT SUMMARY

64

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

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

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA

STEADFAST ENVIRONMENTAL

Avalon Groves CDD

Sawgrass Bay Blvd, Clermont

Gate Code:

EXHIBIT 2

ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

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

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

SHIP TO
17555 Sawgrass Bay Blvd
Clermont FL 34714

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

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

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

TOTAL **19,650.00**

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 3

Avalon Groves CDD

Landscape

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

Avalon Groves CDD

Landscape

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

EXHIBIT 4

FIELD OPERATIONS REPORT

FOR

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

MARCH **2026**

AVALON GROVE

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

- Conservation Sign.
  - Replaced and repaired damaged signs.

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

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

Recycled Plastic Bench with Back - 6', Gray

More Images & Video

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

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

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		COLOR	ADD TO CART
				1	3+		
H-2888GR	6' with Back	72 x 25 x 34"	160	$750	$715	Gray	1 ADD

AVALON GROVE

- Miscellaneous Signs Removed

- Playground Water Fountain Repairs

Pond 59

Greenspace near Playground

AVALON GROVE

Edgemont Entrance

Edgemont Entrance

Sawgrass Bay Blvd Islands.

Pond 20.

Conservation Signs Repaired.

Pond 28

Damaged Conservation Signs

Basswood Circle Park

THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM

Avalon Groves CDD

Field Operations

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

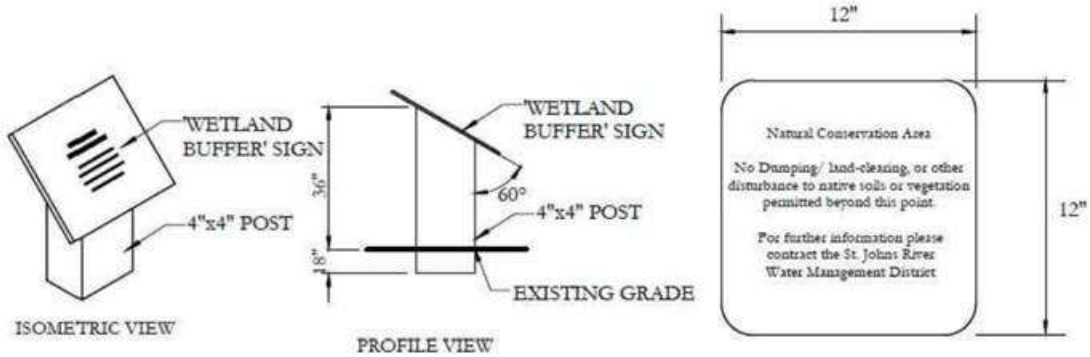
Natural Conservation Area

No Dumping/land-clearing, or other disturbance to native soils or vegetation permitted beyond this point.

For further information please contact the St. Johns River Water Management District

Order a Factory-made Sign

	Quantity / Price (Per Sign)									
Material	1	2	3	4	5	6 - 9	10 - 14	15 - 19	50 - 99	100 +
3M Engineer Grade Reflective Alum.	$34.86	$28.85	$26.85	$25.84	$25.04	$24.94	$22.94	$20.03	$16.83	$15.53
+ Set-up fee for Semi-Custom Sign, 12" x 12"										$0.00



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

TYPICAL "WETLAND BUFFER" SIGN

N.T.S.

Avalon Groves CDD

Streetlights

Entry #	Date Create	Name	Message	Response	Resolution / Date
59	2026-03-13	Borges	Pole in front of 2400 Palm Park Loop out of service since September 2026 . First reported on 2026 and panel was remove but not replaced. This has been reported multiple times.		
58	2026-03-13	Middlebrook	pole #22 on Edgemont Drive right behind our house at 3800 Paragon Lane		
57	2026-02-22	Noyes	Hi Streetlight #79 on Saw Palmetto is completely detached from the pole and sitting in someone's yard.		
56	2026-02-19	Noyes	#51 on Palm Park Loop #79 on Saw Palmetto Ave #4 on Saw Palmetto Ave		
55	2026-02-17	liner	The lamp fell off of the post across the street from us at 17395 Saw Palmetto Ave. in Village 3	Duplicate of 54	
54	2026-02-17	Ceri	17395 Saw Palmetto Ave - Not working - Hanging/Detached Component		
53	2026-02-16	Cosme-Perez	Pole # 4 in Village 3 and Pole #143 in The Round about at the Clubhouse have not been working for weeks. Attached are the pole stickers.		
229	2026-02-15	Deslauriers	It looks like the solar poles on Pacific Ace Way were removed. If the District still has possession of them, is it possible to explore adding 1 or 2 to the medians at the entrance to Village 2? It's really dark there. Especially with it being a gated entrance.		
227	2026-02-11	Corona	Pole #143 at the Serenoa Clubhouse not working.	Duplicate of 53	
52	2026-02-06	Wright	Two lights are out on corner of Goldcrest and Basswood in front of 17136 Goldcrest Loop. Thank you.		
51	2026-02-02	Borges	2400 Palm Park Loop Streetlight in front of house at 2400 Parlk Park Loop reported on 9/26. they came and took the solar panel but still is out of service		
50	2026-02-01	mastrangeli	I'm reporting the following two streetlights that are out and not working, Village #1 Pole #101 Village #2 Pole # 12 Thanks Gene		
49	2026-01-26	Conley	POA CAM reported downed pole - after the clubhouse, about halfway between clubhouse and Serenoa Lakes - appears to have been struck by a school bus. See attached map for approximate location	DM working with Lake County School District and vendor for replacement light installation at LCSD expense.	
48	2026-01-26	Landry	This morning, one of the school buses attempted to U-turn on Sawgrass Bay and struck a pole, causing it to break and fall over.	DM working with Lake County School District and vendor for replacement light installation at LCSD expense.	
47	2026-01-19	Borges	Pole #55 near 2400 Palm Park Loop, Clermont, FL still out of service . First reported on Sept 2025 and they took the panel but has not been replaced. this situation has been reported several times.		

Avalon Groves CDD

Hog Activity Reports

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

Avalon Groves Hog Trapping Update

Swine Solutions, FL

April 2024 – December 2024 – **36**

April 2025 – December 2025 – **45**

- April 2025 – **21**
- May 2025 – **6**
- June 2025 – **2**
- July 2025 – **1**
- August 2025 – **0**
- September 2025 – **2**
- October 2025 – **4**
- November 2025 – **3**
- December 2025 – **6**

January 2025 – **0**

February 2025 – **0**

March 2025 - **2**

January 2026 – **0**

February 2026 – **0**

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

Thomas Sewell
3/19/2026

EXHIBIT 5

Hi Heath, Gabe, and Michael!

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

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

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

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

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

Have a great day!
Platinum Exterior Services LLC

Review and approve

AGREEMENT FOR SIDEWALK AND CURB MAINTENANCE SERVICES 2026-2028

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

1. EFFECTIVE DATE. The Agreement shall be deemed effective as of the date first mentioned above.

2. SCOPE OF SERVICES: Exhibit A and Exhibit B Platinum Exterior Services hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, Platinum Exterior Services shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Platinum Exterior Services shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the client.

3. COMPENSATION. As compensation for the Services described in this Agreement, the Client agrees to pay Platinum Exterior Services, Fifteen Thousand Five Hundred Twenty-Eight Dollars and Fifty-Six Cents ($15,528.56) for each year the services are performed per this three-year contract, as set forth in Exhibit A. Services will be performed each Spring. The Client shall pay Platinum Exterior Services compensation upon the completion of the Services in accordance with this Section. Further, Platinum Exterior Services agrees to render invoices to the Client, when applicable, in writing, which shall be delivered, emailed or mailed to the Client. These invoices are due and payable within thirty (30) days of receipt by the Client.

4. INSURANCE. Platinum Exterior Services or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached here to as Exhibit B.

5. TERMINATION. The Agreement may be terminated immediately by Platinum Exterior Services and/ or the Client for cause, or for any or no reason upon 5 days written notice by either party.

6. CONFLICTS. To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this document controls. IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

Exhibit A: Proposal
Exhibit B: Insurance Certificate with Endorsements

PLATINUM EXTERIOR SERVICES LLC
_____ By: _____
Its:_____

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

_____ By: _____
Its:_____

Exhibit A: Proposal

Exhibit B: Insurance

ESTIMATE

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

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

Avalon Groves CDD

Bill to

Michael Bush
CDD
17345 Bracken Fern Lane
Clermont, FL 34714

Estimate details

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

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

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

Total **$15,528.56**

Note to customer

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

Accepted date

Accepted by

EXHIBIT 6

Avalon Groves Community Development District
Stormwater Pond Policies

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2025)
Effective Date: _____, 2026

The Avalon Groves Community Development District (the "**District**") owns several stormwater improvements (the "**District Ponds**") located on District-owned stormwater tracts (the "**Stormwater Tracts**"). The purpose of the District Ponds is to help facilitate the District's natural water system for runoff and overflow. The following additional guidelines apply[1]:

1. Fishing, both by poles and cast nets, is prohibited in the District Ponds.
2. Wading and swimming in the District Ponds is prohibited.
3. The use of watercraft of any kind, including but not limited to boats, rafts or tubes, is prohibited in the District Ponds.
4. Access to other residents' backyards via maintenance easements is prohibited. Unless individual property owners of single-family dwelling homes grant permission for others to access their backyards, entering their private property can be considered trespassing pursuant to Section 810.09, Florida Statutes. Please be considerate of the privacy rights of other residents.
5. Pets are not allowed in the District Ponds.
6. Wildlife (including but not limited to birds and reptiles) may neither be removed from nor released into the District Ponds or on the District Stormwater Tracts.
7. No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Ponds.
8. No pipes, pumps, or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Ponds, except by the District or with the District's prior written consent.
9. No foreign materials may be disposed of in the District Ponds, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the lake environment.
10. Any hazardous condition concerning the District Ponds must immediately be reported to the District Manager and the proper authorities.
11. Playing sports, performing fireworks displays and other recreational activities in the District Ponds or on the Stormwater Tracts is strictly prohibited.
12. Property owners and residents are responsible for ensuring their tenants', guests', and invitees' adherence to these policies and shall be liable for any violations committed by such persons.

The Avalon Groves Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of the District Ponds. Any person acting in violation of these policies may be deemed to be trespassing under Florida law and may be reported to local

[1] The following guidance is not intended to apply to the District's aquatic vendors or any other vendors the District hires to perform services related to the Stormwater Tracts and District Ponds.

authorities. The District reserves the right to pursue all available legal remedies, including but not limited to injunctive relief and monetary damages.

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EXHIBIT 7

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, February 26, 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 at 10:01 a.m. 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
Eugene Mastrangeli (S5)	Board Supervisor, Chair

Also present were:

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

SECOND ORDER OF BUSINESS: **AUDIENCE COMMENTS – AGENDA ITEMS** *(Limited to 3 minutes per individual for agenda items)*

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

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

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

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

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FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE

A. Community Managers

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

There being no update, the next item followed.

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

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

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

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

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

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

1. Presentation of Pond Requests

2. Consideration of Steadfast Proposal(s):

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

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

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

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

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

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

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

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

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

1. Presentation of Landscape Requests

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

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

      This item was deferred.

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

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

1. Presentation of Field Requests

   Mr. Bush reviewed the field requests.

2. Presentation of Streetlight Requests

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

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

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

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

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

The scope of the proposal was clarified.

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

E. District Engineer – *Greg Woodcock, Stantec*

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

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

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

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

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

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

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

2. EXHIBIT 9: Discussion on Pond Policy Draft

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

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

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

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

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

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

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

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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SIXTH ORDER OF BUSINESS: LIAISON REPORTS

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

Supervisor Weston requested a discussion regarding dog walking around the ponds be added to the workshop agenda and relayed the concerns expressed by residents regarding safety and pollution concerns.

1. EXHIBIT 16: Review of Landscape Scoresheets

Supervisor Ruperez stated that if residents notice weeds it is because weed control is not effective when temperatures are low. Treatments have just been completed, but there were a couple of weeks when treatments won't work.

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

Supervisor Mastrangeli noted the Reserve Study will be discussed at the workshop. Mr. Beckett explained that the Reserve Study will be forwarded to Supervisors for them to review and relay questions to staff a week ahead of the next meeting so that a response with the requested information can be presented at the meeting. Supervisor Weston requested the Reserve Study be added as a discussion item on the workshop agenda. Supervisor Wolski requested a paragraph explaining the Reserve Study be drafted.

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

There being nothing to report, the next item followed.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Supervisor Wolski noted the District is about 2.5% under budget. Supervisor Mastrangeli noted that 10% of anticipated assessments have not yet been received. It was noted that the tax collector is responsible for collecting delinquent payments.

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

A. Next Workshop Agenda Items

- Policy for prohibiting dog walking around the ponds for a safety issue
- Reserve study

B. Next Meeting Agenda Items

- Only emergency walk-on items
- Reserve Study
- Revised Pond Policy Draft

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

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

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

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

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

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

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

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

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

District Counsel

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

District Manager

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

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Field Manager

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

TENTH ORDER OF BUSINESS: NEXT WORKSHOP ATTENDANCE CHECK

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

All Supervisors affirmed their intent to attend the workshop.

ELEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

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

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

TWELFTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:44 p.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 March 26, 2026.

_____ _____

Heath Beckett, Assistant Secretary Eugene Mastrangeli, Chairman

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EXHIBIT 8

MINUTES OF WORKSHOP
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

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

FIRST ORDER OF BUSINESS: CALL TO ORDER

Present were:

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

SECOND ORDER OF BUSINESS: SELECTION OF WORKSHOP SECRETARY

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

THIRD ORDER OF BUSINESS: AUDIENCE COMMENTS

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

FOURTH ORDER OF BUSINESS: DISCUSSION ITEMS

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

1. Request for Landscape Subcommittee

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

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considered the potential for engaging subcommittee feedback on other contracts.

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

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

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

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

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

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

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

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

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

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

1. EXHIBIT 2: Reserve Study

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

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

E. Other Items

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

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

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

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

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

FIFTH ORDER OF BUSINESS: NEXT MEETING ANNOUNCEMENTS

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

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

SIXTH ORDER OF BUSINESS: ADJOURNMENT

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

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

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

_____ _____

Heath Beckett, Assistant Secretary Eugene Mastrangeli, Chair

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EXHIBIT 9

Avalon Groves
Community Development District

Financial Statements
(Unaudited)

February 28, 2026

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

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

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

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

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

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 170,338	$ 158,973	$ (11,365)
3	Lot Closings	-	-	-
4	Interest	-	3,920	3,920
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**170,338**	**162,893**	**(7,445)**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2025	60,981	60,138	(844)
10	May 1, 2026	60,981	-	(60,981)
11	November 1, 2026	59,856	-	(59,856)
12	Principal Retirement			
13	May 1, 2026	45,000	-	(45,000)
14	Principal Prepayment	-	-	-
15	**TOTAL EXPENDITURES**	**165,838**	**60,138**	**(105,700)**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**4,500**	**102,755**	**98,255**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-	-	-
19	Transfers Out	-	-	-
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
21	**NET CHANGE IN FUND BALANCE**	**4,500**	**102,755**	**98,255**
22	Fund Balance - Beginning		274,789	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 4,500**	**$ 377,544**	**$ 373,044**

** financed by prior year revenues*

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

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 500,600	$ 467,200	$ (33,400)
3	Lot Closings	-	14,732	14,732
4	Interest	-	11,972	11,972
5	Prepayments		-	-
6	**TOTAL REVENUES**	**500,600**	**493,903**	**(6,697)**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2025	185,303	184,419	(884)
10	May 1, 2026	185,303	-	(185,303)
11	November 1, 2026	181,809	-	(181,809)
12	Principal Retirement			
13	May 1, 2026	130,000	-	(130,000)
14	Principal Prepayment	-	-	-
15	**TOTAL EXPENDITURES**	**497,113**	**184,419**	**(312,694)**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**3,487**	**309,484**	**305,997**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-		-
19	Transfers Out	-	-	-
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
21	**NET CHANGE IN FUND BALANCE**	**3,487**	**309,484**	**305,997**
22	Fund Balance - Beginning		838,109	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,487**	**$ 1,147,594**	**$ 1,144,106**

** financed by prior year revenues*

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

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 210,250	$ 196,222	$ (14,028)
3	Lot Closings	-	-	-
4	Interest	-	3,449	3,449
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**210,250**	**199,671**	**(10,579)**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2025	66,074	66,074	0
10	May 1, 2026	64,686	-	(64,686)
11	November 1, 2026	64,686	-	(64,686)
12	Principal Retirement			
13	* November 1, 2025	75,000	-	(75,000)
14	November 1, 2026	80,000	-	(80,000)
15	Principal Prepayment	-	75,000	75,000
16	**TOTAL EXPENDITURES**	**209,373**	**141,074**	**(68,299)**
17	**REVENUES OVER (UNDER) EXPENDITURES**	**878**	**58,597**	**57,719**
18	**OTHER FINANCING SOURCES (USES)**			
19	Transfers In	-	-	-
20	Transfers Out	-	-	-
21	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
22	**NET CHANGE IN FUND BALANCE**	**878**	**58,597**	**57,719**
23	Fund Balance - Beginning		288,840	
24	**FUND BALANCE - ENDING - PROJECTED**	**$ 878**	**$ 347,437**	**$ 346,560**

** financed by prior year revenues*

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

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 193,100	$ 180,216	$ (12,884)
3	Lot Closings	-	-	-
4	Interest	-	890	890
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**193,100**	**181,106**	**(11,994)**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2025	55,469	55,469	-
10	May 1, 2026	55,470	-	(55,470)
11	November 1, 2026	54,569	-	(54,569)
12	Principal Retirement			
13	May 1, 2026	80,000	-	(80,000)
14	Principal Prepayment	-	-	-
15	**TOTAL EXPENDITURES**	**190,039**	**55,469**	**(134,570)**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**3,062**	**125,637**	**122,576**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-	-	-
19	Transfers Out	-	-	-
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
21	**NET CHANGE IN FUND BALANCE**	**3,062**	**125,637**	**122,576**
22	Fund Balance - Beginning		86,179	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,062**	**$ 211,816**	**$ 208,755**

** financed by prior year revenues*

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

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 336,400	$ 313,955	$ (22,445)
3	Lot Closings	-	-	-
4	Interest	-	3,823	3,823
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**336,400**	**317,779**	**(18,621)**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2025	99,622	99,622	-
10	May 1, 2026	99,623	-	(99,623)
11	November 1, 2026	98,019	-	(98,019)
12	Principal Retirement			
13	May 1, 2026	135,000	-	(135,000)
14	Principal Prepayment	-	-	-
15	**TOTAL EXPENDITURES**	**332,642**	**99,622**	**(233,020)**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**3,758**	**218,157**	**214,398**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-	-	-
19	Transfers Out	-	-	-
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
21	**NET CHANGE IN FUND BALANCE**	**3,758**	**218,157**	**214,398**
22	Fund Balance - Beginning		290,814	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,758**	**$ 508,971**	**$ 505,213**

** financed by prior year revenues*

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

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 128,675	$ 120,090	$ (8,585)
3	Lot Closings	-	-	-
4	Interest	-	917	917
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**128,675**	**121,007**	**(7,668)**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2025	43,838	43,838	0
10	May 1, 2026	43,838	-	(43,838)
11	November 1, 2026	43,038	-	(43,038)
12	Principal Retirement			
13	May 1, 2026	40,000	-	(40,000)
14	Principal Prepayment	-	-	-
15	**TOTAL EXPENDITURES**	**126,875**	**43,838**	**(83,037)**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**1,800**	**77,169**	**75,369**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-	-	-
19	Transfers Out	-	(19,404)	(19,404)
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**(19,404)**	**(19,404)**
21	**NET CHANGE IN FUND BALANCE**	**1,800**	**57,765**	**55,965**
22	Fund Balance - Beginning		86,524	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,800**	**$ 144,289**	**$ 142,489**

** financed by prior year revenues*

Avalon Groves Community Development District
Construction in Progress
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to February 28, 2026

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

Avalon Groves Community Development District
Check Register
FY2026

Date	Number	Name	Memo	Deposit	Payments	Balance
9/30/2025		**Beginning of Year**				**469,001.20**
10/01/2025	100443	Down to Earth	Invoice: 152177 (Reference: Landscape Maintenance Sept 25.)		27,110.25	441,890.95
10/01/2025	100444	Steadfast Alliance	Invoice: SA-14921 (Reference: Routine Aquatic Maintenance Sept 25.)		3,460.00	438,430.95
10/02/2025	100445	Down to Earth	Invoice: 156096 (Reference: Main line repairs.)		330.11	438,100.84
10/02/2025	100447	Down to Earth	Invoice: 156243 (Reference: Mulch installation.)		21,000.00	417,100.84
10/02/2025	100225ACH1	Sunshine Water Services	Goldcrest Loop Playground 7/22/25 - 8/19/25		23.43	417,077.41
10/02/2025	100225ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/23/25 - 8/20/25		20.59	417,056.82
10/02/2025	100225ACH3	SECO Energy	16920 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		198.00	416,858.82
10/02/2025	100225ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 08/14/2025 TO 09/15/2025		48.00	416,810.82
10/02/2025	100225ACH5	SECO Energy	17325 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		384.00	416,426.82
10/02/2025	100225ACH6	SECO Energy	17052 Basswood Lane 08/14/2025 TO 09/15/2025		50.00	416,376.82
10/02/2025	100225ACH7	SECO Energy	17650 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		139.00	416,237.82
10/07/2025	100448	Kutak Rock LLP	Invoice: 3628584 (Reference: General Counsel Aug 25.)		3,582.02	412,655.80
10/07/2025	100449	Vesta District Services	Invoice: 428923 (Reference: Management Fees Oct 25.)		3,596.00	409,059.80
10/08/2025	1779	Egis Insurance and Risk Advisors	Insurance FY 10/1/25 - 10/1/26 Policy # 100125288		32,326.00	376,733.80
10/10/2025	100450	HV Solar Lighting	Invoice: 517 (Reference: Street Lights Oct 25.) Invoice: 518 (Reference: Street Light Project...		21,990.40	354,743.40
10/10/2025	100451	Vesta District Services	Invoice: 429040 (Reference: Billable Expenses - Sept 2025.)		43.64	354,699.76
10/14/2025	1780	Custom Reserves, LLC	Reference: Reserve Study.		2,350.00	352,349.76
10/14/2025	100452	Vesta District Services	Invoice: 428971 (Reference: FY?2026 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**

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

		Bank United (Operating Account)
Balance per Bank Statement	$	2,673,773.36
Construction Cash in Operating Account		(20.00)
Plus: Deposits in Transit		-
Less: Outstanding Checks		39,138.42
Adjusted Bank Balance	**$**	**2,634,614.94**

Beginning Bank Balance per Books		2,617,097.50
Deposits		107,991.15
Disbursements		90,473.71
Balance per Book	**$**	**2,634,614.94**

Avalon Groves CDD
Summary for February 2026

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

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

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

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

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

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

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

Avalon Groves
Financial Summary
February 28, 2026

Cash & Asset Re-cap

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

Analysis of Revenues & Expenditures

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

EXHIBIT 10

Down to Earth Landscape & Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Invoice: #169603
March 2026

Customer
Avalon Groves CDD
Vesta Property Services
13810 Sutton Park Drive North

Jacksonville, FL 32224

Property / Project Address
Avalon Groves CDD
17555 Sawgrass Bay Blvd.
Clermont, FL 34714

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Invoice Irrigation Form February Estimate # 140635	3/9/2026	3/24/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#140635 - Invoice Irrigation Form February				**$1,085.00**

This invoice is for the required repairs following the irrigation inspection.

Controller #1

Zones

7-4 6-inch sprinklers and 4 MPs nozzles

13-2 6-inch sprinklers and 3 MPs nozzles

20-2 6-inch sprinklers and 1 MPs nozzles

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

35-Lateral lines repairs

Controller #2

Zones

3- Lateral lines repairs

14-2 12-inch sprinkler and 1 MP nozzle

18- 1 solenoid replaced

22- 1 MP nozzle

47-2 6-inch sprinklers and 2 MPs nozzles

LCE006: Irrigation Repairs				**$1,085.00**
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	12.00	$40.00	$480.00
12" Irrigation Spray Head Repaired/ Replaced/ Relocated (Kit)	Each	2.00	$52.00	$104.00

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card paymen
See Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

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

Billing Questions
jessica.chrisley@down2earthinc.com
(239)-920-6557

Visit us at https://dtelandscape.com for all other questions or concerns.

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

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

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card paymen
See Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

EXHIBIT 11

Landscape Subcommittee Charter

Avalon Groves Community Development District

Purpose

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

Membership

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

Scope of Authority

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

Reporting Requirements

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

Additional Guidelines

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

EXHIBIT 12

Avalon Groves – Outstanding Action Items FY 2025
Completed action items have been archived
DM – District Manager (Kyle Darin/Heath Beckett, Vesta District Services)
DC – District Counsel (Bennett Davenport, Kutak Rock)
DE – District Engineer (Greg Woodcock, Stantec)
FM - Field Manager (Michael Bush, Vesta)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DC	Revise Pond Policy Draft	2/26/2026		3/12 Supervisor Holden to relay questions from workshop
DC	Investigate landscape damages to determine potential recourse for reimbursement of damages	2/26/2026		
DC	Coordinate with District Manager regarding disposal of fence segments as approved during the meeting.	2/26/2026		
DM	Request authorization from POA to use the water in back for village 3 for watering	2/26/2026		
DM	Jeff Moore – CDD activity on lift station inside the Palms of Serona – Sunshine Water came out and looked at the meter. The meter belongs to the HOA (17534 Blazing Star Circle)	12/4/2025	12/12/2025	This water meter belongs to the HOA and they do not want the CDD to tap into it. 1/22: Speak with palms about paying for the water at the lift station 1/26: HOA does not want the CDD to use there meter or timer 2/26: Proceed with meter from sunshine water
DM	Try to contact the commercial property to see if they can remove the sand/dirt piles	10/30/2025	2/12/2026	12/2/25 /Left several msgs with no response. 2/12/26 - this is from the county and the gas line. I was told they would clean this up when they finish.
FM	Look into weather station at 3436 Yellow Top	2/26/2026		
FM	Quote for rust removal at front of village 3	2/26/2026		
DTE	Proposal for irrigation at ponds for budget discussion	3/27/2025		Pond 12 - trees & irrigation
Steadfast	Pond Planting Proposal to encourage dragonflies	1/22/2026		2/18 - Too early to plant, proposal will be presented on March agenda
Board	Send staff edits on Wetland	4/24/2025		
TICKLER - FUTURE DISCUSSIONS & CAPITAL IMPROVEMENT PROJECTS (BUDGET CONSIDERATIONS)				
BUDGET	Pond Erosion	5/15/2025		Review with DE annual report
BUDGET	Monument Solar Lighting	5/15/2025		A) Mr. Electric Monument Lighting Repair - $2,5650.00 (2/2025) B) TPG Lighting - $32,049.60 (3/2025) C) Rapid Response - $55,035.46 (8/2025)
BUDGET	Landscape Replenishment	5/15/2025		Tree Replacement Around Ponds - requires irrigation replacement Irrigation Around Ponds Sawgrass Bay Blvd Beds Down To Earth Proposal #116725 - Sawgrass Bay Blvd Palms Replacements - $6,359.71
BUDGET	KB Homes - Replenishment Due to Irrigation Damage	5/15/2025		Sawgrass Bay Blvd Beds Down To Earth Proposal #114231 for Sod Replacement at Sawgrass Bay Blvd. Median (Sanctuary Irrigation Landscape Replacement Phase 1) - $24,731.77