Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
February 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, February 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, February 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: ~~**GUEST PRESENTATION:** ***Paul Grifoni, Custom Reserves LLC***~~

A. ~~Review of Reserve Study~~ *- Deferred to March Meeting* ~~**EXHIBIT 1**~~

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

A. Community Managers

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

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

1. Presentation of Pond Requests
2. Consideration of Steadfast Proposal(s):
   a. #SCA3285 for Pond 12 Erosion Repair at Mitered End Section **EXHIBIT 3**

FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE (Continued)

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

1. Presentation of Landscape Requests

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

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

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

1. Presentation of Field Requests

2. Presentation of Streetlight Requests

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

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

E. District Engineer – *Greg Woodcock, Stantec*

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

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

2. Discussion on Pond Policy Draft **EXHIBIT 9**

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

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

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

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

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

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

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

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

SIXTH ORDER OF BUSINESS: **LIAISON REPORTS**

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

1. Review of Landscape Scoresheets **EXHIBIT 16**

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

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

SEVENTH ORDER OF BUSINESS: **SUPERVISOR REQUESTS**

A. Next Workshop Agenda Items

B. Next Meeting Agenda Items

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

NINTH 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, March 12, 2026
at 10:00 a.m.
Palms at Serenoa Clubhouse
17244 Bay Cedar Way
Clermont, FL 34714

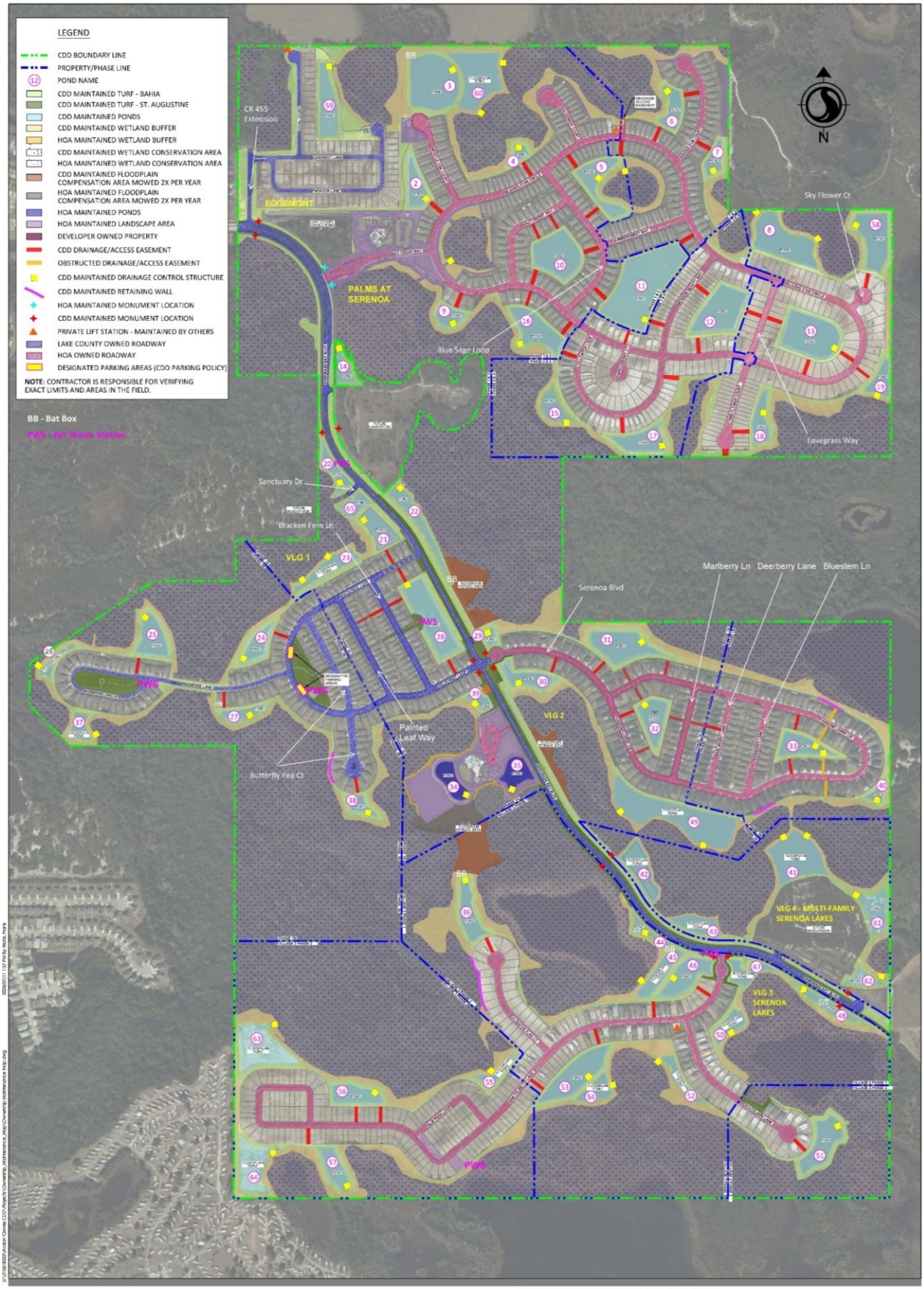
TENTH ORDER OF BUSINESS: **NEXT MEETING QUORUM CHECK**

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

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

ELEVENTH ORDER OF BUSINESS: **ACTION ITEMS SUMMARY** **EXHIBIT 17**
(To be Included in the Meeting Minutes)

TWELFTH 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
PENDING

EXHIBIT 2

Avalon Groves CDD Aquatics

Inspection Date:

2/16/2026 12:47 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM

813-836-7940

Inspection Report

SITE: 52

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

One small patch of pennywort present. It has recently been treated and will need more time to fully decay. Technicians will continue to monitor.
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: 53

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.
Algae blooms may occur here soon due to the clarity of the water.

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: 54

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

One swath of pennywort present. It has also recently been treated. If decay does not progress, a technician will re-apply an herbicide mix.
No algae observed.
Mild turbidity present.

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: 55

Condition: Excellent Great Good Poor ✓Mixed Condition ✓Improving

Comments:

Most of the overgrowth noted last time this pond was inspected has been treated and is decaying. Mild regrowth is occurring in some spots. A technician has been routinely spraying to combat growth without over-dosing the pond and will continue to do so.
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:

Inspection Report

SITE: 56

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Decaying grasses present. Technicians will monitor for regrowth. They will also inspect for surfacing of the bottom-dwelling algae 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:

SITE: 57

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

No algae or nuisance grass observed. Routine monitoring an treatment as needed will continue.
Beneficial plants appear to have suffered freeze damage.

Data corrupted on low-profile photo.

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: 58

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Filamentous algae is clinging to submerged vegetation near the shoreline. This growth was treated last visit. If decay does not progress, a technician will re-apply a mix targeted for growth like this.

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: 59

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving

Comments:

This pond has similar growth to 58. It was treated at the same time with the same product, just with a faster response to it. A technician will inspect and re-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:

Inspection Report

SITE: 60

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

More of the submerged vegetation/algae growth. While a technician has the mix ready next visit later this week, he will apply it here to begin clearing growth.

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: 61

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:

MANAGEMENT SUMMARY

65

Early February is typically a great time for ponds. We have just passed the height of winter which means low temps and little chance of rain. Algal growth is less likely due to suboptimal air and water surface temperatures (<80°F). Vegetative growth isn't being fueled by prolonged sunlight and rain, and may be knocked out by overnight freezes. Water levels are low, allowing for higher product concentration when applied in the water. This does, however, leave shorelines and pond beds exposed for nuisance growth. Technicians are always equipped with an array of herbicides to combat any grasses that spring up in these areas.

It feels like winter abruptly stopped last week and warm weather is here to stay. This has brought on a sudden increase in algal blooms across most properties I've inspected in that time. The few noted here today are normal and can be easily dealt with. The three ponds with grass and algae growth will need a bit more attention, but most other ponds look great which will give the technician more time with them. We're still not seeing extended daylight and minimal rain, so other growth should remain at bay for at least a little while longer.

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:

Avalon Groves CDD

Ponds/Stormwater System

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
225	2026-02-02	Holden	3855 Goldenrod Court	Steadfast management, Mr. Goldrick, asked that I submit a field service request for this issue to facilitate repairs. Mr. Goldrick has photos of the erosion.		2/4/2026
223	2026-01-26	Correa	17775 Blazing Star	Homeowner reported debris has been blown into the pond (behind Bluesage & Meadow Beauty).	Duplicate of 222	2/4/2026
222	2026-01-22	OLear	17775 BLAZING STAR CIRCLE	Debris from recent wind storm in pond		2/4/2026

EXHIBIT 3

ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
2/16/2026	3/18/2026	EST-SCA3285

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

SHIP TO
Avalon Groves CDD
17555 Sawgrass Bay Blvd
Clermont FL 34714

DESCRIPTION	QTY	RATE	AMOUNT
Erosion repair and mitigation on the mitered end section (MES) of pond 12 at Avalon Groves CDD. - Backfill and compact the eroded area around and under the MES to support the structure. - Lay erosion cloth over the fill and secure to the ground. - Cover the repair with 6"-12" rip rap boulders. Material will be chosen to best match existing rip rap on either side of the MES. NOT TO EXCEED $1200.00	1.00	1,200.00	1,200.00

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 **1,200.00**

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

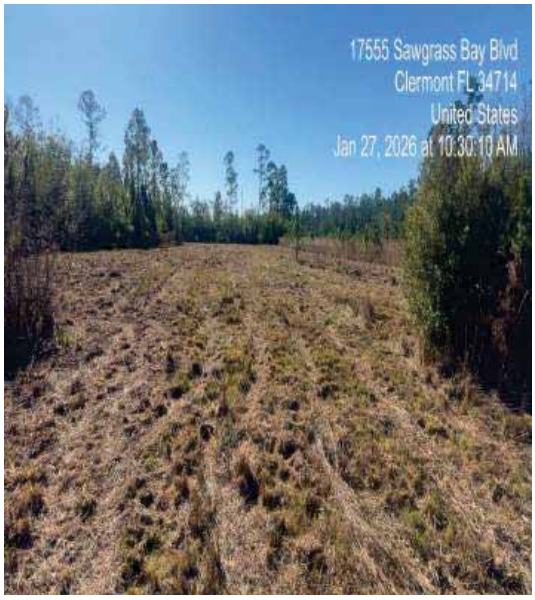
Representing (Name of Firm): _____

EXHIBIT 4

Avalon Groves Community Development District
February 2026 Landscape Report

- **1/19-1/22/26** Mowed, string trimmed, edged, blown St Augustine areas. Removed advertising signage, daily litter patrol. Completed cutback project for fence repairs to Village 1 & 2. Sand piles removed and leveled. Box on Blazing star confirmed to be meter less.

- **1/26-1/29/26** Focused on tree lifting. Approaching freeze anticipating damage. Bush hogging of the Flood Planes completed. Removed advertising signage, daily litter patrol.



- **2/3-2/6/26** Heavy Freeze damage observed, to get the true scope of all damage plant materials will take up to 3 weeks. Please see below for more information on actions towards freeze damage. With turf shut completely down mowing has been suspended until further notice. We are focused on weeds and trees. Removed advertising signage, daily litter patrol.

- **2/9-2/12/26** Freeze damage in full view anticipating some loss but will be waiting for warmer temperatures and new growth to determine what is lost. Tree lifting in full effect. Turf is still completely shut down.

February 3rd, 2026

Dear Valued Client,

Following the recent hard freeze, we will be conducting ongoing evaluations of the landscape to determine the extent of cold damage and plant viability. Freeze injury often does not present immediately, as many plants require time and warmer temperatures to initiate new growth that confirms survival.

At this time, we recommend delaying pruning and removal. Cutting back too early can expose plants to additional stress and may remove tissue that is still alive. Over the next several weeks, we will monitor for signs of bud break, new shoots, and overall plant response to determine which plants have successfully recovered.

Once plant response is evident, we will selectively prune damaged or non-viable growth back to healthy tissue. At that point, we will also be able to identify plants that did not survive the freeze and may require replacement. Proposals will be provided, any replacement recommendations will be discussed in advance, including species options, timing, and installation considerations.

We will continue to monitor site conditions, temperature trends, and plant response and will provide updates as assessments are completed. Please feel free to reach out if you have any questions during this evaluation period.

Sincerely,

Down To Earth
Landscape & Irrigation

DOWN TO EARTH
LANDSCAPE & IRRIGATION

COLD BLAST UPDATE

Looking After You

What to Expect From the Recent Cold Blast

Please review this update so everything's clear this week.

COLD DAMAGE ON TROPICAL PLANTS

- Many tropical and subtropical ornamentals don't tolerate low temperatures well.
- Damage won't always show immediately — symptoms (leaf drop, burn, or dieback) typically become evident 1–3 weeks after the event.
- If you see plants defoliating during that time, it's most likely cold-related, not disease or pest damage.

Cold Weather Impact on Tropical Plants:

Recent cold temperatures across Florida have caused visible frost burn on many tropical and subtropical plants. Species such as coconut palms, areca palms, arboricola, firebush, clusia, and copperleaf are especially susceptible to cold stress.

Symptoms may include browning, blackened foliage, leaf drop, or a wilted appearance.

While this damage can look alarming, many plants will recover with proper care as temperatures warm.

COCONUT PALM

FIREBUSH

CLUSIA

ARECA

ARBORICOLA

COPPERLEAF

Not sure what recovers and what needs replacing?

Schedule a consultation to create a clear, season-ready plan for your landscape.

www.dtelandscape.com

February 17th, 2026

Dear Valued Client

I hope you're doing well. As we move into the third week following the recent freeze, I wanted to reach out to discuss the best next steps for your landscape. With warmer temperatures ahead, this is an ideal time to plan for a healthy and resilient landscape.

Due to the freeze damage to existing plant material, I recommend beginning the replacement process with cold-tolerant varieties. While these selections may not offer the same tropical vibrancy, they will provide greater durability and year-round stability for your garden.

Please note that local nurseries are currently experiencing limited availability as a result of widespread freeze damage. Acting promptly will allow us to secure the highest-quality plant material before inventory becomes more limited.

I would be happy to schedule a time to review your property and discuss the best options moving forward. I look forward to helping you restore and strengthen your outdoor space.

Sincerely,

Down To Earth
Landscape & Irrigation

Down To Earth Lawn & Ornamental Report

Property: Avalon Groves

Date: 2 / 11 / 26

Applicator Information:

Name - Paul & Alex

I.D. Card # - JE25116

Turf Application [ ]

Ornamental Application [X]

Time In [ ]

Time out [ ]

Turf Application Information

Fertilization	Weed Control	Disease & Insect
Liquid: [ ]	Liquid: [ ]	Insect Control (per 1000 Sq. Ft.)
Granular: [ ]	Herbicide(s) Used:	1)
alysis:	1)	Rate/ M
lication Rate: (lbs. N or K / 1000 Sq. Ft.)	Rate/ M	2)
	2)	Rate/ M
alysis:	Rate/ M	3)
lication Rate: (lbs. N or K / 1000 Sq. Ft.)	3)	Rate/ M
	Rate/ M	Target Pest:
alysis:	(Per 1000 Sq. Ft.)	Disease Control (Per 1000 Sq. Ft.)
lication Rate: (lbs. N or K / 1000 Sq. Ft.)	Area(s) Treated:	1)
	Granular: [ ]	Rate/ M
s) Treated:	Herbicide Used:	2)
	1)	Rate/ M
	Area(s) Treated:	3)
		Rate/ M
		Target Pest:
SqFt Treated:	Total Sq.Ft. Treated	Total Sq.Ft.Treated
Gal/Lbs.	Total Gal/Lbs.	Total Lbs.

Ornamental Application Information

Fertilization	Disease & Insect
Liquid: [ ]	Products used per 100gal:
Granular: [ ]	1) Resolute 4 Ft 30 oz/100 gal
1) Analysis:	Rate/100 gal
2) Analysis:	2) Rate/100 gal 30 oz/100 gal
3) Analysis:	3) Rate/100 gal
4) Analysis:	4) Rate/100 gal
5) Analysis:	5) Rate/100 gal
6) Analysis:	6) Rate/100 gal
Palms: [ ]	Target Pest:
Annuals: [ ]	
Plants: All [ ]	Plants(s) Treated:
Selected [ ]	
Total usage:	Total gallons used 300

ments & Observations: All shrub beds treated with premergence for weeds

Technician's Signature

Wind Direction/Speed

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: 2

Date: Feb. 6, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 6 p.m.

Seasonal Adjustment: 50

Run Days: tuesday,friday

Program Name: B

Start Time: 9 p.m.

Seasonal Adjustment: 50

Run Days: monday,thursday

Irrigation Zones

Attribute	2	3	4	6	7	8	9
Zone Type	Rotor	MP	MP	MP	Rotor	Rotor	Rotor
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	1 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	**Billable Items:** **1. Funny Pipe Repair** Item Type: Fittings Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	10	11	14	15	18	20	22
Zone Type	Rotor	Rotor	Rotor	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	Yes	No	Yes	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 12" Qty: 2 **2. Irrigation Nozzle Replaced** Item Type: MP Qty: 1	*No repair items available*	**Billable Items:** **1. DBYR Waterproof Wire Connector** Item Type: Size-Detail in Notes **2. Solenoid Replaced** Item Type: Quantity Qty: 1	*No repair items available*	**Billable Items:** **1. Irrigation Nozzle Replaced** Item Type: MP Qty: 1

Irrigation Zones

Attribute	33	34	35	36	37	38	40
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	41	42	43	44	45	46	47
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 2 **2. Irrigation Nozzle Replaced** Item Type: MP Qty: 2

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: 2

Date: Feb. 6, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 6 p.m.

Seasonal Adjustment: 50

Run Days: tuesday,friday

Program Name: B

Start Time: 9 p.m.

Seasonal Adjustment: 50

Run Days: monday,thursday

Irrigation Zones

Attribute	2	3	4	6	7	8	9
Zone Type	Rotor	MP	MP	MP	Rotor	Rotor	Rotor
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	1 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	**Billable Items:** **1. Funny Pipe Repair** Item Type: Fittings Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	10	11	14	15	18	20	22
Zone Type	Rotor	Rotor	Rotor	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	Yes	No	Yes	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 12" Qty: 2 **2. Irrigation Nozzle Replaced** Item Type: MP Qty: 1	*No repair items available*	**Billable Items:** **1. DBYR Waterproof Wire Connector** Item Type: Size-Detail in Notes **2. Solenoid Replaced** Item Type: Quantity Qty: 1	*No repair items available*	**Billable Items:** **1. Irrigation Nozzle Replaced** Item Type: MP Qty: 1

Irrigation Zones

Attribute	33	34	35	36	37	38	40
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	41	42	43	44	45	46	47
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 2 **2. Irrigation Nozzle Replaced** Item Type: MP Qty: 2

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Basswood

Date: Feb. 6, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ICC2

POC Info: Reclaimed

Pump Status Type: Meter POC

Programs

Program Name: A

Start Time: 8 p.m.

Seasonal Adjustment: 50

Run Days: tuesday,friday

Irrigation Zones

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

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Rotor	Rotor	Rotor	Rotor	Rotor
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	1 hrs 0 mins	0 hrs 45 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

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

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Edgemont

Date: Feb. 6, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter Hybrid

POC Info: Potable

Pump Status Type: Meter POC

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 40

Run Days: tuesday,friday

Irrigation Zones

Attribute	1	2	3	4	5	6	8
Zone Type	Drip	Drip	Spray	Bubbler	Spray	Bubbler	Drip
Program Type	A	A	A	A	A	A	
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	Battery
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 45 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

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

Irrigation Zones

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

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: 3

Date: Feb. 9, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 4 p.m.

Seasonal Adjustment: 50

Run Days: tuesday,friday

Irrigation Zones

Attribute	1	2	5	6	7	8	9
Zone Type	MP	MP	MP	MP	MP	MP	MP
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	None	None	None	None	None	None
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	1 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

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

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Village 3

Date: Feb. 9, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ICC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 60

Run Days: tuesday,friday

Irrigation Zones

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

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Avalon Groves CDD

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
232	2026-02-18	Weston	17686 Blazing Star Cir	Soaker pipes need removal. It is at the playground.		
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.		
230	2026-02-17	LANDRY	17555 SAWGRASS BAY BLVD	This is a valve for irrigation on the corner of Edgemont Lane right at the entrance to Edgemont on the outer corner of our property. At night this hole next to it fills with water and the water runs down the street. The water company that looked at it said that the line inside of it is not connected and the water just pours out. Might want to have it looked at.		
226	2026-02-09	Weston	North of Meadow Beauty / Blazing Star Cir.	10 pallets of sods Per DTE, it does not belong to CDD Per YellowBird, it does not belong to PAS.	2/9 Weston: Please disregard this MacForm. It turns out that the sods were mistakenly dropped off here at Palms at Serenoa. It should've been dropped off along the Sawgrass Bay Boulevard since the gas company is having the sods replace along Sawgrass Bay Boulevard. THE copy that dropped off the sods is coming back tomorrow to remove it from Palms At Serenoa.	9-Feb
221	2026-01-22	Deslauriers	17613 serenoa blvd	It looks like the irrigation at the playground/park in Village 1 is not functioning well again. The turf is in bad shape. This was before we had the recent cold weather.	*2/5: This area was affected by the years of lack of irrigation. It is on my plan for repair after all the sod has been taking care of along the blvd. If the board wishes I can change my plan to expedite replacement of this area.* *Sod replacement proposal on February agenda*	2/26 Consideration of Sod Replacement Proposal
220	2026-01-18	Glanton	2396 Palm Park Loop, Clermont, FL 34714	Hi, could you please ask the landscapers to use the designated easement entrance (rather than the area between 2392 and 2396 Palm Park Loop) when accessing the pond for mowing? That space between our homes is very tight, and we believe one of the large riding mowers may have damaged one of the pipes from Sunshine Water. We appreciate everyone's work and attention to this. Thank you.	*landscape vendor advised*	18-Jan

Avalon Groves CDD

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
219	1/12/2026	McQueen	3440 Yellowtop Loop	Pond 17 has a number of trees (7) that are dying or are dead and still have the original straps on them. They are also growing moss. This is something that has been discussed before these trees have not grown in 3 years. Please consider removing them and replacing if possible.		

EXHIBIT 5

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

Estimate: #141020

Customer Address	Billing Address	Physical Job Address
Shirley Conley , sconley@vestapropertyservices.com	Kyle Darin Vesta Property Services 13810 Sutton Park Drive North Jacksonville, FL 32224	Avalon Groves CDD 17555 Sawgrass Bay Blvd. Clermont, FL 34714

Job	Estimated Job Start Date	Proposed By	Due Date
Goldcrest Loop Sod Replacement.	March 30, 2026	Justin Sarka	

Estimate Details

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

Scope of Work;

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

Proposed By:

Justin Sarka 02/17/2026
Down to Earth Date

Agreed & Accepted By:

Avalon Groves CDD Date

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

EXHIBIT 6

FIELD OPERATIONS REPORT

FOR

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

FEBRUARY **2026**

AVALON GROVE

- Outdoor Ninja.
  - Edgemont fence appraisal.
  - Community entrance enhancements.
  - Pressure washing quote.
- Machform Requests.
  - Street Light Issues.
  - Playground plastic drum set.
  - Trash on Pond 65
  - Edgemont Entrance. (Irrigation/Landscaping)
  - Conversation Signs.
  - Dead Tree.
  - Exposes Irrigation Lines.
  - Irrigation Box Lids.
  - Advertisement Signs in Flower Beds.
- Pressure Washing.
  - Outdoor Ninja.
  - Tampa Swap.
  - Splash and Dash.
  - Platinum Pressure Washing.

Pond 20

Pond 65

Village 3 Entrance

AVALON GROVE

Irrigation leak at Village 3 Entrance Island.

Village 3 Entrance Island Landscaping.

Pond 47.

Irrigation box cover
needing repair.

Pond 46

Pond 45

PWS at Village 3 Park.
Regularly Maintained.

Alligator Flag Court Easement.

Roundabout Landscaping.

Pond 28

AVALON GROVE

Street Light Reports.

- #79
- #51
- #4
- #143

Damaged Conservation Signs

Basswood Circle Park

AVALON GROVE

AVALON GROVE

AVALON GROVE

AVALON GROVE

AVALON GROVE

AVALON GROVE

THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM

Avalon Groves CDD

Field Operations

Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
234	2026-02-18	Weston		Down Conservation signage. 17698 Behind Blazing Star Cir. And Twin Flower	Scheduled for 2/20/2026	20-Feb
233	2026-02-18	Weston	17686 blazing star cir	Conservation Sign Down Behind Twin Flowe and 17754 Blazing Star Cir. Not sure if CDD is responsible for down signage,	Scheduled for 2/20/2026	20-Feb
228	2026-02-12	Allen		Conservation Area near the large dog park, has signs of large trash objects and tent. Could we have cleaned up.	Scheduled for 2/20/2026	20-Feb
224	2026-02-02	Landry	17555 sawgrass bay blvd	Barstools (trash)sitting on sidewalk between village 1 and the clubhouse	Removed	6-Feb

Avalon Groves CDD

Streetlights

Entry #	Date Create	Name	Message	Response	Resolution / Date
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	*Duplicate of 48*	
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 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**

Since we moved to the northern area of the community. We haven't caught any pigs or seen any. I was on site last week and did not see any damage caused by wild pigs. Maybe with the lack of rain the pigs are still deep in the preserves. Activity behind the club house has seemed to also slow down - only deer and turkey on camera.

Thomas Sewell
2/19/2026

EXHIBIT 7

From: OUTDOOR NINJA LLC <outdoorninjallc@gmail.com>
Sent: Tuesday, January 20, 2026 6:59 PM
To: Michael P. Bush <mbush@vestapropertyservices.com>; Heath Beckett <hbeckett@vestapropertyservices.com>; Gene Mastrangeli <gmgene22@gmail.com>
Subject: Proposal for monuments

Proposal: Monument Repair, Painting & Lighting Upgrade

Community: Serenoa Lakes – Villas 1, 2 & 3 and Edgemont entrance monument

Total Project Value: $5,240.00

Scope of Work

- Repair minor surface damage and prepare monument structures in Villas 1, 2, and 3.
- Prime and paint monuments with exterior-grade paint suitable for long-term durability.
- Replace burned-out lights and non-functioning bulbs in existing fixtures.
- Supply and install solar lights to replace selected existing monument lights, improving energy efficiency and reducing maintenance costs.
- Final inspection and cleanup upon completion.

Project Total

$5,240.00

(Includes labor, materials, and installation)

Kind regards,

OUTDOOR NINJA LLC.

JUAN ARMAS.

GENERAL MANAGER

Phone: (407)-800-4335

OUTDOORNINJALLC@GMAIL.COM

EXHIBIT 8

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO F.S. § 274.06; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes*; and

WHEREAS, under Section 274.06, *Florida Statutes*, tangible personal property with a value estimated to be under $5,000 may be disposed of in the most efficient and cost-effective means as determined by the governmental unit.

WHEREAS, the District owns certain tangible personal property as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference (the "Surplus Property"); and

WHEREAS, the District has obtained an appraisal of the value of the Surplus Property and has determined the total value to be less than Five Thousand Dollars ($5,000.00); and

WHEREAS, the District has considered the best interests of the District and has determined that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property and to dispose of the Surplus Property in accordance with Section 274.06, *Florida Statutes*.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Surplus Property as surplus tangible personal property pursuant to Section 274.06, Florida Statutes, and hereby determines that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function for the District's operations.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Surplus Property for value to any person, or for value without bids to the state, to any political subdivision as defined in Section 1.01, Florida Statutes; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*. Staff may dispose of the respective pieces of Surplus Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Surplus Property separately to the extent it is in the best interest of the District.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 26th day of February, 2026.

ATTEST:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

<u>Exhibit A</u>

List of the Property

125 Tan Vinyl 8’x6’ Fence Panels (spanning approximately 1,000 ft.)

EXHIBIT 9

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 tracts throughout the District's boundaries (the "**District Ponds**") are not designed for swimming, boating or fishing. The purpose of the District Ponds is to help facilitate the District's natural water system for run off and overflow. The following additional guidelines apply:

1. Fishing, both by poles and cast nets, is prohibited.
2. Wading and swimming in the District Ponds is prohibited.
3. Watercraft of any kind in the District Ponds, including but not limited to boats, rafts or tubes, is prohibited, except for those serving maintenance or other similar functions previously authorized the District.
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. This prohibition does not apply to professionals hired by the District to remove nuisance wildlife from the District Ponds.
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 on the pond banks or otherwise on the stormwater ponds are strictly prohibited.
12. Property owners and residents are responsible for their tenants', guests', and invitees' adherence to these policies.

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 rules will be deemed to be trespassing and will be reported to local authorities.

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EXHIBIT 10

MINUTES OF WORKSHOP
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, August 14, 2025, at 10:00 a.m., at the Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, FL 34714. No decisions were made, nor action taken, on behalf of the CDD at this workshop.

FIRST ORDER OF BUSINESS: Call to Order

The workshop was called to order at 10:05 a.m. 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 landscape maintenance along fences installed on property lines adjoining CDD property. The CDD landscape vendor maintains up to approximately 3" from a fence. The adjoining property owner is responsible for maintenance of landscape within the 3" border adjacent to their fence. This topic will be brought up at a regular meeting for input from District Counsel before a policy is officially implemented.

FOURTH ORDER OF BUSINESS: Discussion Items

A. EXHIBIT 1: Presentation of Field Requests

B. Landscape and Environmental –*Gabriel Ruperez/Carl Weston*

1. EXHIBIT 1: Review of Landscape Scoresheets

Mr. Ruperez advised the landscape vendor is being responsive and is doing a good job overall. Mr. Mastrangeli noted the landscape crew has changed and appear to have a better work ethic. Mr. Weston added he has documented a lack of mowing of CDD property around private property in the Palms and has heard it may also be the case in Village 1. A conversation with Mr. Sarka and staff is to be scheduled, regarding payment for services not being rendered. It was brought up that Mr. Sarka may not be receiving a copy of the scoresheets.

Discussion followed on the scoresheet, maintenance of the landscape on the roundabout prior to conveyance from Lake County to the District, and fence installations by Alligator Court residents who have not received approval from the District to encroach on the easements. It was noted

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that some of the encroachments occurred prior to the official policy implementation.

Mr. Holden discussed access to District property via POA gates. Mr. Mastrangeli asked a POA representative to get clarification on Supervisor access to CDD property outside of business hours. Supervisors discussed issues regarding access to District infrastructure via HOA/POA property.

Mr. Mastrangeli brought the discussion back to easement encroachments and the ACC process that identifies District approval for an encroachment. Mr. Ruperez stated he would like to stop approving encroachments and so that the easements are respected. Mr. Wolski suggested all ACC/PARC applications be CC'd to the District for review and approval. Mr. Ruperez suggested the HOA/POA approve a fence installation subject to confirmation of the District's verification and approval.

Mr. Mastrangeli will discuss the matter further with the POA CAM and the District Manager.

2. Discussion on Pond Maintenance

Mr. Holden stated his issue regarding pond maintenance is aesthetic – he wants all ponds to look beautiful. He added that he wants more dragonflies in the community as a natural method of addressing mosquitoes and midge flies. Mr. Holden asked if anyone had checked on the bat houses. Mr. Weston noted that it could take a couple of years for bats to take up residence in the bat houses.

Mr. Wolski added that educating the public about ponds is what's needed – they are under the impression that after a pond is treated the algae should disappear, but that's not the case. Ponds are treated to kill the algae, but it also takes rain to push the dead algae to the bottom of the pond. Putting this information on the District's website was suggested. A comment was heard that this information might be suitable for the HOA's welcome packet. Mr. Wolski noted the ponds are for the stormwater run-off, they're not created specifically for beautification purposes.

Comments were heard on whether spraying for mosquitoes by Lake County was impacting dragonflies. It was noted that the herbicides and algicides used for algae and aquatic weed control do not kill mosquitoes, midge flies or the fish. Mr. Weston will ask Steadfast to provide a schedule of when they will be out and ask staff to provide the Material Safety Data Sheets (MSDS) for the products used in the ponds.

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

1. Discussion on Streetlight Contractor Performance and Scorecard development

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Mr. Mastrangeli expressed concerns regarding the lack of response from lighting contractor to the repair requests. He is working on a scoresheet for the lights and intends to track performance. He is meeting with staff to draft a performance letter. The lights are supposed to be set up on a grid and being monitoring by the vendor. District Counsel has been asked to review the contract to enforce performance and repairs, and define a reasonable timeline. There may be an option for another vendor to absorb the lease. Discussion followed regarding assessment of the Palms for all streetlights. Mr. Mastrangeli stated that there will likely be a discussion at the next regular meeting regarding what actions can be taken against the lighting contractor. Mr. Weston added his appreciation for Mr. Mastrangeli working on this as data is required to substantiate a future claim.

Mr. Mastrangeli noted the swine control contract was coming up for renewal Supervisors discussed the cost-share agreement with the POA, having the HOA participate in a cost-share agreement, and the price-break for entering a three-year agreement with Swine Solutions instead of just a one-year agreement.

Discussion followed on a termination clause and renewal dates for contracts, and reviewing contracts.

Discussion returned to maintenance of the Edgemont fence. Moving the fence was due to the landscape maintenance issue of CDD property between the initial installation location and the residents' property line. Mr. Holden expressed dissatisfaction with the fence installation and not being provided with the schedule to allow him to be on-site when the fence was moved. Discussion followed on Supervisors' management styles and communications with staff. Mr. Holden will take the lead on bring the fence to closure.

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

Mr. Wolski advise that Serenoa Safety Committee has scheduled a public meeting for August 19th at 10 a.m. at Serenoa Club Amenity Center to discuss Sawgrass Bay Blvd safety.

Mr. Wolski broached the matter of potential safety concerns with the Lake County maintained sidewalks. Discussion followed on reporting hazards to Lake County. Lake County has previously been contacted regarding repair of the Edgemont sidewalks and responded that the developer is responsible for the repairs for two years after completion. Supervisors discussed procedures for reporting sidewalk issues to Lake County. Mr. Ruperez advised the Property Appraiser's site shows the streets and sidewalks do not belong to the District. Supervisors discussed sending a blanket request or requesting lake County perform an audit of the sidewalks as some do not appear to be ADA compliant.

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E. Finance – *Gene Mastrangeli/Robert Wolski*

Supervisors acknowledged appreciation for the explanation of the Financial Statement.

Supervisors discussed informing residents that there is no increase to assessments.

Liaisons were encouraged to forward a paragraph on District accomplishments to District Management for the newsletter.

F. Other Items

Supervisors discussed the condition of the monuments. Consensus was for proposals be requested to paint and seal, rather than a capital improvement project.

Discussion moved to the landscaping of the roundabout at the end of Sawgrass Bay Blvd.

1. Discussion on District Website

Mr. Holden stated that the website's general statements may imply the District maintains the pool and clubhouse, he has contacted District Management and requested the text be rephrased.

Mr. Mastrangeli advised he is working on a presentation with the POA president that outlines the differences between the CDD and POA/HOA, based on District Counsel's CDD 101 presentation.

A brief discussion on the development restrictions for the commercial property followed.

A comment was heard that Gambusia eat dragonfly nymph in addition to mosquito and midge fly larvae. Mr. Holden will look into this further.

FIFTH ORDER OF BUSINESS: Next Meeting Announcements

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on August 21, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

The next *Avalon Groves Community Development District workshop is scheduled for 10 a.m. on September 11, 2025 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.*

SIXTH ORDER OF BUSINESS: Adjournment

The workshop ended at approximately noon.

**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*

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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 February 26, 2026.

□ Kyle Darin, Secretary	□ Eugene Mastrangeli, Chair
□ Heath Beckett, Assistant Secretary	□ Carl Weston, Vice Chair

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EXHIBIT 11

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 Tuesday, January 6, 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:

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

A concern was raised regarding a resident setting off fireworks on District property and the debris entering a pond. Mr. Mastrangeli will ask District Counsel for advice regarding drafting a common area usage policy.

A comment was hard regarding yard debris and trash dumped on CDD property behind Twin Flower Court. Mr. Ruperez submitted a request to Down to Earth.

A comment on the mowing schedule was heard. Crews perform detail work when mowing is not required.

An update was requested on a resident request for Down To Earth to address clippings being blown into their yard. The Board noted that the matter is to be resolved by Down To Earth.

A comment were heard on the Code of Conduct regarding enforcement and the definition of elected and appointed. Msrs. Mastrangeli, Ruperez, and Wolski were appointed. Msrs. Holden and Weston ran unopposed in the 2024 General Election. Mr. Mastrangeli stated the intent of the policy is to effective manage the meetings and set guidelines for discussions, providing the community with the an understanding of how the Board wishes to conduct business.

Comments were heard on the election process. Residents of the District may run in the General Election by registering with the Supervisor of Election during the qualifying period in June.

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FOURTH ORDER OF BUSINESS: Discussion Items

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

1. EXHIBIT 2: Review of Landscape Scoresheets

Mr. Ruperez reviewed his landscape scoresheets, noting that the District is to be advised when an alternate service is provided, and he has emailed Down To Earth to confirm that.

Mr. Holden requested the agenda packet list the updates in the revised packet.

2. EXHIBIT 1: Presentation of Field Requests

Mr. Holden noted that the landscape requests do not appear to be resolved in a timely manner.

Mr. Mastrangeli advised the reported streetlights were addressed. Mr. Wolski noted the streetlight vendor has a new manager who is ensuring the repairs are being expedited. Mr. Mastrangeli discussed a light feature that may need to be addressed so that the lights get brighter in a more timely manner when pedestrians are present.

Mr. Mastrangeli provided an update on hog trapping activities. Discussion followed on reporting procedures.

Mr. Holden raised a concern regarding damage at Pond 29.

Mr. Mastrangeli acknowledged that the response system to the MACHForm requests needs further work.

3. WALK-ON EXHIBIT A: Review of Tree Risk Analysis *(Weston)*

Mr. Weston was not present to discuss this item.

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

1. EXHIBIT 3: Review of Easement Encroachment Request (Iskowitz)

This item will be added to the regular meeting agenda for further discussion and a decision.

2. ~~EXHIBIT 4~~: Review of Edgemont Fence Options

The exhibit was not available for presentation at the workshop. Mr. Mastrangeli discussed the options for disposing of surplus property. Supervisors noted their eagerness to come to a resolution on the fence as quickly as possible.

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

Mr. Wolski relayed updates on the construction of the connector road between Sawgrass Bay Blvd. and Flemings Rd. and advised the traffic light at Sanctuary is expected to be operational within 30 days. He also informed the Board of a

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church organization posing a security risk and violating the no soliciting rule within the community.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Mr. Mastrangeli suggested discussing contract renewals at the next meeting.

E. Other Items

1. EXHIBIT 5: Supervisor Code of Conduct

Supervisors discussed their opinions of the draft Code of Conduct.

Mr. Mastrangeli responded to a question regarding the irrigation at the Blazing Star lift station. The deactivated irrigation line at that location belongs to the HOA. The Board may consider options for the irrigation at an upcoming regular meeting.

Mr. Holden stated he wanted more information about what other Board members and staff are doing. He also noted that he had rescinded his request for staff emails. Discussion followed regarding the constraints imposed by Sunshine laws and the opportunity provided by the workshops for Supervisors to hear and discuss the community's concerns and the various items the liaisons are working on.

Comments were heard on the liaison roles.

FIFTH ORDER OF BUSINESS: Next Meeting Announcements

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on January 22, 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 February 12, 2026 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.*

SIXTH ORDER OF BUSINESS: Adjournment

The workshop ended at approximately noon.

**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.*

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

□ Kyle Darin, Secretary	□ Eugene Mastrangeli, Chair
□ Heath Beckett, Assistant Secretary	□ Carl Weston, Vice Chair

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EXHIBIT 12

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, January 22, 2026 at 10:00 a.m., at the Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: **Roll Call**

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

Present and constituting a quorum were:

Carl Weston (S1)	Board Supervisor, Vice Chair
John Holden (S2)	Board Supervisor, Assistant Secretary
Gabriel Ruperez (S3)	Board Supervisor, Assistant Secretary
Robert Wolski (S4)	Board Supervisor, Assistant Secretary
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)*
Justin Sarka	Account Manager, Down to Earth Landscape & Irrigation
Bismark Quiles	Irrigation Manager, Down to Earth Landscape & Irrigation
Preston Phipps	Steadfast Environmental

SECOND ORDER OF BUSINESS: **Audience Comments – Agenda Items** *(Limited to 3 minutes per individual for agenda items)*

Comments were heard on the agenda, and concerns regarding raised sidewalks (*residents should report sidewalks issues within gated villages to appropriate HOA/POA, all other sidewalks should be reported to Lake County*). In response to a comment regarding the wording in exhibit 9 stating the Edgemont fence is abutting private property instead of on private property, Mr. Davenport advised that the location does not impact the analysis and conclusions relating to disposal of surplus District property.

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

A. Community Managers

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

There being none, the next item followed.

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

Supervisor Mastrangeli advised that a number of complaints regarding the Edgemont fence are still being received and relayed a reminder regarding trimming bushes.

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

Mr. Phipps presented the Aquatic Maintenance Report, noting that while ponds 46 and 47 look a little rough they were treated the previous day.

Supervisor Holden claimed that the chemicals used for treating the ponds were killing the dragonflies. Mr. Phipps responded that claim would need further investigation, the herbicides and algaecides used do not impact insects, it could be a weather effect or natural occurrence. He will ask Mr. Goldrick to research this matter. He explained that the ponds are treated for grasses, bacteria and algae. When the pond is dry treatment for invasive grasses continues.

Supervisor Holden asked about field request #216 and the maintenance of pond 52. Mr. Beckett clarified this request did not refer to pond 52 but a natural body of water in the wetland conservation area which is not part of the stormwater system maintained by the District.

1. Presentation of Dragonfly Fact Sheets Posted to District Website

Mr. Phipps explained that there are no in-state suppliers for adding dragonflies and it is illegal to ship dragonfly nymphs into Florida. He recommended pond plantings, such as pickerelweed, and encouraging residents to plant Wax or Crepe Myrtles and butterfly gardens to attract dragonflies and other mosquito predators, and advised it could take a year or two to see the benefits of such plantings. Mr. Phipps added that there will always be mosquitos and midge flies because of the wetlands, but plantings would be the recommended route for the ponds to reduce their impact.

Supervisor Holden suggested the Board consider measures for encouraging dragonflies. Supervisor Wolski noted that it wasn't budgeted for the current year.

A proposal for pond bank plants that would benefit dragonflies was requested. Further discussion was postponed until a workshop pending Steadfast's proposal.

2. Presentation of Pond Requests

3. EXHIBIT 2: Consideration of Steadfast Proposal #SCA2674 for Pond 12 Aerator Kit

This item was discussed out of order prior to III.B.1. Presentation of Dragonfly Fact Sheets Posted to District Website.

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a. Installation - $9,000.00

b. Quarterly Maintenance - $600.00/Year

Supervisors queried why pond 12 was selected for an aerator installation and whether other ponds have the same issues that would warrant an aerator installation in the future.

Further discussion was postponed until the next workshop.

Mr. Phipps requested pictures of the shoreline damage from a boat at pond 12.

In response to a question on Steadfast's position regarding the public's use of the stormwater system, Mr. Phipps advised that due to hazards and contaminants in the water, people should not use the stormwater system for recreational purposes and recommended the District post signs stating the same. He will share information from the University of Florida to support this recommendation.

Mr. Davenport added that he will provide a sample pond policy that his firm has drafted for the Board to review at the next meeting.

Supervisor Holden asked for an update on the status of pond 18. He was informed that the Steadfast team checks it each time they are out and treats it as needed.

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

Mr. Sarka reviewed the Landscape Maintenance Report, noting frost-damaged tips are left on as a protective layer and will be trimmed and cut back once the frost threat threshold has passed. In response to Supervisor Holden's questions, Mr. Quiles explained the irrigation reports.

1. Presentation of Landscape Requests

Supervisor Holden ask for responses to the landscape requests.

Mr. Sarka advised that the location referenced in request #215 is POA property, which is not maintained by the District.

Discussion followed on dumping on CDD property. This topic will be discussed further at a workshop. Mr. Sarka was asked to review the site where sand has been dumped and relay his findings to Mr. Beckett.

2. Consideration of Down To Earth Proposals:

a. WALK-ON EXHIBIT 4A: #138253 - Blazing Star Lift Station Irrigation Repair - $831.50

Mr. Sarka advised that the irrigation zone for this location is connected to the HOA's meter. The repair would take the irrigation of the HOA's 2-wire system, but the water would come

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from the HOA's meter, meaning the HOA would incur the cost to irrigate the shrubs. The meter may also control irrigation for private property. Supervisor Holden complained that he was not being given an opportunity to be heard. He stated the water company had informed him the meter is on District property but was not connected to District irrigation. Mr. Sarka reviewed the process required for connecting the irrigation to a District-owned meter.

Supervisor Mastrangeli summarized that the issue is who is paying for the water. If the HOA does not wish to enter into a cost-share agreement, then the District would need to invest in re-routing the lines to a District-owned meter, and the cost-benefit to the expense would need to be considered.

b. WALK-ON EXHIBIT 4B: #138715 - Blazing Star Lift Station Shrub Infill

A MOTION by Supervisor Holden, SECONDED by Supervisor Mastrangeli to approve proposals #138253 and #138715, pending HOA approval prior to project commencement, FAILED due to lack of majority.

Supervisor Mastrangeli requested staff discuss the water connection situation with the HOA.

c. WALK-ON EXHIBIT 4C: #137676 - Replace Controller 1 Well Pump Control Box - $1,785.00

Mr. Quiles presented the proposal and Mr. Sarka answered Supervisor questions.

On a MOTION by Supervisor Holden, SECONDED by Supervisor Ruperez, WITH ALL IN FAVOR, the Board approved Down To Earth proposal #137676 to replace the controller 1 well pump control box, with confirmation of manufacturer warranty, in the amount of $1,785.00, for Avalon Groves Community Development District.

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

Mr. Bush reviewed the Field Operations Report. He approved Down To Earth cut back the Saw Palmettos to provide clearance for the fence repair and requested a quote from Outdoor Ninja for monument lights along Sawgrass Bay Blvd.

Mr. Bush is in the process of spray painting the various locations of raised and cracked sidewalks.

In response to Supervisor Holden's question on the Field Operations Report, Mr. Bush advised the pictures are a progress report or an update on areas that have had issues previously. Supervisor Holden requested a more detailed report.

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In response to Supervisor Ruperez's question regarding pressure washing the sidewalks, Mr. Bush advised that he needs to clean up the original map. Supervisor Ruperez requested that Edgemont be added.

1. Presentation of Field Requests

2. Presentation of Streetlight Requests

3. Presentation of Hog Activity Reports

Supervisor Mastrangeli requested the website be updated to acknowledge the results of the hog trapping.

In response to Supervisor Holden's questions regarding hog trapping, Mr. Beckett relayed that hogs are coming from the north and moving south, the hog trapper is currently working on the south side to try to keep the hogs from doing more damage, they are currently running the dogs and have traps set up. Mr. Davenport added that for liability reasons the locations of the traps are not shared. Supervisor Mastrangeli added that the metrics of efficiency are whether the community is observing ongoing hog damage.

4. EXHIBIT 6: Consideration of Field Operation Proposals

There being none, the next item followed.

E. District Engineer – *Greg Woodcock, Stantec*

1. EXHIBIT 7: Consideration of Site Master Proposal for Edgemont Punch List Repairs - $19,300.00

a. Review of the Edgemont Punch List Dated August 25, 2025

Mr. Woodcock advised of a correction to the proposal - item 14 (remove concrete washout area and restore) has been completed therefore locations 23 (Grout around a pipe connection on Paragon Lane) and 24 (removal of silt from CR 455 Extension curb inlet) noted in the July 16, 2024 punch list will replace item 14 in the outlined scope work. He will forward that information to Mr. Davenport.

Mr. Davenport explained the proposal was for the prioritized items from the punch list that would be paid for with the remaining Bond reserve funds. Expenditure of those funds is limited to the infrastructure listed on the Engineer's Report.

On a MOTION by Supervisor Ruperez, SECONDED by Supervisor Weston, OPPOSED by Supervisor Holden, the Board approved the Site Master proposal for Edgemont punch list repairs as amended in the amount of $19,300.00, for Avalon Groves Community Development District.

Mr. Woodcock will oversee the repairs.

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

1. EXHIBIT 8: Discussion on Proposed Ethics Policy – Supervisor Code of Conduct

Mr. Davenport advised there would be no penalties imposed for violation of the policy, it is simply to set a standard and outline the expectations for meetings and how individual Supervisors conduct themselves. He added that no questions or suggestions for changes were received since the last meeting.

In response to Supervisor Holden's question, Mr. Davenport advised the policy was a standard form with some edits pertaining to the District. He added that the policy captures and consolidates items from the District's Rules of Procedure and Florida Statutes into one document for easier reference.

On a MOTION by Supervisor Ruperez, SECONDED by Supervisor Mastrangeli, OPPOSED by Supervisor Holden, the Board adopted the Ethics Policy – Supervisor Code of Conduct, for Avalon Groves Community Development District.

2. EXHIBIT 9: Discussion on Edgemont Fence Options

Mr. Davenport reviewed the memorandum on Edgemont fence options. Due to the value of the fence, it cannot be donated or abandoned, but since the value is less than $5,000.00 there is some latitude in how it is sold. Given the small difference between the appraised fair market value and the cost to remove the fence, the fence could be sold for the net value as the most cost-efficient way to dispose of the surplus property. He stated it would be helpful to add a document of intent from each of the residents willing to purchase the fence for $5.00 that would then be incorporated into the resolution.

Board direction was for Mr. Davenport to draft a resolution to sell the Edgemont fence to property owners for $5.00 each for presentation at the next meeting.

Supervisor Weston added a historical note that the fence was originally installed by D.R. Horton as a sound barrier for the pickleball court.

Staff will engage the POA for assistance in connecting with residents to further the fence transfer.

3. Discussion on Firework Complaints

This item was discussed out of order prior to III.F.3. Discussion on Edgemont Fence Options.

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Mr. Davenport advised that it was brought to his attention fireworks were set off from and into District property on New Year's Eve. The District can send a cease-and-desist letter to any residents identified as engaging in this conduct and a demand letter for any District property that was damaged to be made whole. Supervisor Mastrangeli asked whether people can be prohibited from performing certain activities on District property. Mr. Davenport responded that the District can take action for activities that take place on District property, but not on private property. The stormwater areas are not designed as recreation tracts, they are simply to hold water for the stormwater system. Requesting law enforcement to trespass an individual for ongoing activities in violation of District's common area and pond use policy could be an option. If residents are aware of prohibited activities taking place, they could reach out directly to the Lake County sheriff.

Mr. Davenport responded to additional questions and advised that a trespass citation could be issued against person who has entered property they do not own without permission and who is performing activities not authorized by the District, without a requirement of prior notification. The District may also enter a license agreement that would authorize approved activities to be held on recreational tracts.

Board direction was for Mr. Davenport to incorporate language to prohibit activities on stormwater tracts into the pond/common area usage policy draft.

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

1. EXHIBIT 10: Consideration of Easement Encroachment Request (Iskowitz)

Mr. Beckett presented the easement encroachment request, noting the pond has two other access easements which are not impeded by a light pole or utility equipment. Mr. Davenport added that the Board has discretion to decide on a case-by-case basis what fences are permissible.

On a MOTION by Supervisor Holden, SECONDED by Supervisor Mastrangel, OPPOSED by Supervisor Ruperez, the Board approved the Iskowitz Easement Encroachment Request, for Avalon Groves Community Development District.

2. EXHIBIT 11: Review of Key Contracts

Mr. Beckett stated this was a Board request for informational purposes.

Supervisor Weston requested the scope for the landscape maintenance agreement be reviewed. Mr. Davenport advised adjustments could be made to the scope with a renewal of the agreement. Once the final renewal is completed (in 2027), then an RFP would be required.

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Supervisor Weston will forward his amendment suggestions to Mr. Davenport.

3. Discussion on Field Request (MACHForm) Follow Up

Mr. Beckett reviewed the Board's direction for staff to respond to field requests. Any open requests plus closed requests from the last thirty days are now included in the agenda packet.

4. EXHIBIT 12: Presentation of Second Annual Serenoa Village 3 Wetland Monitoring Report Dated November 12, 2025

From the report, Supervisor Holden read "Maintenance crews have been advised and will be targeting the invasive species during scheduled quarterly maintenance events." Mr. Beckett advised that the Board has no action to consider regarding this item Bio-Tech Consulting is already contracted to perform the annual monitoring and provide quarterly maintenance to address invasive species as allowed under the SJRWMD permit.

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 13: Acceptance of the Minutes of the Board of Supervisors Workshop Held November 13, 2025

B. EXHIBIT 14: Approval of the Minutes of the Board of Supervisors Regular Meeting Held December 4, 2025

C. EXHIBIT 15: Acceptance of the Minutes of the Board of Supervisors Workshop Held December 11, 2025

D. EXHIBIT 16: Acceptance of the Unaudited Financial Reports

1. November 2025

2. December 2025

Supervisor Wolski commented that the December 2025 summary page title was not updated to the corresponding month.

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

FIFTH ORDER OF BUSINESS: LIAISON REPORTS

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

1. EXHIBIT 17: Review of Landscape Scoresheets

2. EXHIBIT 18: Review of Tree Risk Analysis *(Weston)*

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Supervisor Weston's explained the report lists the trees he and Mr. Sarka had reviewed throughout the whole community which appear to be dead and may need to be removed. The Board can decide whether to take action based on his report or hire a certified arborist to evaluate the listed and provide a professional opinion on whether the trees should be removed. He suggested a review of trees every five years.

Supervisor Holden stated he would like to have dead trees on Winged Elm and Basswood Lane removed. Discussion followed on tree trimming. Mr. Beckett advised that property owners are responsible for trimming branches overhanging their property if the tree is healthy. If the tree is dead and considered hazardous, then the property owner where the tree originates is responsible for trimming or removing the tree. Mr. Beckett reviewed the process for submitting a field request for tree removal.

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

Mr. Beckett advised that he had received a quote from Outdoor Ninja for the monument repairs which will be presented at the next regular meeting.

Supervisor Mastrangeli advised that a settlement with Pulte will include the rust inhibitor at Village 3.

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

Supervisor Wolski noted the stop light by the school is in progress.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Supervisor Wolski noted the District was under budget for December with 10% of assessments outstanding. Mr. Davenport added that is a trend through multiple counties.

SIXTH ORDER OF BUSINESS: DECEMBER 4, 2025 REGULAR MEETING AGENDA ITEMS

Mr. Beckett advised that the original notice for the December 4, 2025 meeting was not published in a timely manner, therefore the following approved agenda items required re-consideration at a properly noticed meeting.

A. EXHIBIT 19: Consideration of Down To Earth Proposal #128268 to Remove Tree from Conservation Area - $1,500.00

B. EXHIBIT 20: Consideration of Outdoor Ninja Fence Repair, Cleaning and Painting – NTE $8,200.00

C. EXHIBIT 21: Consideration of **Resolution 2026-03, Requesting Lake County Supervisor of Elections Conduct District's General Election and Authorizing Notice of Qualifying Period**

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D. EXHIBIT 22: Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 30, 2025

On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the Board approved the December 4, 2025 Regular Meeting Items A-D, for Avalon Groves Community Development District.

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

A. Discussion on Policy for District Ponds and Common Areas *(Mastrangeli)*

Supervisor Mastrangeli reviewed the request to formalize a policy on pond and common area usage.

Supervisor Holden requested a workshop on the ponds to educate residents and to hear their concerns. Supervisor Mastrangeli suggested the specifics of a pond meeting with residents be discussed further at a workshop.

Supervisor Holden asked about sending a survey to residents.

Supervisor Wolski noted resident attendance at workshops and meetings is minimal and not necessarily an impactful format for educating residents.

B. Next Workshop Agenda Items

- Ponds
- Communication with residents
- Records management and distribution

C. Next Meeting Agenda Items

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

Comments were heard on contacting Lake County to submit a sidewalk repair request, information on the ponds has already been distributed to Palms at Serenoa residents. Comments were also heard on communicating to residents via the POA and HOA.

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

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

All Supervisors affirmed their intent to attend the workshop.

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

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

In response to Supervisor Holden's request to change the March regular meeting to March 16th, Mr. Beckett and Supervisor Ruperez advised they would not be available.

All Supervisors affirmed their intent to attend the February 26, 2026 meeting in person.

ELEVENTH ORDER OF BUSINESS: EXHIBIT 23: ACTION ITEMS SUMMARY

District Manager

- Discuss paying for the water at the Blazing Star lift station with HOA
- Update the website more frequently with hog trapping numbers
- Set up a call with Supervisor Mastrangeli and POA to discuss Edgemont fence

TWELFTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Weston, SECONDED by Supervisor Holden, 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 February 26, 2026.

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Heath Beckett, Assistant Secretary Eugene Mastrangeli, Chair

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EXHIBIT 13

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, February 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
Heath Beckett	Vesta District Services, District Manager
Shirley Conley	Vesta District Services, Administrator *(Virtually)*

SECOND ORDER OF BUSINESS: SELECTION OF WORKSHOP SECRETARY

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

THIRD ORDER OF BUSINESS: AUDIENCE COMMENTS

There being none, the next item followed.

FOURTH ORDER OF BUSINESS: DISCUSSION ITEMS

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

1. **EXHIBIT 1:** Review of Field Requests

Regarding request #221, Mr. Beckett and Supervisor Weston provided an update. The Goldcrest Loop common space was impacted by the irrigation damage along Sawgrass Bay Blvd. Down To Earth plans to present proposals after other landscape items have been addressed. A separate proposal for the homeowner's part was requested.

Supervisor Holden requested the Board be more proactive in their oversight of District infrastructure. Supervisor Mastrangeli stated the liaisons are expected to discuss concerns with vendors and bring back reports for the Board regarding history of an issue and recommendations for consideration.

Regarding request #220, Mr. Beckett stated he had contacted the landscape and aquatic vendors to remind them to use the platted easements.

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Regarding request #219, Supervisor Holden asked the Board to consider a policy for tree removal and replacement. Supervisor Mastrangeli responded these requests are connected to funding under the reserve study.

Supervisor Weston advised request #215 was resolved – the Palms of Serenoa HOA is responsible for trimming encroaching vegetation up to its property boundary.

Requests #210, 204, 182 were considered resolved. Supervisor Holden requested a resolution date be added.

Supervisor Mastrangeli noted the reduction of unresolved field requests. He also requested Mr. Beckett follow up on the streetlight requests to confirm they are being received by the service provider and to ascertain when repairs are anticipated.

2. **EXHIBIT 2:** Review of Landscape Scoresheets

Supervisor Weston advised that the gas company had sod delivered. Mr. Beckett advised that Ms. Correa was in touch with the gas company regarding removal and she will follow up with gas company for damages.

3. **EXHIBIT 3:** Steadfast Proposal #SCA2674 for Pond 12 Aerator Kit *(January Meeting Request)*

Ms. Conley reminded Supervisors this pond was selected for an aerator due to ongoing algae issues. Mr. Beckett advised of noise issues related to aerator installations. Supervisor Wolski asked if surveying the residents would be of value. Mr. Beckett advised that residents don't usually respond to surveys.

Mr. Beckett suggested the aerator be tabled and pond 12 be monitored over the summer to see if the algae issues can be controlled with chemical treatments.

Supervisor Weston asked how many complaints for pond 12 were received. Ms. Conley responded that three MACHForm requests to address algae were received in 2025, and one MACHForm request was received in 2024.

4. Ponds *(January Meeting Request)*

Supervisor Holden raised a concern regarding the natural water body north of pond 51. Supervisor Weston stated that the ponds feed into the wetlands and that the water table rises and falls periodically, even when the stormwater ponds are receding due to lack of rain. Ms. Conley added that if nearby construction is dewatering, that water will also filter into the wetlands as designed.

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5. **EXHIBIT 4:** Blazing Star Lift Station Irrigation *(January Meeting Request)*

Mr. Beckett reviewed the issue regarding the irrigation at the lift station. He stated there is no District-owned meter assigned to the District's irrigation and new plantings would require irrigation to be installed.

Mr. Beckett was asked to obtain a proposal to install a water meter.

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

Supervisor Mastrangeli advised the fencing along Sawgrass Bay Blvd was repaired and painted. A proposal for cleaning and painting the monuments is anticipated for the next agenda.

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

Supervisors discussed the progress of the traffic light installation at Sanctuary Drive and the Fleming Road extension.

Mr. Beckett was asked if he could obtain an update on the commercial lot and when it will be cleaned up.

Discussion followed on the availability of natural gas for residents and whether the opening of the connector road will impact the speed limit along Sawgrass Bay Blvd.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Mr. Beckett advised that the Reserve Study should be ready for the next meeting and the analyst will call in to discuss.

E. Other Items

1. **EXHIBIT 5:** Record Management and Distribution *(January Meeting Request)*

For Reference Purposes:

- Resolution 2016-11, Appointing Record Management Liaison Officer and Adopting Record Retention Policy
- Florida Statute 257.36
- <u>General Records Schedule for State and Local Government Agencies (Effective: June 2023)</u>
- <u>General Records Schedule for Election Records (Effective: June 2023)</u>

Supervisor Holden expressed concern about ability to access District records. Mr. Beckett advised most of the records are kept digitally. Ms. Conley stated links to access District records had been emailed to Supervisors. Supervisor Holden requested a retrieval system to be set up. Mr. Beckett explained the current system – documents are usually readily

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available, requests for emails are sent to Vesta's IT department for retrieval and then must be reviewed for any information that Florida Statutes define as exempt from public record requests.

Supervisor Mastrangeli suggested copying District Management on emails.

Supervisor Holden asked what record series was in place for District records and suggested they be retained with a title, item number, description, and retention period under each kind of record has that.

The workshop was paused at 11:46 a.m. and resumed at 11:48 a.m.

2. Communication *(January Meeting Request)*

Supervisor Holden expressed concerns about reaching the community. Supervisor Mastrangeli added that most residents want to see the Minutes of the meetings.

Comments were heard on the start time of meetings. It was noted that the budget meeting is scheduled for evening, but activities in the Serenoa clubhouse usually prohibit scheduling regular evening meetings. Comments were also heard on POA's use of AI to summarize their meetings.

Supervisor Weston advised that the Palms has a lifestyles website that includes District contact & website information. Ms. Conley will create a flyer that can be added to the HOA/POA Bulletin Board with District contact information and a QR code for the avalongrovescdd.org website.

Supervisor Holden discussed the communications liaison role.

Supervisors discussed the newsletter and a residents offer at the previous regular meeting to distribute a summary of the meetings.

Supervisor Holden asked about posting links to the meeting audio and transcript. Ms. Conley advised they are available upon request but are not posted on the website due to ADA compliance requirements, she added that the AI transcriptions do not provide an accurate, verbatim record of the meeting audio. Discussion followed on options for recording audience comments.

Supervisors discussed displaying the agenda packet on the Serenoa Clubhouse TV monitor for the audience to view during the meeting.

FIFTH ORDER OF BUSINESS: NEXT MEETING ANNOUNCEMENTS

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

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Supervisors discussed the process for rescheduling meetings.

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.*

SIXTH ORDER OF BUSINESS: ADJOURNMENT

Mr. Beckett and Ms. Conley were thanked for attending the workshop.

The workshop was adjourned at 12:29 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 February 26, 2026.

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□ Heath Beckett, Assistant Secretary □ Eugene Mastrangeli, Chair

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EXHIBIT 14

Avalon Groves
Community Development District

Financial Statements
(Unaudited)

January 31, 2026

Avalon Groves CDD
Balance Sheet
January 31, 2026

		General Fund	Debt Service 2017	Debt Service 2017 A-1	Debt Service 2019	Debt Service 2021 Ph 3/4	Debt Service 2021	Debt Service 2022	TOTAL
1	**ASSETS**								
2	Operating Account	$ 2,617,098	$ -	$ 20.00	$ -	$ -	$ -	$ -	2,617,118
3	Trust Accounts:								
4	Revenue Fund	-	12,333	55,116	41,777	11,573	23,030	10,726	154,554
5	Interest Fund	-	40	122	141	46	171	29	549
6	Reserve Fund	-	205,227	607,409	106,692	19,566	170,429	13,162	1,122,485
7	Prepayment Fund	-	19	14,858	1,614	-	253	-	16,744
8	Sinking Fund	-	33	91	58	30	35	18	265
9	Principal	-	-	-	105	-	-	-	105
10	Cost Of Issuance	-	-	-	-	-	-	(1)	(1)
11	Bond Redemption	-	-	-	53	-	0	-	54
12	Acquisition & Construction	-	0	1	17,478	5	89,673	30,590	137,747
13	Accounts Receivable	-	-	-	-	-	-	-	-
14	On-Roll Assessments Receivable	137,156	17,702	52,025	21,850	20,068	34,960	13,372	297,133
15	Due From Other Funds	-	152,891	449,327	188,715	173,322	301,945	115,496	1,381,697
16	Undeposited Funds	-	-	-	-	-	-	-	-
17	Prepaid Expenses	-	-	-	-	-	-	-	-
18	Deposits	541	-	-	-	-	-	-	541
19	**TOTAL ASSETS**	**2,754,794**	**388,245**	**1,178,969**	**378,484**	**224,610**	**620,497**	**183,392**	**5,728,991**
20	**LIABILITIES**								
21	Accounts Payable	9,364	-	-	-	-	-	-	9,364
22	On-Roll Deferred Revenue	137,156	17,702	52,025	21,850	20,068	34,960	13,372	297,133
23	Accrued Expenses	-	-	-	-	-	-	-	-
24	Due To Other Funds	1,381,697	-	-	-	-	-	-	1,381,697
25	**TOTAL LIABILITIES**	**1,528,217**	**17,702**	**52,025**	**21,850**	**20,068**	**34,960**	**13,372**	**1,688,194**
26	**FUND BALANCE**								
27	Nonspendable								
28	Prepaid & Deposits	-	-	-	-	-	-	-	-
29	Capital Reserves	-	-	-	-	-	-	-	-
30	Operating Capital	220,425	-	-	-	-	-	-	220,425
31	Unassigned	1,006,152	370,543	1,126,944	356,634	204,542	585,537	170,019	3,820,372
32	**TOTAL FUND BALANCE**	**1,226,577**	**370,543**	**1,126,944**	**356,634**	**204,542**	**585,537**	**170,019**	**4,040,797**
33	**TOTAL LIABILITIES & FUND BALANCE**	**2,754,794**	**388,245**	**1,178,969**	**378,484**	**224,610**	**620,497**	**183,392**	**5,728,991**

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

		FY 2026 Adopted Budget	FY 2026 Month of January	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUES**					
2	Special Assessment	$ 1,319,762	$ -	$ 1,182,606	$ (137,156)	90%
3	Serenoa POA Cost Share Agreement	2,790	-	-	(2,790)	0%
4	Interest Income	-	-	-	-	0%
5	Misc. Revenue	-	-	7,350	7,350	0%
6	**TOTAL REVENUES**	**$ 1,322,552**	**$ -**	**$ 1,189,956**	**$ (132,596)**	**89.61%**
7	**EXPENDITURES**					
8	**GENERAL ADMINISTRATIVE**					
9	Supervisor Compensation	$ 12,000	$ -	$ 2,000	$ (10,000)	17%
10	District Management Services	36,338	3,028	12,113	(24,225)	33%
11	Bank Fees	150	-	-	(150)	0%
12	Auditing	3,400	-	-	(3,400)	0%
13	Regulatory and Permit Fees	175	-	175	-	100%
14	Legal Advertisements	4,000	-	428	(3,572)	11%
15	Engineering Services	40,000	2,403	3,803	(36,197)	10%
16	Legal Services	45,000	6,249	10,166	(34,834)	23%
17	Technology & Website Admin.	2,015	32	1,640	(376)	81%
18	Miscellaneous (Appraisal, Mailing, Etc.)	1,500	724	6,026	4,526	402%
19	**TOTAL GENERAL ADMINISTRATIVE**	**144,578**	**12,436**	**36,350**	**(108,228)**	**25.14%**
20	**INSURANCE**			-		
21	Insurance	35,181	-	32,326	(2,855)	92%
22	**TOTAL INSURANCE**	**35,181**	**-**	**32,326**	**(2,855)**	**91.88%**
23	**DEBT SERVICE ADMIN.**					
24	Disclosure Report	6,624	-	7,624	1,000	115%
25	Arbitrage Rebate Report	2,000	-	-	(2,000)	0%
26	Trustee Fees	24,500	3,500	10,500	(14,000)	43%
27	**TOTAL DEBT SERVICE ADMINISTRATION**	**33,124**	**3,500**	**18,124**	**(15,000)**	**54.72%**
28	**UTILITIES:**					
29	Utilities-Electricity	12,000	794	2,930	(9,070)	24%
30	Streetlights	295,000	22,303	89,137	(205,863)	30%
31	Utility Water	35,000	3,088	4,724	(30,276)	13%
32	**TOTAL UTILITIES:**	**342,000**	**26,185**	**96,790**	**(245,210)**	**28.30%**
33	**PHYSICAL ENVIRONMENT:**					
34	Lake & Pond Maintenance	60,000	3,460	13,840	(46,160)	23.07%
35	Landscape Maintenance	314,715	27,672	110,686	(204,029)	35%
36	Landscape - Replenishment	76,000	2,836	59,460	(16,540)	78%
37	Wetland Mitigation & Monitoring	45,000	-	4,400	(40,600)	10%
38	Field Management	6,814	10,218	11,921	5,107	175%
39	Field Contingency	88,900	-	14,465	(74,435)	16%
40	Hardscape Repairs & Maint.	15,000	-	750	(14,250)	5%
41	Stormwater Reporting	25,000	-	-	(25,000)	0%
42	Porter Services	10,000	-	1,930	(8,070)	19%
43	Pond Plantings and Erosion Control	15,000	-	-	(15,000)	0%
44	Fountain Repair	2,700	187	187	(2,513)	7%

		FY 2026 Adopted Budget	FY 2026 Month of January	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Midge Fly Treatment	45,000	-	-	(45,000)	0%
46	Playground Repairs & Maint.	9,000	-	-	(9,000)	0%
47	Wildlife Removal	18,600	-	4,850	(13,750)	26%
48	**TOTAL PHYSICAL ENVIRONMENT**	**731,729**	**44,372**	**222,489**	**(770,975)**	**30.41%**
49	**RESERVE:**					
50	Reserve Study	5,000	-	2,350	(2,650)	47.00%
51	Reserve Contribution	30,940	-	-	(30,940)	0%
50	**TOTAL RESERVE**	**35,940**	**-**	**2,350**	**(1,280,215)**	**6.54%**
51	**TOTAL EXPENDITURES**	**1,322,552**	**86,494**	**408,430**	**(1,651,507)**	**30.88%**
52	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**(86,494)**	**781,526**	**1,518,912**	
53	**OTHER FINANCING SOURCES & USES**					
54	Transfers In	-	-	-	-	
55	Transfers Out	-	-	-	-	
56	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	**-**	
57	**NET CHANGE IN FUND BALANCE**	**-**	**(86,494)**	**781,526**	**781,526**	
58	Fund Balance - Beginning			445,051	445,051	
59	**FUND BALANCE - ENDING - PROJECTED**	**$ -**		**$ 1,226,577**	**$ 1,226,577**	

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

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 170,338	$ 152,635	$ (17,702)
3	Lot Closings	-	-	-
4	Interest	-	3,256	3,256
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**170,338**	**155,891**	**(14,446)**
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**	**95,754**	**91,254**
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**	**95,754**	**91,254**
22	Fund Balance - Beginning		274,789	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 4,500**	**$ 370,543**	**$ 366,043**

** 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 January 31, 2026

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 500,600	$ 448,575	$ (52,025)
3	Lot Closings	-	14,732	14,732
4	Interest	-	9,926	9,926
5	Prepayments		-	-
6	**TOTAL REVENUES**	**500,600**	**473,233**	**(27,367)**
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**	**288,814**	**285,327**
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**	**288,814**	**285,327**
22	Fund Balance - Beginning		838,109	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,487**	**$ 1,126,923**	**$ 1,123,436**

** 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 January 31, 2026

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 210,250	$ 188,400	$ (21,850)
3	Lot Closings	-	-	-
4	Interest	-	2,990	2,990
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**210,250**	**191,390**	**(18,860)**
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**	**50,316**	**49,438**
18	**OTHER FINANCING SOURCES (USES)**			
19	Transfers In	-	-	-
20	Transfers Out	-	-	-
21	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
22	**NET CHANGE IN FUND BALANCE**	**878**	**50,316**	**49,438**
23	Fund Balance - Beginning		288,840	
24	**FUND BALANCE - ENDING - PROJECTED**	**$ 878**	**$ 339,156**	**$ 338,279**

** 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 January 31, 2026

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 193,100	$ 173,032	$ (20,068)
3	Lot Closings	-	-	-
4	Interest	-	795	795
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**193,100**	**173,827**	**(19,273)**
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**	**118,358**	**115,296**
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**	**118,358**	**115,296**
22	Fund Balance - Beginning		86,179	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,062**	**$ 204,537**	**$ 201,476**

** 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 January 31, 2026

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 336,400	$ 301,440	$ (34,960)
3	Lot Closings	-	-	-
4	Interest	-	3,232	3,232
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**336,400**	**304,672**	**(31,728)**
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**	**205,050**	**201,291**
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**	**205,050**	**201,291**
22	Fund Balance - Beginning		290,814	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,758**	**$ 495,864**	**$ 492,106**

** 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 January 31, 2026

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 128,675	$ 115,303	$ (13,372)
3	Lot Closings	-	-	-
4	Interest	-	844	844
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**128,675**	**116,147**	**(12,528)**
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**	**72,309**	**70,509**
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**	**52,905**	**51,105**
22	Fund Balance - Beginning		86,524	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,800**	**$ 139,429**	**$ 137,629**

** 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 January 31, 2026

		2017 (AA1) Actual Year-to-Date	2017A-1 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 PH 3/4 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2022 (AA4) Actual Year-to-Date	Total
1	**REVENUES**							
2	Developer Funding	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	Insurance Claim	-	-	-	-	-	-	-
4	Interest	-	-	222	0	1,159	173	1,554
5	**TOTAL REVENUES**	**-**	**-**	**222**	**0**	**1,159**	**173**	**1,554**
6	**EXPENDITURES**							
7	Dissemination Agent	-	-	-	-	-	-	-
8	Trust Fund Accounting	-	-	-	-	-	-	-
9	Arbitrage	-	-	-	-	-	-	-
10	Trustee Fees	-	-	-	-	-	-	-
11	Requisitions	-	-	-	-	-	-	-
12	**TOTAL EXPENDITURES**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
13	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**-**	**222**	**0**	**1,159**	**173**	**1,554**
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**	**-**	**-**	**222**	**0**	**1,159**	**19,577**	**20,958**
19	Fund Balance - Beginning	0	21	17,256	5	88,514	11,013	116,809
20	**FUND BALANCE - ENDING - PROJECTED**	**$ 0**	**$ 21**	**$ 17,478**	**$ 5**	**$ 89,673**	**$ 30,590**	**$ 137,767**

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**

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

		Bank United (Operating Account)
Balance per Bank Statement	$	2,661,192.47
Construction Cash in Operating Account		(20.00)
Plus: Deposits in Transit		-
Less: Outstanding Checks		44,074.97
Adjusted Bank Balance	**$**	**2,617,097.50**
Beginning Bank Balance per Books		2,688,489.12
Deposits		-
Disbursements		71,391.62
Balance per Book	**$**	**2,617,097.50**

Avalon Groves CDD
Summary for January 2026

At the end of January there was spendable cash in the amount of $1,226,036. This cash balance is net of items, such as, accounts payable and any monies due to others. There are assessments outstanding because only 90% of assessments have been collected by the tax collector and forwarded to the District.

By the end of January , 33.33% of the annual budget is "expected" to be expended. Expenses through the month of January amount to $408,430 which is 30.88% of the budget for the fiscal year. This means the District is under budget through January.

The largest expenditures are for physical environment at $222,489. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal.

The total expenses uses 30.88% which is less than the 33.33% of the budget already this year. The district has made their one time insurance payment and one time fire district taxes payment.

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

Miscellaneous expenses are also overbudget at 347% of budgeted amount due to Fire District taxes imposed on the District.

Field Management had a budget of $6,814 but has actually spent $10,218. This is due to a $9,650 deposit for Edgemont Infrastructure Punch List

Avalon Groves
Financial Summary
January 31, 2026

Cash & Asset Re-cap

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Cash Balance	$ 2,617,098						
Trust Balances (Restricted to DS)		217,651	677,596	150,441	31,215	193,919	23,933
Trust Balances (Restricted to A&C)		0	1	17,478	5	89,673	30,590
Accounts Receivable	$ -						
Less: Accounts Payable	9,364	-	-	-	-	-	-
Less: Due to Other Funds	1,381,697	-	-	-	-	-	-
Net Cash Balance	$ 1,226,036	$ 217,652	$ 677,597	$ 167,919	$ 31,220	$ 283,592	$ 54,524
Plus: Prepaids & Deposits	541	-	-	-	-	-	-
Plus: Assessments Receivable	137,156	17,702	52,025	21,850	20,068	34,960	13,372
Plus: Due from Other Funds	-	152,891	449,327	188,715	173,322	301,945	115,496
Less: Deferred Revenue	137,156	17,702	52,025	21,850	20,068	34,960	13,372
Net Current Assets	1,226,577	370,543	1,126,924	356,634	204,542	585,537	170,019
Cash Available to Spend	1,226,036						

Analysis of Revenues & Expenditures

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	**1,189,956**	**155,891**	**473,233**	**191,612**	**173,827**	**305,831**	**116,319**
Expenses:							
Administrative	36,350						
Insurance	32,326						
Debt Service Administration	18,124						
Utilities	96,790						
Physical Environment	222,489						
Reserve	2,350						
Principal Payments		-	-	-	-	-	-
DS Interest		60,138	184,419	66,074	55,469	99,622	43,838
Prepayment				75,000			
Total Expenses:	**408,430**	**60,138**	**184,419**	**141,074**	**55,469**	**99,622**	**43,838**
Transfers In/Out	-	-	-	-	-	-	-
Profit (Loss)	**$ 781,526**	**$ 95,754**	**$ 288,814**	**$ 50,538**	**$ 118,358**	**$ 206,209**	**$ 72,482**

EXHIBIT 15

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

Estimate: #138716

Customer Address	Billing Address	Physical Job Address
Shirley Conley , sconley@vestapropertyservices.com	Kyle Darin Vesta Property Services 13810 Sutton Park Drive North Jacksonville, FL 32224	Avalon Groves CDD 17555 Sawgrass Bay Blvd. Clermont, FL 34714

Job	Estimated Job Start Date	Proposed By	Due Date
Fence Line Cutback for Fence Repairs.	January 20, 2026	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$500.00
			Subtotal	**$500.00**
			Estimated Tax	$0.00
			Job Total	**$500.00**

Scope of Work;

- Complete a hard cutback on palmettos and viburnum to make room for fence repairs.

Proposed By:

Justin Sarka 01/21/2026
Down to Earth Date

Agreed & Accepted By:

M. Bush, Field Manager 1/21/2026
Avalon Groves CDD Date

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

EXHIBIT 16

VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	MARGINAL	UNSATISFACTORY	N/A	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	XX				
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	xx				
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)		xx			Some hard areas are not hard edged with each service. Will report updates with next report
WEED CONTROL – TURF AREAS (reasonably free of weeds)	xx				
SHRUB & TREE TRIMMING (frequency and height)	xx				
WEED CONTROL – BED AREAS (reasonably free of weeds)	xx				Reported some crack weeds and bed weeds to JS. Will report updates with next report.
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	xx				
WATER/IRRIGATION MANAGEMENT	xx				
PRIOR MAINTENANCE ITEMS ADDRESSED	xx				.

Location: V2 | V3 | Alton Serenoa (V4)
Date: 01/15/2026
Auditor: Ruperez

VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	MARGINAL	UNSATISFACTORY	N/A	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	XX				
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	XX				
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)		XX			
WEED CONTROL – TURF AREAS (reasonably free of weeds)	XX				Winter weeds showing in some areas. Please treat
SHRUB & TREE TRIMMING (frequency and height)	XX				
WEED CONTROL – BED AREAS (reasonably free of weeds)	XX				Reported some crack weeds and bed weeds to JS. Will report updates with next report. 2/15 less weeds present but still in median. follow-up sent.
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	XX				
WATER/IRRIGATION MANAGEMENT	XX				
PRIOR MAINTENANCE ITEMS ADDRESSED	XX				.

Location: V2 | V3 | Alton Serena (V4)
Date: 02/15/2026
Auditor: Ruperez

EXHIBIT 17

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
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
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.
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