Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
January 22, 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, January 22, 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, January 22, 2026
Time: 10:00 a.m.
Location: Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

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

Agenda

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

FIRST ORDER OF BUSINESS: **ROLL CALL**

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

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

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

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

A. Community Managers

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

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

1. Presentation of Dragonfly Fact Sheets Posted to District Website
2. Presentation of Pond Requests
3. Consideration of Steadfast Proposal #SCA2674 for Pond 12 Aerator Kit **EXHIBIT 2**
   a. Installation - $9,000.00
   b. Quarterly Maintenance - $600.00/Year

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

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

1. Presentation of Landscape Requests

2. Consideration of Down To Earth Proposals:
   a. #138253 - Blazing Star Lift Station Irrigation Repair - $831.50 **WALK-ON EXHIBIT 4A**
   b. #138715 - Blazing Star Lift Station Shrub Infill - $2,098.54 **WALK-ON EXHIBIT 4B**
   c. #137676 - Replace Controller 1 Well Pump Control Box - $1,785.00 **WALK-ON EXHIBIT 4C**

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

1. Presentation of Field Requests

2. Presentation of Streetlight Requests

3. Presentation of Hog Activity Reports

4. Consideration of Field Operation Proposals **EXHIBIT 6**

E. District Engineer – *Greg Woodcock, Stantec*

1. Consideration of Site Master Proposal for Edgemont Punchlist Repairs - $19,300.00 **EXHIBIT 7**
   a. Review of the Edgemont Punch List Dated August 25, 2025

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

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

2. Discussion on Edgemont Fence Options **EXHIBIT 9**

3. Discussion on Firework Complaints

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

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

2. Review of Key Contracts **EXHIBIT 11**

3. Discussion on Field Request (MACHForm) Follow Up

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

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

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

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

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

D. Acceptance of the Unaudited Financial Reports **EXHIBIT 16**

1. November 2025
2. December 2025

FIFTH ORDER OF BUSINESS: LIAISON REPORTS

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

1. Review of Landscape Scoresheets **EXHIBIT 17**
2. Review of Tree Risk Analysis **EXHIBIT 18**

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

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

D. Finance *– Gene Mastrangeli/Robert Wolski*

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

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

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

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

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

SEVENTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

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

B. Next Workshop Agenda Items

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

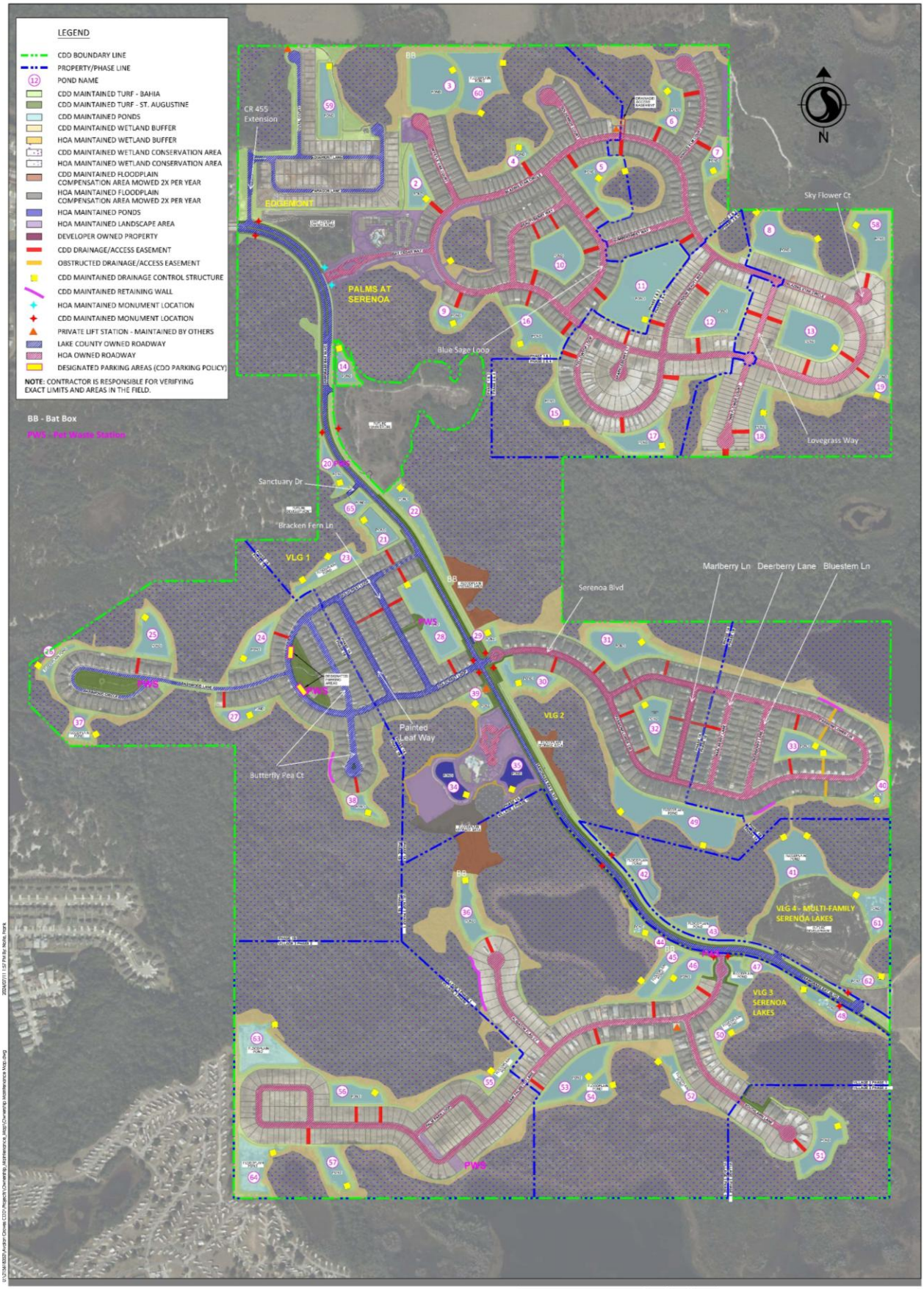
TENTH ORDER OF BUSINESS: **NEXT MEETING QUORUM CHECK**

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

Thursday, February 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 23**
(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

Avalon Groves CDD Aquatics

Inspection Date:

1/9/2026 12:44 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM

813-836-7940

Inspection Report

SITE: 42

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Any filamentous algae present is decaying. A technician will inspect to ensure it is progressing.
Nuisance grasses are in similar condition and will also be inspected.

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: 43

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Mild nuisance growth amid beneficial plants. Carefully targeted treatments will be done to treat these areas without harming beneficials.
No algae observed. Any buildup on the surface is pollen.

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: Cattails

Inspection Report

SITE: 44

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

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

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

SITE: 45

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Submerged algae is beginning to surface. This pond was treated two days ago and will likely show signs of improvement shortly. A technician will follow up and re-treat if needed.
No nuisance grass observed.

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

Inspection Report

SITE: 46

Condition: Excellent Great Good ✓Poor Mixed Condition Improving

Comments:

Planktonic algae bloom present; green and red varieties. This pond is set for an algaecide treatment next visit.
Submerged vegetation will also be addressed at that time.

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: 47

Condition: Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

The shallow end has notable growth of nuisance grasses. The technician has been informed and will be treating with a heavy herbicide mix next visit. Follow up treatments will also be done to further clear growth.
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: 48

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Another pond with submerged algae beginning to surface. A technician will treat next visit to prevent further growth.
Any nuisance grass present will also be addressed at that time.

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: 49

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving

Comments:

Evidence of lily treatment is becoming clear. Lilies are being treated in small sections to prevent rhizomes from dislodging and creating tussocks. This pattern of treatment will continue.
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: Water lilies

Inspection Report

SITE: 50

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Lily treatments will be needed here as well. These will begin when the next treatment to pond 49 is done.
Shoreline grasses will be treated during an upcoming maintenance event.
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: Water lilies

SITE: 51

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

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With January here, winter is at its peak. Morning and nighttime temperatures have decreased, with the occasional daytime highs reaching 80°F. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, thus the water levels of most ponds have decreased as winter progresses. Decreased rainfall also provides assistance in the growth of algae. Decreased nighttime temperatures extend the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened daylight hours. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will re-color and become more lively.

Pond conditions were varied today. I suspect the inconsistent weather recently has had a large part of this. Overnight lows in the 40's and minimal rain will generally keep grasses at bay. However, daytime highs have hit 80°F again which will encourage algal growth like what I'm seeing here. Pre-emergent treatments the past few months have allowed technicians to cover more ground and given them more time to treat algal blooms as they appear.

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:

1. 95% of a dragonfly's life is spent in the water.
2. Different types of dragonfly larvae can spend up to two years in the water before hatching into their flying versions.
3. At the end of their larval stage, and prior to hatching into adults, Dragonflies require something to climb out of the water on, such as a pond plant. This is why beneficial vegetation in the ponds can be good for the Dragonflies and appearance!
4. Dragonflies eat numerous pest insects including mosquitoes.
5. Dragonfly larvae, "nymphs," feed on mosquito larvae, and adult dragonflies feed on adult mosquitoes.
6. Dragonflies eat up to 20% of their weight every day.
7. They are ambush predators and use vegetation to find food.
8. Dragonflies live in anything from slow flowing rivers and canals, to lakes and ponds.
9. They are indicators of good water quality. Dragonflies tell us a great deal about whether wetlands are healthy or not.
10. They belong to the order Odonata and have large multifaceted eyes, 2 pairs of strong transparent wings and an elongated body.
11. Some towns in Maine have been buying and releasing dragonfly nymphs in local waters for decades and insist the insects help keep local mosquito populations under control.
12. They can fly 35 MPH, hover and even fly backwards while looking for tasty mosquitoes.
13. You tell Dragonflies apart from Damselflies as they rest with their wings open, and Damselflies rest with their wings folded together and back over their bodies.
14. Dragonflies have existed pretty much unchanged for over 300 million years.
15. Dragonflies look like scary biters, but they are only dangerous to mosquitoes.

Source: https://www.dragonflypondworks.com/blog/did-you-know-this-about-dragonflies

DRAGONFLY

Dragonfly Life Cycle

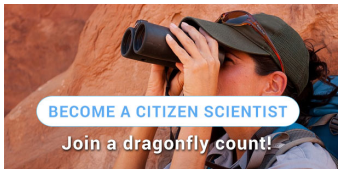
Dragonfly Life Cycle

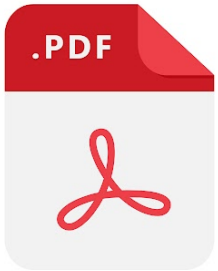
Let's learn about the life cycle of dragonflies as they transform from eggs, to nymphs to awesomely beautiful flying machines! These fascinating insects have four distinct stages: egg, larval (or nymph), emergence, and adult. We will explore them briefly.

THE EGG STAGE

Female dragonflies, like hawkers and darners, lay endophytic eggs. This means that scythe-like ovipositors are used to inject these elongated eggs into plant stems, leaves, rotten wood, or debris that is at or near the surface of a water source. Sometimes the eggs are injected directly into stream or pond sediment.

Other dragonflies, like emeralds, skimmers and clubtails, extrude round exophytic eggs from a special pore on the underside of their abdomens. There are two methods for depositing eggs: flying low over water and dropping their eggs as they go; or dipping the tips of their abdomens into water, releasing their eggs. The eggs sink to the bottom sediment or are deposited onto aquatic vegetation. Dragonflies that lay their eggs directly into water can produce thousands of eggs during their lifetime.





Start Download (Print PDF)

View Template (PDF)

Ad ClearceditPDF

Once deposited, the time required for egg hatching is quite variable - from days to months or more.

THE LARVAL OR NYMPH STAGE

Most of a dragonfly's life is spent in the larval stage. Typical larval development is one or two years, but it can range from a few months to over 5 years, depending, in part, upon ambient water temperatures. (Warmer temperatures generally equate to shorter larval development periods.)

Dragonfly nymphs have six legs, wing sheaths, and an extendable hinged jaw. During this aquatic stage, nymphs breathe through gills that are located inside their rectums. Dragonflies pull water into their rectum to breathe. The act of expelling water from their rectums allows them to propel forward to catch their desired prey. Like their adult counterparts, nymphs have a voracious appetite and are accomplished predators. They will eat insect larvae, crustaceans, worms, snails, leeches, tadpoles and even small fish.

In warm climates, the dragonfly larval stage may only take a few months but, in colder climates, this stage can last several years. During this stage, dragonfly larvae will molt between 9 and 17 times as they proceed toward their emergence as an adult.

DRAGONFLY EMERGENCE

The dragonfly's final larval molt takes place out of water. For several days, the final-stage larvae live near the water margin. As they get ready for their final molt, they start breathing air. The larvae then climb up emergent vegetation where they redistribute their body fluids, as they push their thorax, head, legs and wings out of the larval skin. They rest for about 30 minutes allowing their legs to harden before the abdomen emerges from the larval skin (exoskeleton). This emergence process takes about three hours.

THE ADULT STAGE

After emergence, the young dragonfly must then wait hours (sometimes days) for their wings to harden before taking their first flight. The newly emerged dragonfly's first flight is weak and rather short, only a few meters. It will also take days for the dragonfly's full coloration to become evident. As their bodies and wings harden, they begin hunting for food. In about a week, they acquire their adult coloration and sexual maturity. The life expectancy of adult dragonflies is generally no more than one to two weeks, however, some dragonflies can live six to eight weeks. This is probably why dragonflies do not waste any time getting to the mating game! Click here to learn more about dragonfly mating.

Avalon Groves CDD

Ponds/Stormwater System

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
217	2025-12-18	Montminy	3440 Twin Flower Ct	Our pond 18 has not recovered from previous submission to CDD regarding the water quality. There is an awful smell omitting from this pond. All this needs to be addressed asap Thank you	Pond treated 12/17	Algae treatments are ongoing
216	2025-12-15	Fitzner	2424 Southlawn Lane	The growth along the lake is much more now than 3 years ago. Understand trees/bushes will grow, but wondering if any of the growth is invasive or bad for the lake/area. It is the lake located behind our house at 2424 Southlawn Ln. I have uploaded photos also.	12/16 email: Thank you for sending this over. We will have someone come out and check on this to see if there are any invasive species in there. Because it is a part of the conservation area, there are limitations to what we can do.	Pond and Conservation Area are not actively maintained by CDD

Shirley M. Conley

From: Matt Goldrick <mgoldrick@steadfastalliance.com>
Sent: Thursday, December 18, 2025 1:42 PM
To: Lee Smith; Shirley M. Conley; Michael P. Bush; seat3@avalongrovescdd.com; seat1@avalongrovescdd.com; Heath Beckett; seat2@avalongrovescdd.com; MachForm
Subject: Re: CDD - Avalon Groves Field Maintenance Request [#217]
Attachments: Avalon Groves 12-17-2025 Treatment Report.pdf

Good afternoon,

Pond 18 was treated for algae yesterday. The odor is the algae dying.

Matt Goldrick | Account Manager
Steadfast Alliance
Cell: (352) 232-1874
Office: (844) 347-0702
30349 Commerce Drive | San Antonio, FL | 33576
https://steadfastalliance.com/

From: MachForm <mailer@forms-db.com>
Sent: Thursday, December 18, 2025 9:32 AM
To: Matt Goldrick <mgoldrick@steadfastalliance.com>; Lee Smith <lsmith@steadfastalliance.com>; sconley@vestapropertyservices.com <sconley@vestapropertyservices.com>; mbush@vestapropertyservices.com <mbush@vestapropertyservices.com>; seat3@avalongrovescdd.com <seat3@avalongrovescdd.com>; seat1@avalongrovescdd.com <seat1@avalongrovescdd.com>; hbeckett@vestapropertyservices.com <hbeckett@vestapropertyservices.com>; seat2@avalongrovescdd.com <seat2@avalongrovescdd.com>
Subject: CDD - Avalon Groves Field Maintenance Request [#217]

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Name	Doreen Montminy
Address	3440 Twin Flower Ct
Email	Dmontminy@comcast.net
Maintenance Category	Pond/Stormwater Drainage System
Pond(s) in/along	- Palms at Serenoa
Palms at Serenoa Pond Location	Pond 18 Blazing Star Cir/Twin Flower Ct

Pond - Specifically	- Algae - Debris/Trash - Water Quality

Message
Our pond 18 has not recovered from previous submission to CDD regarding the water quality. There is an awful smell omitting from this pond. All this needs to be addressed asap
Thank you

Terms and Conditions
Please read the Terms and Conditions prior to communicating electronically.

Acceptance	- I have read and agree with the Terms and Conditions.
Upload a File (Limit 5)	IMG_0473.jpeg IMG_0472.jpeg IMG_0471.jpeg

Printed: Dec 18, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Dec 17, 2025

Job: SE1032 Avalon Groves CDD
Title:
Added By: David Smeltz
Log Notes:
Treated ponds for:(Grasses,Algae,submerged vegetation)
1,59,2,3,60,40,5,6,7,8,58,13,18,12,11,17,15,16,9
Weather Conditions:
Partly cloudy with fog

Wed, Dec 17, 2025, 12:54 PM

76°F
54°F

Wind: 9 mph
Humidity: 93%
Total Precip: 0"

Attachments: 13

Shirley M. Conley

From: Heath Beckett
Sent: Tuesday, December 16, 2025 9:17 AM
To: erikdonna19@aol.com; Justin.Sarka@down2earthinc.com; Shirley M. Conley; Michael P. Bush; seat3@avalongrovescdd.com; seat1@avalongrovescdd.com
Subject: RE: CDD - Avalon Groves Field Maintenance Request [#216]

Good morning, Donna

Thank you for sending this over. We will have someone come out and check on this to see if there are any invasive species in there. Because it is a part of the conservation area, there are limitations to what we can do.

Happy Holidays!!

Your Community.
Our Commitment.

Heath Beckett
District Manager
P. 321.263.0132 x536

Vesta District Services
250 International Pkwy Suite 208,
Lake Mary, FL 32746
www.VestaPropertyServices.com

TOP WORK PLACES
FLCAJ READERS' CHOICE AWARDS

Careers | Request Proposal

CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: MachForm <mailer@forms-db.com>
Sent: Monday, December 15, 2025 5:11 PM
To: Justin.Sarka@down2earthinc.com; Shirley M. Conley <sconley@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>; seat3@avalongrovescdd.com; seat1@avalongrovescdd.com; Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: CDD - Avalon Groves Field Maintenance Request [#216]

Your Name	Donna Fitzner
Address	2424 Southlawn Lane
Email	erikdonna19@aol.com
Maintenance Category	Landscape and Irrigation
Located in/along	- Village 3 - Serenoa Lakes

Landscape/Irrigation - Specifically:	- Pond Bank - Pond Bank Landscape or Erosion

Message
The growth along the lake is much more now than 3 years ago. Understand trees/bushes will grow, but wondering if any of the growth is invas
or bad for the lake/area. It is the lake located behind our house at 2424 Southlawn Ln. I have uploaded photos also.

Terms and Conditions
Please read the Terms and Conditions prior to communicating electronically.

Acceptance	- I have read and agree with the Terms and Conditions.
Upload a File (Limit 5)	 lakefront Dec 2022 1.jpeg

lakefront Dec 2022 1 (1).jpeg

lake fron current 1.jpeg

lake front current 2.jpeg

lakefront current 3.jpeg

EXHIBIT 2

ESTIMATE

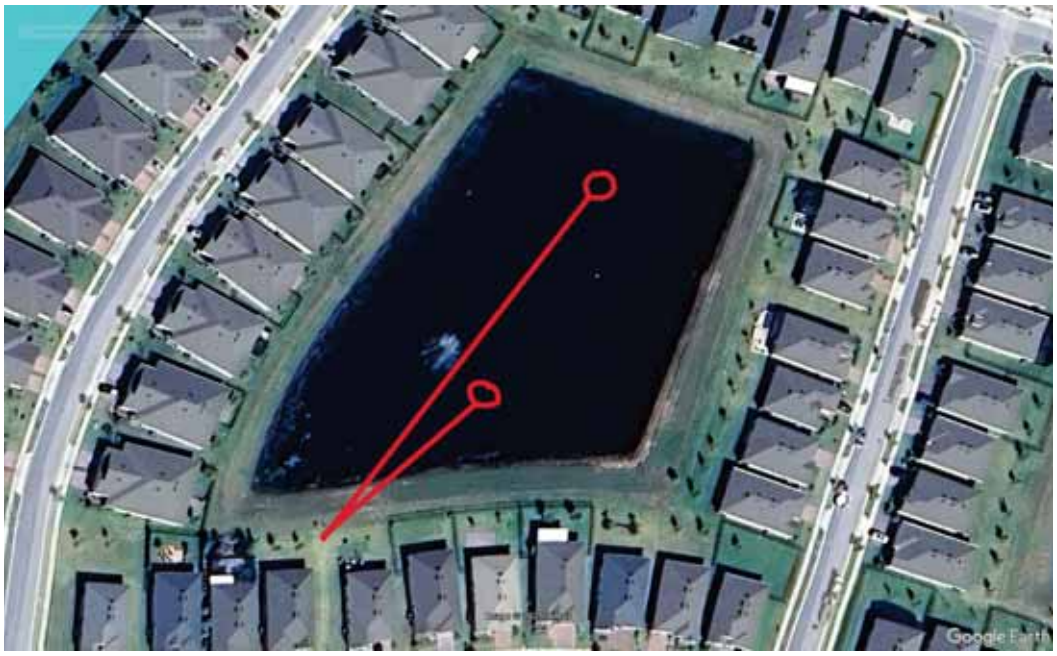
Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
12/8/2025	1/7/2026	EST-SCA2674

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

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Aerator kit installation on pond 12 at Avalon Groves CDD. Aerator kit includes the following: - 1x 1/2HP compressor (115V or 230V available) - 1x valve manifold and pressure gauge - 2x dual-head diffusers with weighted bases - 700' of 3/8" weighted tubing - 1x cabinet - 2 year manufacturer's warranty - Steadfast's crew will install the cabinet near the power pedestal on the pond (see attached). - Dig a trench running from the cabinet to the pond to bury exposed tubing. - Sink the diffuser heads at set locations. Installation will also include one year of quarterly maintenance at no additional cost (see scope below). Quarterly billing to begin one year from completion date of installation.	1.00	9,000.00	9,000.00



ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
12/8/2025	1/7/2026	EST-SCA2674

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

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Quarterly aeration inspection, cleaning, & maintenance for the aeration systems located on pond 12 at Avalon Groves CDD. Includes 1 compressor box and 2 diffuser heads within the system. Boxes will be inspected on the shoreline for any damages, as well as any internal issues. Compressors to be assessed, inspection of moving parts, wear and tear, valve adjustments, etc. Inside of boxes to be cleared of any internal debris. Air filters to be replaced quarterly. Diffusers may be inspected via boat to assess their proper function as needed, as well as retrieved and cleaned if required, in order to keep them functioning properly.	4.00	150.00	600.00
System Repairs: Following an unusual event that causes damage to either the compressors, or diffusors (lightning strikes, impaired drivers, damage from terrestrial maintenance, etc.), a team will be dispatched to either assess repairs terrestrially or by boat to retrieve any dysfunctional aeration diffusors. $65/hr as well as the cost of parts required to complete the repairs. Quarterly cost: $150.00 Annual total: $600.00			

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 **9,600.00**

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

EXHIBIT 3

- 12/1/25 Continued winter cut back of ornamental grasses. Daily litter patrol along Sawgrass Blvd. Completed Palm trimming on entire property. Installed warranty sod in median.

- 12/8/25 Mow, string trim, edge, blow all areas. Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Monitoring newly installed turf and plant material. Additional crew were sent to work on ornamental grass cut backs.

- 12/15/25 Continued winter cut backs of ornamental grasses. Daily litter patrol along Sawgrass Blvd. Sprayed all beds along boulevard, lower temperatures reducing speed and effectiveness of herbicide.

- 12/22/25 Mowed, string trimmed, edged all turf areas. After inspection with District Manager it was identified that Seranoa POA landscape vendor was installing mulch on District Property. An attempt was made to stop the installation but failed. There is now cocoa black mulch installed at Village 2 and Village 3 entrances.

- 12/29/25 Minimal services complete due to holiday week. Crews were sent to pick any debris along road ways.

- 1/5/25 Mow, string trim, edge, blow all areas. Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Cut back encroachment on the start of the districts property. Cleared off drainage overflow in palms area. Removed illegally dump debris from conservation area that is maintained by Palms Hoa. Lift station on Blazing Star was detailed out removed weeds and trimmed plant material. These additional items were completed complementary.

- 1/17/26 Completed ornamental grassed winter cut back. Treated all beds for weeds. Cold temperatures will be causing some plant damage. These cold temperatures are reducing growth of all turf and plants on property, if the temperature continues to be low deferring of mowing turf may be possible. We will focus on other winter projects if mowing is not necessary.

Down To Earth Lawn & Ornamental Report

Property: Avalon Groves

Date: 12/23/25

Applicator Information:

Name - Alex

I.D. Card # - JE251116

Turf Application [ ]

Ornamental Application [X]

Time in [ ]

Time out [ ]

Turf Application Information

Fertilization

Liquid: [ ]

Granular: [ ]

alysis:

lication Rate: (lbs. N or K / 1000 Sq. Ft.)

alysis:

lication Rate: (lbs. N or K / 1000 Sq. Ft.)

alysis:

lication Rate: (lbs. N or K / 1000 Sq. Ft.)

s) Treated:

SqFt Treated:

Gal/Lbs.

Weed Control

Liquid: [ ]

Herbicide(s) Used:

1)

Rate/ M

2)

Rate/ M

3)

Rate/ M

(Per 1000 Sq. Ft.)

Area(s) Treated:

Granular: [ ]

Herbicide Used:

1)

Area(s) Treated:

Total Sq.Ft. Treated

Total Gal/Lbs.

Disease & Insect

Insect Control (per 1000 Sq. Ft.)

1)

Rate/ M

2)

Rate/ M

3)

Rate/ M

Target Pest:

Disease Control (Per 1000 Sq. Ft.)

1)

Rate/ M

2)

Rate/ M

3)

Rate/ M

Target Pest:

Total Sq.Ft.Treated

Total Lbs.

Ornamental Application Information

Fertilization

Liquid: [X]

Granular: [ ]

1) Analysis: 20-20-20

2) Analysis:

3) Analysis:

4) Analysis:

5) Analysis:

6) Analysis:

Palms: [ ]

Annuals: [ ]

Plants: All [X]

Selected [ ]

Total usage:

Disease & Insect

Products used per 100gal:

1) Xts 12 oz

Rate/100 gal

2) melt 4 oz

Rate/100 gal

3) Acelepryn 2 oz

Rate/100 gal

4) Armada 3 oz

Rate/100 gal

5)

Rate/100 gal

6)

Rate/100 gal

Target Pest:

Plants(s) Treated:

Total gallons used 200

ments & Observations:

Plants were treated for insects and disease. Liquid fertilizer was also included in the application.

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: 1

Date: Dec. 2, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Lake

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 60

Run Days: tuesday,friday

Irrigation Zones

Attribute	6	7	9	11	12	13	15
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 30 mins	0 hrs 30 mins	0 hrs 10 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. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 2 **2. Irrigation Nozzle Replaced** Item Type: Standard Qty: 2	*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	18	20	22	23	25
Zone Type	MP	MP	MP	MP	Spray	Spray	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 10 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 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	Yes	Yes	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*	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 2 **2. Irrigation Nozzle Replaced** Item Type: Standard Qty: 11	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 2 **2. Irrigation Nozzle Replaced** Item Type: Standard Qty: 9	*No repair items available*

Irrigation Zones

Attribute	27	28	31	32	33	34	35
Zone Type	MP	MP	MP	MP	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 30 mins	0 hrs 20 mins	0 hrs 30 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*

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: Dec. 2, 2025

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: 60

Run Days: tuesday,friday

Program Name: B

Start Time: 9 p.m.

Seasonal Adjustment: 60

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	0 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	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	10	11	14	15	18	20	22
Zone Type	Rotor	Rotor	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 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	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. DBYR Waterproof Wire Connector** Item Type: Size-Detail in Notes **2. Solenoid Replaced** Item Type: Quantity 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	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. Irrigation Nozzle Replaced** Item Type: MP 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	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	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	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: 3

Date: Dec. 2, 2025

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: 60

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	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	Yes	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*	**Billable Items:** **1. Irrigation Nozzle Replaced** Item Type: MP Qty: 2	*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: Edgemont

Date: Dec. 1, 2025

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: 60

Run Days: tuesday,friday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
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	8	9	10	11	12	13	14
Zone Type	Drip	Bubbler	Bubbler	Drip	Bubbler	Drip	Bubbler
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	15	16	17
Zone Type	Drip	Bubbler	Drip
Program Type			
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Battery	Battery	Battery
Zone Faults	No	No	No
Zone Runtime	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 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: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Basswood

Date: Dec. 1, 2025

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: 60

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	16
Zone Type	Rotor	MP
Program Type	A	A
Run Time Schedule	None	None
Run Days	None	None
Power Type	None	None
Zone Faults	No	No
Zone Runtime	0 hrs 45 mins	0 hrs 25 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: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Village 3

Date: Dec. 1, 2025

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	No	No	No	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: None

Additional Comments:

Avalon Groves CDD

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
219	2026-01-12 1	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.		
218	2026-01-06 1	McGillen	3432 Twin Flower Ct	There is a pile of organic debris and trash in the preserve area. This is located at the end of Twin Flower Ct. south end of the property.	Debris removed	6-Jan
215	2025-12-05 13:29:45	Correa	17246 Bay Cedar Way	Please remove/cut the branch that is hanging on common area and please spray the weeds.		

Shirley M. Conley

From: Justin Sarka <Justin.Sarka@down2earthinc.com>
Sent: Tuesday, January 6, 2026 4:34 PM
To: Seat3; MachForm; Shirley M. Conley; Michael P. Bush; Seat1; Heath Beckett; Seat5
Subject: Re: CDD - Avalon Groves Field Maintenance Request [#218]
Attachments: 5095904555817803379.jpeg; 7540245686721309561.jpeg

The debris has been removed.

Justin Sarka
Account Manager
Direct: (321) 241-5617
Justin.Sarka@Down2Earthinc.com
27185 County Road 448A
Mount Dora, FL 32757
www.DTELandscape.com

From: MachForm <mailer@forms-db.com>
Sent: Tuesday, January 6, 2026 10:30 AM

To: Justin.Sarka@down2earthinc.com <Justin.Sarka@down2earthinc.com>; sconley@vestapropertyservices.com <sconley@vestapropertyservices.com>; mbush@vestapropertyservices.com <mbush@vestapropertyservices.com>; Seat3 <Seat3@avalongrovescdd.com>; Seat1 <Seat1@avalongrovescdd.com>; hbeckett@vestapropertyservices.com <hbeckett@vestapropertyservices.com>
Subject: CDD - Avalon Groves Field Maintenance Request [#218]

Your Name	Neil McGillen
Address	3432 Twin Flower Ct
Email	seraa1202@protonmail.com
Maintenance Category	Landscape and Irrigation
Located in/along	- Palms at Serenoa
Landscape/Irrigation - Specifically:	- Debris Pickup
Message There is a pile of organic debris and trash in the area. This is located at the end of Twin Flower Ct. south end of the property.	
Terms and Conditions Please read the Terms and Conditions prior to communicating electronically.	
Acceptance	- I have read and agree with the Terms and Conditions.

From: MachForm <mailer@forms-db.com>
Sent: Tuesday, January 6, 2026 10:30 AM

WALK-ON
EXHIBIT 4A

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

Estimate: #138253

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
Lift station irrigation repairs	January 26, 2026	Bismark Quiles	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
Irrigation Labor				$510.00
1" RB PLASTIC STRAIGHTVAVLE W/FC	EA	1	$51.92	$51.92
1 in. PVC Ball Valve Slip x Slip.	Each	1	$9.89	$9.89
"NOS STANDARO VALVE BOX RECTANGLE 14 IN. X 19 IN. X 12 IN.H PURPLE BOX/PURPLE LID OVERLAPPING RW"	Each	1	$64.69	$64.69
HUNTER MP ROTAOTR 90-210 13'-21' BLACK MULTIPLE ROATATING NOZZLE 1000 SERIES 90-210 DEGREE 31'-21	Each	12	$16.25	$195.00
			Subtotal	**$831.50**
			Estimated Tax	$0.00
			Job Total	**$831.50**

Estimates require a 50% deposit to order and schedule any approved work.

Proposed By:

Bismark Quiles
Down to Earth

01/15/2026
Date

Agreed & Accepted By:

Avalon Groves CDD

Date

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

WALK-ON
EXHIBIT 4B

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

Estimate: #138715

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
Lift Station On Blazing Star Bed Fill	January 26, 2026	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$585.00
Viburnum Odoratissimum "Sweet Viburnum"	7 Gallon Plant	22	$60.07	$1,321.54
Pine Bark Mulch	Cubic Yard	3	$64.00	$192.00
			Subtotal	**$2,098.54**
			Estimated Tax	$0.00
			Job Total	**$2,098.54**

Scope of Work;

- Install viburnum to complete hedge around lift station.
- Irrigation repairs are on separate proposal. The irrigation water is being supplied by the Palms Hoa Meter.

Proposed By:

Justin Sarka 01/21/2026
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/.

WALK-ON
EXHIBIT 4C

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

Estimate: #137676

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
Replace Well Pump Control Box	January 19, 2026	Bismark Quiles	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
Irrigation Labor				$510.00
Well pump control box	Each	1	$1,275.00	$1,275.00
			Subtotal	**$1,785.00**
			Estimated Tax	$0.00
			Job Total	**$1,785.00**

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

This opportunity is to replace the well pump control box at Controller #1. This control box operates the entire well system that provides irrigation for the boulevard and supplies water to fill the retention pond.

Estimates require a 50% deposit to order and schedule any approved work.

Proposed By:

Bismark Quiles
Down to Earth

01/09/2026
Date

Agreed & Accepted By:

Avalon Groves CDD

Date

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

EXHIBIT 5

FIELD OPERATIONS REPORT
FOR
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
JANUARY 2026

AVALON GROVE

- DTE.
  - Justin and team are working to trim back the hedges around Villages 1 and 2. So Jaun can start working on the repairs of the fences.
- Ongoing Issues With Street Lights. (Contacted them to have these issues addressed)
  - Cords from the lights are hanging. (Village 3)
  - Out Lights.
  - Lights That Are Not Dimming Correctly.
  - Base Of Lights. (Collars)
- Community Entrance Repairs.
  - Juan has submitted a proposal to repair the fences at the entrances.
    - We are waiting for Justin's team to clear the bushes around the fences.
  - Juan sent over an appraisal for the Edgemont fence.
- Sidewalks.
  - Sidewalks will be painted and have reflective material on any of the sections that have Lips/Cracks/Gaps.

AVALON GROVE

- Pond 12

- Pond 13.

- Pond 18

- Pond 58.

- Pond 19

- Pond 16

AVALON GROVE

- Pond 28

- Pond 17

AVALON GROVE

- Roundabout on Butterfly Pea Ct

- Park Green Space Gold Crest Loop

AVALON GROVE

- Park Next Off Basswood Lane

AVALON GROVE

- Edgemont Pond 59 and Green Space Leading to it.

THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM

Avalon Groves CDD

Field Operations

Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
No new requests submitted since 10/21/2025						
138-188	7/2025-9/2025	Multiple Requests		Monument, brown fence, and village entrance sign repair requests 138, 153, 156, 173, 188	Proposal presented at September meeting declined. Additional proposals being sought	Outdoor Ninja fence repair & painting proposal approved 12/11/2025 Monuments on hold - budget funds in next FY

Avalon Groves CDD

Streetlights

Entry #	Date Created	Name	Message	Response	Resolution / Date

No new Streetlight requests submitted since 11/19/2025

Avalon Groves Hog Trapping Report

Swine Solutions Procedure
Swine Solutions was engaged by Avalon Groves Community Development District to hunt and trap all feral hogs possible, using state-of-the art GPS camera systems, night vision, trained K9's, and any other means necessary to control and eliminate the feral hog population. To ensure the safety of residents and any other/all people around, firearms are NOT used. Property and traps are monitored 24/7 via GPS/Mobile Cameras along with a representative of the company being onsite 2 to 4 times a week to help eliminate and control the hog population onsite.

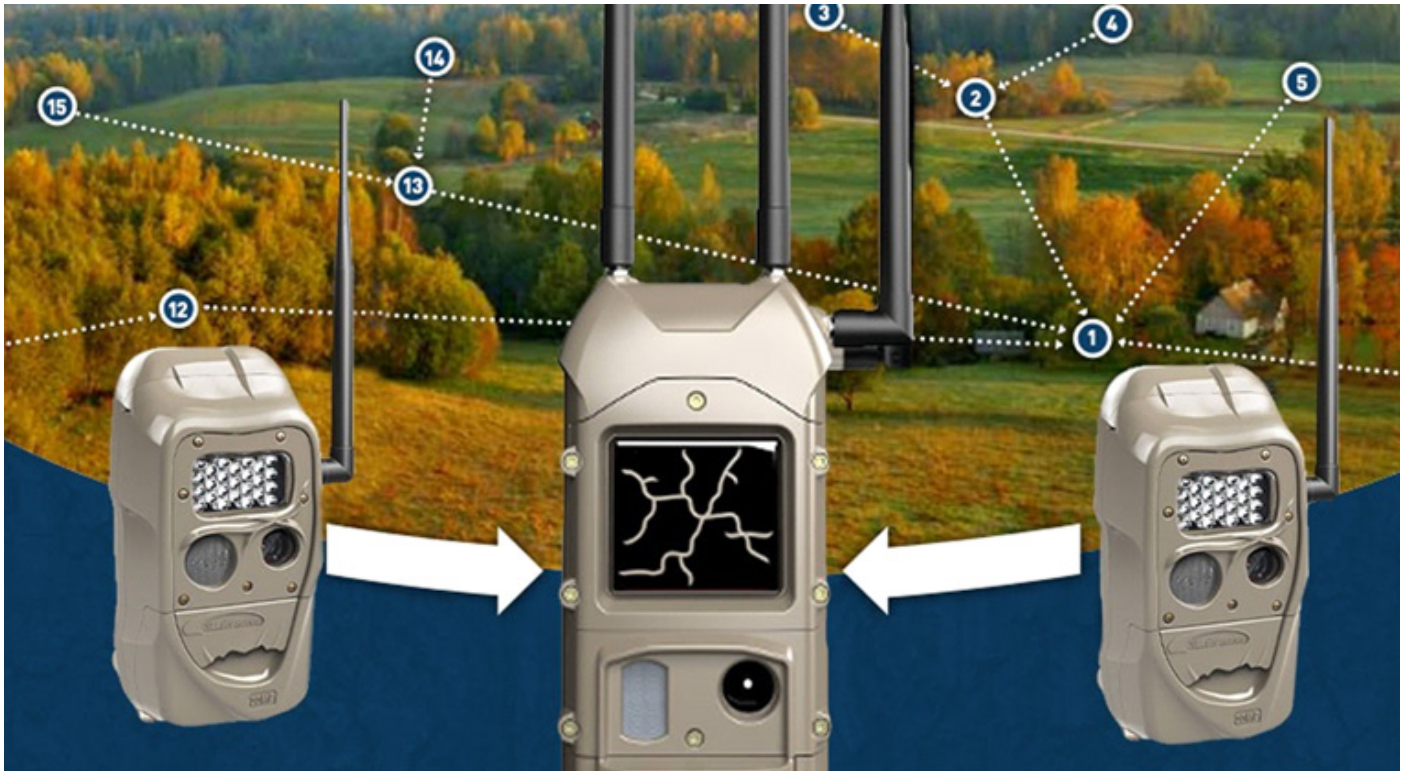
All services include capturing feral hogs by any means necessary with the exception of firearms of any kind, camera set up and monitoring, bait to contain and capture the hogs in traps to prevent further property damage endured by the feral hogs.

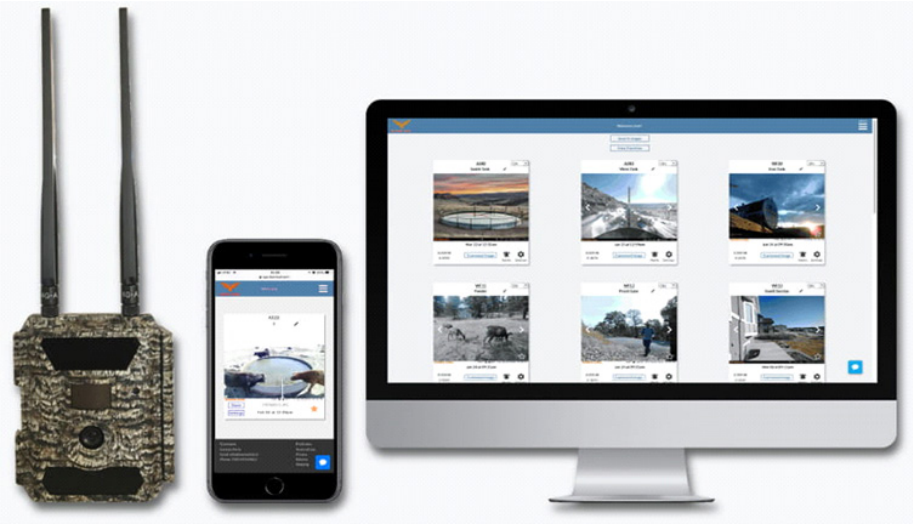
January 12, 2026
Since December 9, 2025 Swine Solutions has been targeting the new areas on the northern end of the property [Palms at Serenoa] by discreetly walking the dogs behind the ponds and on the property line. Hogs have been actively caught with the dogs every weekend. In the last four trips six pigs were caught.

No evidence of hogs living within the community has been observed. The existing trap locations have not been very active and cameras have not recorded any hog activity. Hogs appear to be entering the property from the fields north of the District's boundary.

Wireless Cameras allow us to monitor entire property and all active traps.

Here at Swine Solutions, we strive to be the best. We guarantee our work in the communities. We have a 100% success rate. We have worked all over central Florida to help communities remove the hog population and eliminate the damage they cause. We carry 2 million in liability and 500k in commercial auto insurance. We use state of the art cameras and traps. Look no further my friend. We are simply the best. Please consider Swine Solutions for all your feral hog needs.





Avalon Groves Hog Trapping Update

Swine Solutions, FL

April 2024 – December 2024 – **36**

January 2025 – **0**

February 2025 – **0**

March 2025 - **2**

4/1 - traps moved based on activity reports submitted via CDD website

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**

Avalon Groves CDD

Hog Activity Reports

Entry #	Date Create	Name	Location	Message
15	2026-01-06	McGillen	Palms at Serenoa	Twin Flower Ct. I have spotted wild hogs at the south end of the PAS property.
14	2025-12-16	Crayne	Palms at Serenoa	3649 blue sage loop.
13	2025-12-08	Lindsay	Palms at Serenoa	Behind 3903 and 3899 Winged Elm Ct in Clermont
12	2025-12-01	Weston	Palms at Serenoa	The address is 3903 Winged Elm Street, Clermont FL 34714

EXHIBIT 6
PENDING

EXHIBIT 7

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Avalon Groves CDD

Edgemont Infrastructure Punch List

1/5/2026

Perform infrastructure maintenance as identified on report provided by District Engineer.

Item 1 - rip rap bags on pipe and slope
Item 2 - clear vegetation
Item 3 - sod pond bank
Item 3A - erosion at MES
Item 4 - erosion at MES
Item 8 - remove turbidity barrier
Item 9 - rip rap bags on pipe/slope, grout holes in structure
Item 12 - seed and mulch pond berm
Item 13 - seed and mulch bare soil area
Item 14 - remove concrete washout area and restore
Item 15 - add mulch

TOTAL $19,300

Notes:
Watering of sod, seed and mulch is not included

August 25, 2025

Stantec visited Avalon Groves CDD to review Edgemont infrastructure for acquisiton from the developer to the Community Development District 8-25-2025. Below is location map and descriptions of the items that require maintenance.

Greg Woodcock

Project Manager

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

Location 9
Location 33
Location 15
Location 8
Location 16
Location 14
Location 10
Location 11
Location 7
Location 6
Location 5
Location 13
Location 3
Location 1
Location 2
Location 4
Location 12
Avalon Groves CDD
Google Earth

August 25, 2025

Location 1: Pipe and filter fabric was exposed. Ground cover was missing from around the pipe. Recommended sand/cement bags over and down the pipe to the toe of slope to prevent erosion. Reset grate on structure.

Location 2: Overgrown vegetation around outfall pipe.

Location 3: Exposed pond bank.

Location 3A: Mitered End Section starting to erosion around the sides.

Location 4: Mitered End Section starting to erosion around the sides.

Location 5: Speed limit sign not 7’ from the ground to the bottom of the stop sign.

Location 6: Speed limit sign leaning and not 7’ from the ground to the bottom of the stop sign.

August 25, 2025

Location 7: Speed limit sign leaning and not 7' from the ground to the bottom of the stop sign.

Location 8: remove turbidity barrier if contributing area is stabilized.

August 25, 2025

Location 9: Pipe and filter fabric was exposed. Ground cover was missing from around the pipe. Recommended sand/cement bags over and down the pipe to the toe of slope to prevent erosion. Grout lifting hooks on sides of structure.

Location 10: Speed limit sign leaning and not 7' from the ground to the bottom of the stop sign.

Location 11: Stop Sign leaning and not 7' from the ground to the bottom of the stop sign.

Location 12: Lack of turf needs to be sodded to prevent erosion.

Location 13: Lack of turf needs to be sodded to prevent erosion.

August 25, 2025

Location 14: concrete wash out station needs to be removed and cleaned after construction if there is damage it needs to be replaced sod all disturbed areas.

Location 15: add mulch to be ADA compliant.

Location 16: Stop sign at Edgemont and Duvall is not 7' high.

EXHIBIT 8

PERSONAL CODE OF CONDUCT/ETHICS FOR THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

PREAMBLE

The Avalon Groves Community Development District (the "District") Board of Supervisors (the "Board" or the "Supervisors"), residents, contractors, vendors and staff are entitled to have fair, ethical and accountable local government from the Board of the District. Such a government requires that the Board of the District:

- Comply with both the letter and the spirit of the laws and policies that affect the operations of the District.
- Be independent, impartial, and fair in their judgment and actions.
- Use their public office for the public good, not for personal gain.
- Conduct public deliberations and processes openly, in an atmosphere of respect and civility.

To this end, the District has adopted this Code of Conduct/Ethics to encourage public confidence in the integrity of local government and its fair and effective operation.

Elected (and appointed) members of the Board shall sign a form acknowledging receipt of this code of conduct/ethics at the time of commencing their term of office.

CODE

The basic tenets of the Code shall be:

1. Act in the Public Interest.

Recognizing that stewardship of the public interest should be a Supervisor's principal concern, all members of the Board should work for the common good of the District and not for private or personal interest, and each Supervisor should endeavor to treat all persons, claims and transactions in a fair and equitable manner.

2. Comply with the Law.

All Supervisors shall comply with the laws of the nation and the State of Florida in the performance of their public duties. These laws include, but are not limited to, the United States and Florida constitutions; the State of Florida laws pertaining to code of ethics for public officers and employees; conflict of interest related laws; election campaigns laws; legally required financial disclosures; and the open processes of government, including Florida's public records and Sunshine Law.

3. Conduct of Supervisors.

All Supervisors should refrain from abusive conduct and verbal attacks upon the character or motives of other members of the Board or District staff. This is not to discourage open and frank discussions conducted in a respectful manner. Supervisors should also refrain from abusive conduct and verbal attacks on the public, on District vendors, and other service providers of and for the District. This

tenet applies to in-person contact, telephone conversations and to any electronic communication or other written communication between and/or about any of the parties mentioned above. Specific examples and points of conduct are:

Use of Decorum with Public.

Making the public feel welcome is an important part of the democratic process. Supervisors should use decorum in addressing fellow Supervisors and members of the public. No signs of partiality, prejudice or disrespect should be evident on the part of individual Board members toward an individual participating in a public forum. Supervisors should make every effort to be fair and impartial in listening to public comments.

Supervisors Should be Welcoming to Speakers and Treat Them with Respect.

Speaking in front of the Board can be a difficult experience for some people. Some issues the Board undertakes may affect people's daily lives and homes. Some decisions are emotional. The way in which the Board treats people during public meetings can do a lot to make members of the public relax or it can push emotions to a higher level of intensity. Supervisors should attempt to treat all members of the public and public comments with respect.

Supervisors Should Actively Listen to Public Comments.

It is disconcerting to public speakers to speak before Board members that are not actively listening. It is acceptable to look down at documents or to make notes, but reading for a long period of time or gazing around the room gives the appearance of disinterest. Supervisors should be aware of facial expressions, especially those that could be interpreted as "smirking," disbelief, anger, or boredom. Supervisors should endeavor to actively engage in each meeting.

Supervisors Should not Commandeer Meetings or Engage in Uncivil Discourse.

Supervisors should not challenge members of the public, vendors, staff or other supervisors. While public discourse is desirable, disagreements should be had civilly. Supervisors should be respectful of the time of staff, vendors, members of the public and other Supervisors and should not obstruct the progress of the meeting to address matters about which the Board has already rendered a decision.

Supervisors Should Avoid Personal Attacks.

Supervisors agree that they will be aware that their body language and tone of voice, as well as the words they use, can appear to be intimidating or aggressive and they should refrain from such actions. Supervisors should avoid making any personal, uncivil attacks on any member of the public, including fellow Supervisors or District staff.

Supervisors Shall Endeavor to Allow District Staff to Perform Their Job Function.

Supervisors should avoid disrupting District staff from performing their job functions and further agree to avoid disrupting staff while they are in meetings, on the phone, or engrossed in performing their job functions in order for a Supervisor(s) to have their individual needs met. Supervisor should not instruct

the District's vendors on the manner of their performance or otherwise provide direction to them outside of that direction which is discussed at a meeting of the Board.

4. Respect for Process.

All Supervisors should perform their duties in accordance with the Rules of Procedure, processes, and District policies approved or otherwise adopted by the Board.

5. Communication.

It should be the responsibility of members of the Board to publicly share substantive information that is relevant to a matter under consideration that they receive from sources outside of a public meeting. No supervisor shall attempt to circumvent the ordinary channels of communication between the public and District staff. All communication between and among members of the Board shall always be in compliance with Florida's Government in the Sunshine Law, found in Chapter 286, Florida Statutes.

6. Conflict of Interest.

In order to assure independence and impartiality on behalf of the public good, and to comply with Florida law, Board members shall comply with Florida's Code of Ethics for Public Officers and Employees, as found in Chapter 112 of the Florida Statutes. Any questions about what may be required in a potential matter of conflict of interest should be referred to the District's legal counsel.

7. Gifts and Favors.

Board members and staff shall comply with Florida's "gift laws" found in Florida's Code of Ethics for Public Officers and Employees, sections 112.313, 112.3148, 112.31485 and 112.3149, Florida Statutes, and other laws.

8. Confidential Information.

Board members should recognize that Florida has broad public records laws, as found in Chapter 119 of the Florida Statutes. It is the general rule that all documents received or disseminated in the conduct of District-related business is a public record and not confidential in nature. However, when in doubt, Supervisors should consult with the District's legal counsel as there are limited exemptions to Florida's public records laws.

9. Representation of Private Interests.

In keeping with their role as stewards of the public trust, Board members shall comply with Florida's Code of Ethics for Public Officers and Employees, as found in Chapter 112 of the Florida Statutes. Any questions regarding the statutory code of ethics should be referred to the District's legal counsel.

10. Advocacy.

To the best of their ability, Board members should represent the official policies and positions of

the Board. When presenting personal opinions or positions potentially affecting the District, either verbally or in writing, Supervisors should endeavor to make clear that such personal opinions or positions are not necessarily those of the Board as a whole.

11. Positive Work Environment.

Supervisors should support the maintenance of a positive and constructive work and living environment for residents, businesses, and District staff. Supervisors should refrain from purposefully soliciting public opinion with the intent of negatively impacting other Supervisors, District staff, District vendors, or other residents of the District.

12. Officers

Supervisors have been selected by the Board to hold one of the three following offices: Chairperson, Vice-Chairperson, and Assistant Secretary.

Pursuant to the District's adopted Rules of Procedure, the Chairperson is authorized to "execute resolutions and contracts on the District's behalf" and "shall convene and conduct all meetings of the Board." The Chairperson also works with the District Manager and the District Counsel to prepare agendas for meetings, hearings, and workshops and to determine whether it is necessary to convene an emergency meeting.

To the extent the Chairperson is unable to conduct any of the tasks described in the prior paragraph, the Vice-Chairperson is authorized to conduct them. Additionally, the Vice-Chairperson shall have such duties and responsibilities as specifically designated by the Board from time to time.

In the event that both the Chairperson and the Vice-Chairperson are absent from a Board meeting, the Board may designate one of the other Supervisors, who are serving as Assistant Secretaries, to convene and conduct the meeting. Under such circumstances, any of the Supervisor Assistant Secretaries are authorized to execute agreements, resolutions, and other documents approved by the Board at the meeting.

Board members should show mutual respect for the office each Board member was selected to serve and the duties of such office.

13. Implementation.

Upon assuming office, all Supervisors shall sign a statement affirming they read and received the Code of Conduct/Ethics of the District.

14. Compliance and Enforcement.

This Code of Conduct/Ethics of the Board of the District is aspirational in nature and there are no legal mechanisms available for enforcement. However, the Board, District residents, District staff, contractors, and members of the public stand to gain from a strict following of the tenets herein defined.

I agree that I have received and read the Code of Conduct/Ethics of the Avalon Groves Community Development District Board of Supervisors.

_____ _____

Signature Date

EXHIBIT 9

KUTAKROCK

Kutak Rock LLP
107 West College Avenue, Tallahassee, FL 32301-7707
office 850.692.7300

MEMORANDUM

FROM: Bennett Davenport, Esq.

TO: Board of Supervisors

DATE: January 22, 2026

RE: Disposition of Edgemont Fence

Background

Property may be classified as surplus if the District determines the property is obsolete or the continued use of the property is uneconomical or inefficient, or the property does not serve a useful function. Florida law provides Districts with two avenues for the disposal of surplus property: a procedure for offering the property to governmental units and nonprofits according to 274.05, Fla. Stat.; and another, alternative procedure that is laid out in 274.06, Fla. Stat. There are two procedures outlined in 274.06, Fla. Stat.: one that must be used for property valued at $5,000.00 or more, and another that may be used if the property has a value under $5,000.00.

For property with a value greater than $5,000, the District may sell the property to the highest bidder received either (1) at a public auction; or (2) in response to a publicly noticed sale, noticed in accordance with the notice requirements contained in 274.06, Fla. Stat. For property valued at less than $5,000, the property may be "disposed of *for value* to any person," or it may be "donated, destroyed, or abandoned" if the property is "*without* commercial value." (*emphasis added*)

Analysis

We had previously discussed the use of the alternative procedure described in 274.06, Fla. Stat. To proceed using the alternative approach, the District first needed to determine the value of the property in question. We received an appraisal of the fence's value from Outdoor Ninja LLC, who estimated that the fence had a fair market value of $4,960.

While s. 274.06 provides a great deal of latitude to the District in determining the method of disposal for property valued under $5,000, it only allows for "donation, destruction or abandonment" if the property has no commercial value. There are, additionally, certain constitutional and ethics considerations that militate against donations in which private entities would receive government property without the government receiving adequate consideration.

Because the appraised value is greater than zero dollars, the District should avoid the destruction, abandonment, or donation of the fence. However, note that Outdoor Ninja also estimated that the cost to remove the fence would be $4,900.

Thus, a sale of the fence for its fair market value to any person which would require the removal and transportation of the fence would net the District only $60.

Recommendations

This Board has expressed a desire to allow the fence to stay in place for the benefit of the affected residents so long as this could be achieved in a way that would not require the District to maintain the fence moving forward. There are two potential options available to us that would achieve this end:

Sale of the Fence. A sale of each fence segment to the resident upon whose property the fence abuts is the only option for disposal that would not require removal of the fence. Accordingly, conveyance of the fence pursuant to 274.06, Fla. Stat., to these residents would provide a cost savings of $4,900 that could not be realized by any other means of disposal. The fence in question runs across 12-15 lots. If each of the lot owners were willing to purchase the appropriate fence segment from the District for $5.00 (totaling $60.00-$75.00), the District could reasonably determine that this is the most efficient and cost-effective means of disposal pursuant to 274.06, Fla. Stat. Stat.

Agreement to Maintain. Alternatively, the District could decide not to sell the fence and instead execute a license agreement with each of the lot owners that would require each lot owner to maintain and repair the fence segment abutting their property. Under this option, the District would retain ownership of the fence, but it would no longer have any responsibilities for maintenance and repair. However, the District would continue to bear potential liability risks associated with ownership of the fence.

Sent: Tuesday, January 6, 2026 7:14 AM
Subject: Re: Edgemont Fence Appraisal

Hi Avalon groves
This letter serves as a formal appraisal of the existing vinyl fence materials currently installed on the property, based on their present, used condition.

Scope of Appraisal

This appraisal is strictly limited to the value of the fence materials only, as they exist today. The valuation does not include any labor, removal, demolition, transportation, reinstallation, warranties, repairs, or any additional services of any kind.

Material Description

- Material Type: Vinyl Fence Panels
- Condition: Used / As-Is
- Estimated Quantity: 125 panels

Valuation Method

Due to the used condition of the materials, market resale value was used as the basis for this appraisal.

- Estimated value per panel: $40.00
- Total number of panels: 125

Estimated Total Material Value

$4,960.00 USD

Limiting Conditions

- This appraisal reflects the estimated fair market value of the materials in their current condition only.
- No guarantee, warranty, or certification of future usability is expressed or implied.
- This appraisal is provided for administrative and internal decision-making purposes related to the potential disposition of the materials.

If additional documentation or clarification is required, please do not hesitate to contact us.

Kind regards,

OUTDOOR NINJA LLC.
JUAN ARMAS.
GENERAL MANAGER
Phone: (407)-800-4335
OUTDOORNINJALLC@GMAIL.COM

From: OUTDOOR NINJA LLC <outdoorninjallc@gmail.com>
Sent: Monday, January 5, 2026 3:37 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>; Gene Mastrangeli <gmgene22@gmail.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Re: Edgemont Fence Appraisal

Hi Heath find below quotation.

Proposal / Quotation

Vinyl Fence Removal Services

Project Description:
This proposal is for the removal of approximately 1,016 linear feet of tan vinyl fence (6' x 8' panels).

Scope of Work Includes:

- Complete removal of the existing tan vinyl fence system, including:
  - All vinyl panels
  - All fence posts, including any damaged or broken posts
- Careful disassembly and organization of all removed materials
- Removal of posts from the ground and backfilling all post holes with concrete to restore grade and eliminate open voids
- Separation and storage of any vinyl materials that remain in salvageable condition
- Contractor (Outdoor Ninja LLC) will retain ownership of all removed materials, including any reusable vinyl components

Important Note Regarding Pricing:
The reduced price reflected in this proposal is based on the agreement that Outdoor Ninja LLC will keep all removed fence materials, including any sections that are still in usable or salvageable condition. No materials will be returned or reinstalled as part of this scope.

Total Project Price:
$4,900.00 (All-inclusive)

Kind regards,

OUTDOOR NINJA LLC.
JUAN ARMAS.
GENERAL MANAGER
Phone: (407)-800-4335
OUTDOORNINJALLC@GMAIL.COM

EXHIBIT 10

APPLICATION FOR ARCHITECTURAL MODIFICATION

Please return the completed application to:
SERENOA POA Management Office
17555 Sawgrass Bay Blvd. Clermont, Fl 34714

Please email completed application to:
serenoapoaarc@gmail.com

Name of Owner:		**Email:**	
Street Address:			
Phone: 813-235-3446	**Date:** 12/15/2025	**Lot#:** 302	**Phase:**
Must Check One:			
☐ **Homeowner completing work**		☐ **Contractor completing work**	

This request form must be completed by the homeowner and submitted to the Architectural Control Committee for review BEFORE any work commences. Multiple projects are not permitted on one application. Each individual modification must be on a separate application. Please refer to the Governing Documents and Design Guidelines for additional information. Reviews may take up to 30 to 45 days for processing from the date a completed application is received by the management office. **If you submitted an application for review, we highly recommend that you attend the meeting in person to speak directly with the committee.*Approval is hereby requested for the following modification, additions, and or alterations as described below and on the attached pages: (Select One)*If you are submitting for a fence please complete the application for consent below*.**

Additions

IS THIS A RESUBMITTAL: (Circle)
Description / Request Details:

Please check off that you have included the following items that are required:

- ☐ Attach a copy of the plot plan/ survey showing where the improvement is located relative to the home and the property lines. Plot plan/ survey should be included in your closing documents. If not, a copy can be obtained from the county property appraisers office.
- ☐ Spec: Attach copies of plans from any contractor or vendor providing service.
- ☐ Copy of the Certificate of Insurance for the company performing the work.
- ☐ Attach a copy if the Avalon Groves CDD consent letter. (*If Applicable*)

Please Initial that you understand the following:

_____You are responsible for obtaining any necessary permits from the appropriate Building and Zoning Departments.

_____Access to the area of construction is only allowed through your property, and you are responsible for any damage. If access is needed to neighboring properties, please check with your neighbors before any work commences.

_____You may not begin work without the office approval from the association.

_____I am responsible for searching through Lake County property records to determine whether the planned improvement is to be installed on an Avalon Groves CDD easement. If the improvement is planned for installation within an Avalon Groves CDD easement, I understand that it is my responsibility to seek the Avalon Groves CDD's approval for the installation. I further understand that the CDD may remove the improvement at my own expense and at any time if the improvement prevents the CDD from performing its duties and obligations.

Homeowners' presence at the ACC meeting is not mandatory but highly recommended to avoid delay. / Please contact the POA upon completion of the final inspection.

Owner's Signature:			**Date:**
ACC USE ONLY:			
Approved	**Approved with Condition**	**Denied**	**Resubmit**
Comments/Conditions:			
ACC Signature:			**Date:**

AVALON GROVES CDD
APPLICATION FOR CONSENT TO
FENCE INSTALLATION

Please email this application to the CDD District Manager at
hbeckett@vestapropertyservices.com

Name Of Applicant: Scott Iskowitz

Phone: 813-235-3446 E-Mail: S_ISKOWITZ@YAHOO.COM

Signature: Scott Iskowitz

Printed Name: Scott Iskowitz

Title: home owner

Date: 12/15/2025

Project Type Description: Fence - Bronze Aluminum (5x6)

Location (Address) of Project: 17116 Goldcrest Loop

Lot #: 302 Plat: 1b-1 Village Name: Serenoa Village 1

Contractor Name: Outdoor Ninja LLC

Contact: Juan Armas Contact Phone: 407-485-4911

Please attach to this application a copy of the specifications/blueprint for the requested improvement for which you are seeking the District's consent to construction along with the specific location on your lot on which you are planning to construction said improvement.

Docusign Envelope ID: F415FDC1-7726-4613-AC24-7AB9EEC187EF

SERENOA

APPLICATION FOR ARCHITECTURAL MODIFICATION

Please return the completed application to:
SERENOA POA Management Office
17555 Sawgrass Bay Blvd. Clermont, Fl 34714

Please email completed application to:
serenoapoaarc@gmail.com

Name of Owner: Scott Iskowitz		**Email:** s_iskowitz@yahoo.com	
Street Address: 17116 Goldcrest Loop Clermont FL 34714			
Phone:	**Date:** 11/28/2025	**Lot#:** 302	**Phase:**
Must Check One:			
☐ **Homeowner completing work**		☑ **Contractor completing work**	

This request form must be completed by the homeowner and submitted to the Architectural Control Committee for review BEFORE any work commences. Multiple projects are not permitted on one application. Each individual modification must be on a separate application. Please refer to the Governing Documents and Design Guidelines for additional information. Reviews may take up to 30 to 45 days for processing from the date a completed application is received by the management office. **If you submitted an application for review, we highly recommend that you attend the meeting in person to speak directly with the committee.*Approval is hereby requested for the following modification, additions, and or alterations as described below and on the attached pages: (Select One)*If you are submitting for a fence please complete the application for consent below*.**

Fence

IS THIS A RESUBMITTAL: (Circle)
Description / Request Details:

FOOTAGE: 168' APROX STYLE: BRONZE ALUMINUM (5X6)

Please check off that you have included the following items that are required:

- ☑ Attach a copy of the plot plan/ survey showing where the improvement is located relative to the home and the property lines. Plot plan/ survey should be included in your closing documents. If not, a copy can be obtained from the county property appraisers office.
- ☑ Spec: Attach copies of plans from any contractor or vendor providing service.
- ☑ Copy of the Certificate of Insurance for the company performing the work.
- ☑ Attach a copy if the Avalon Groves CDD consent letter. (*If Applicable*)

Initial

al that you understand the following:

Initial

are responsible for obtaining any necessary permits from iate Building and Zoning Departments.

Initial

ess to the area of construction is only allowed through your nd you are responsible for any damage. If access is needed to g properties, please check with your neighbors before any nences.

Initial

may not begin work without the office approval from the .

n responsible for searching through Lake County property determine whether the planned improvement is to be installed on an Avalon Groves CDD easement. If the improvement is planned for installation within an Avalon Groves CDD easement, I understand that it is my responsibility to seek the Avalon Groves CDD's approval for the installation. I further understand that the CDD may remove the improvement at my own expense and at any time if the improvement prevents the CDD from performing its duties and obligations.

Homeowners' presence at the ACC meeting is not mandatory but highly recommended to avoid delay. / Please contact the POA upon completion of the final inspection.

Owner's Signature: Signed by: AB29DDEB683F488...			**Date:** 11/28/2025
ACC USE ONLY:			
Approved	**Approved with Condition**	**Denied**	**Resubmit**
Comments/Conditions:			
ACC Signature:			**Date:**

Docusign Envelope ID: F415FDC1-7726-4613-AC24-7AB9EEC187EF

AVALON GROVES CDD
APPLICATION FOR CONSENT TO
FENCE INSTALLATION

Please email this application to the CDD District Manager at
hbeckett@vestapropertyservices.com

Name Of Applicant: Scott Iskowitz

Phone: _____ E-Mail: s_iskowitz@yahoo.com

Signature: Signed by: AB29DDEB683F488...

Printed Name: _____

Title: _____

Date: 11/28/2025

Project Type Description: FOOTAGE: 168' APROX STYLE: BRONZE ALUMINUM (5X6)

Location (Address) of Project: 17116 Goldcrest Loop Clermont FL 34714

Lot #: 302 Plat: _____ Village Name: _____

Contractor Name: Outdoor Ninja LLC

Contact: _____ Contact Phone: 407-485-4911

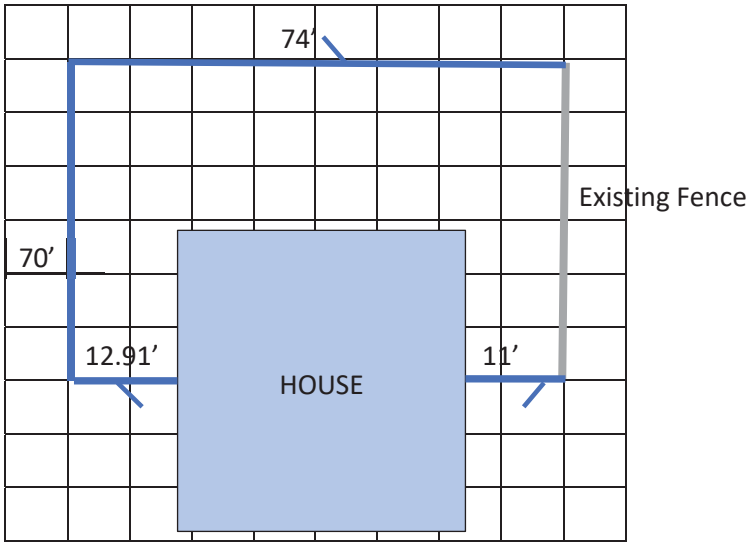
Please attach to this application a copy of the specifications/blueprint for the requested improvement for which you are seeking the District's consent to construction along with the specific location on your lot on which you are planning to construction said improvement.

Docusign Envelope ID: F415FDC1-7726-4613-AC24-7AB9EEC187EF

Outdoor Ninja
(407) 800-4335
OUTDOORNINJALLC@GMAIL.COM

CUSTOMER NAME:	Scott Iskowitz
SERVICE ADDRESS:	17116 Goldcrest Loop Clermont FL 34714

Approximate Layout



FOOTAGE: 168' APROX
STYLE: BRONZE ALUMINUM (5X6)
HEIGHT: 5'
WIDTH: 6'
GATES: 3

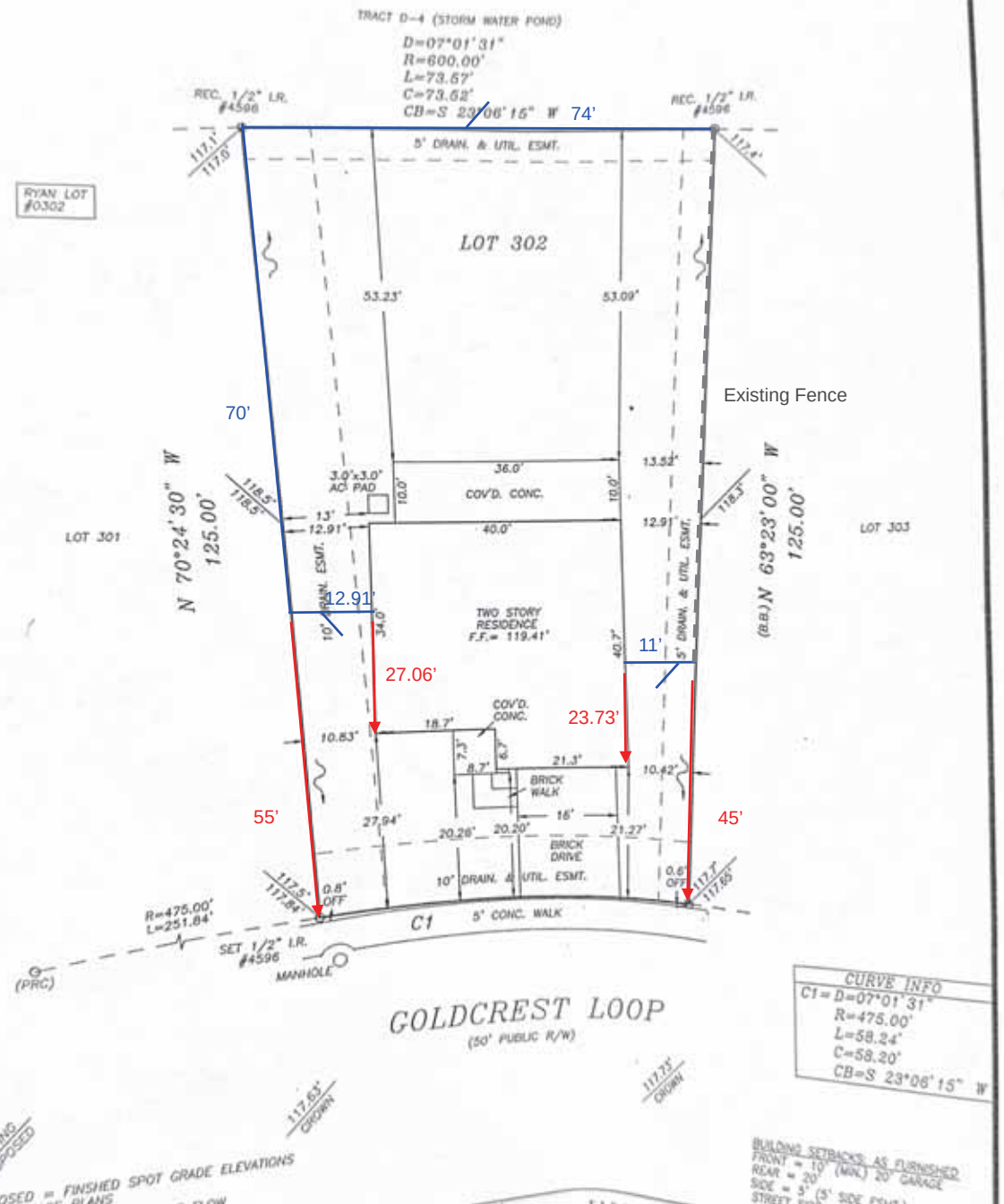
Docusign Envelope ID: F415FDC1-7726-4613-AC24-7AB9EEC187EF

BRONZE ALUMINUM (5X6)

Docusign Envelope ID: F415FDC1-7726-4613-AC24-7AB9EEC187EF

DESCRIPTION AS FURNISHED: Lot 302, SERENOA VILLAGE 1 PHASE 1B-1, as recorded in Plat Book 71, Pages 12 through 18, Public Records of Lake County, Florida.

BOUNDARY FOR / CERTIFIED TO: Scott Iskowitz; NVR Inc. dba Ryan Homes; Stewart Title Guaranty Company; NVR Settlement Services, Inc.; NVRM



Docusign Envelope ID: F415FDC1-7726-4613-AC24-7AB9EEC187EF

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Hiscox Inc.
5 Concourse Parkway
Suite 2150
Atlanta GA, 30328

CONTACT NAME:
PHONE (A/C, No, Ext): (888) 202-3007
FAX (A/C, No):
E-MAIL ADDRESS: contact@hiscox.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Hiscox Insurance Company Inc	10200
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
Outdoor Ninja LLC
17615 Sawm Palmetto
Clermont, FL 34714

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / LOC OTHER:			P104.384.643.1	01/21/2025	01/21/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ S/T Gen. Agg.
								$
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS / SCHEDULED AUTOS HIRED AUTOS / NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A						PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mary J Boyd

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EXHIBIT 11

Avalon Groves CDD – Key Pending Contracts (January 9, 2026)

Title	Party	Date of Agreement	Renews/Expires	Term	Compensation	Scope
Arbitrage Services (AA2)	LLS Tax Solutions Inc.	May 17, 2024	March 31, 2026(E)	2 year-term Note: This Agreement will expire at the conclusion of this Bond Year (March 31, 2026)	Bond Year ending March 31, 2025: $650 Bond Year ending March 31, 2026: $650	Agreement to perform calculation on bonds (2017, Assessment Area Two) for purposes of maintaining compliance with IRS regulations
Arbitrage Services (AA1)	LLS Tax Solutions Inc.	September 4, 2024	April 5, 2026 (E)	2 year-term Note: This Agreement will expire at the conclusion of this Bond Year (April 5, 2026)	Bond Year ending April 5, 2025: $650 Bond Year ending April 5, 2026: $650	Agreement to perform calculation on bonds (2017, Assessment Area One) for purposes of maintaining compliance with IRS regulations
Audit Services	DiBartolomeo, McBee, Hartley, & Barnes, P.A.	September 4, 2024	May 1, 2028 (E)	Perform annual audits for the fiscal years ending 2024, 2025, 2026, 2027, and 2028. Note: we will need to publicly bid this contract March/April 2028.	FY 2024: NTE $3,250 FY 2025: NTE $3,400 FY 2026: NTE $3,500 FY 2027: NTE $3,650 FY 2028: NTE $3,800	Annual audit reporting services required by Florida Statute

Avalon Groves CDD – Key Pending Contracts (January 9, 2026)

Title	Party	Date of Agreement	Renews/Expires	Term	Compensation	Scope
Porter Services (Trash Collection)	CSS Clean Star Services of Central Florida, Inc.	December 7, 2023	September 30 (R)	Annual term. Agreement is automatically renewed for another year on 9/30 if not terminated. District may terminate without cause with 30-days' notice. District can terminate immediately for cause with notice. Contractor can terminate for any reason with 60-days' notice	$310.00 per month	Removes trash from can at pond (1X per week), at tot lot (3X per week), and mail area (3X per week)
Porter Services Addendum 1 (Pet Waste Station Maintenance)	CSS Clean Star Services of Central Florida, Inc.	September 13, 2024	September 30 ®	Addendum 1: Adding 6 pet waste stations to Porter Services Agreement	$300 per month $10/box (200 waste bags)	Empty trash and pet waste stations twice/week, replenish waste bags as needed

Avalon Groves CDD – Key Pending Contracts (January 9, 2026)

Title	Party	Date of Agreement	Renews/Expires	Term	Compensation	Scope
Landscape & Irrigation Maintenance	SSS Down to Earth Opco, LLC	October 1, 2023	September 30 (R)	Annual term. The initial term is from October 1, 2023 to September 30, 2023. Up to 3 annual renewals Only District may terminate without cause with 30-days' notice. District can terminate immediately for cause with notice Contractor can terminate for cause with 90-days' notice, provided that the District has an opportunity to cure	$26,226.25 per month $314,715.00 per year	Agreement covers various landscape maintenance responsibilities.
Landscape & Irrigation maintenance Addendum 1 (Edgemont)	SSS Down to Earth Opco, LLC	June 27, 2024	September 30 (R)		Adds $884.00 per month $10,608 per year	Adds Edgemont landscape
Landscape & Irrigation maintenance Addendum 2 (Sawgrass Bay Blvd Roundabout)	SSS Down to Earth Opco, LLC	August 21, 2025	September 30 (R)		Adds $561.34 per month $6,736.06 per year	Adds Sawgrass Bay Blvd Roundabout landscape

Avalon Groves CDD – Key Pending Contracts (January 9, 2026)

Title	Party	Date of Agreement	Renews/Expires	Term	Compensation	Scope
Aquatic Maintenance	Steadfast Environmental, LLC	September 23, 2020	September 30 (R)	Annual term. Agreement is automatically renewed for another year on 9/30 if not terminated. Only District may terminate without cause with 10-days' notice. District can terminate immediately for cause with notice Contractor can terminate for cause with 30-days' notice, provided that the District has an opportunity to cure	$2,537.41 per month (Includes original scope + amended scope)	Maintenance of 63 open water areas and 2 littoral areas
Aquatic Maintenance Addendum 1	Steadfast Environmental, LLC	October 19, 2023	September 30 (R		Adds $637.00	Add ponds 59-65
Aquatic Maintenance Addendum 2	Steadfast Environmental, LLC	October 1, 2024	September 30 (R		New totals: $3,460.00 per month $41,520.00 per year	Cost of Living Increase
Aquatic Maintenance Addendum 3	Steadfast Environmental, LLC	October 1, 2025	September 30 (R		New totals: $3,581.00 per month $42,972.00 per year	Cost of Living Increase
Environmental Maintenance (Village 3 Wetland/ Conservation Monitoring & Maintenance)	Bio-Tech Consulting, Inc.	August 7, 2023	September 30 (R) Permit requirements fulfilled in 2028	Annual term. Agreement is automatically renewed for another year on 9/30 if not terminated. Only District may terminate without cause with 30-days' notice. District can terminate immediately for cause with notice Contractor can terminate for cause with 30-days' notice, provided that the District has an opportunity to cure	Compensation is based on variable costs depending on task	Includes various maintenance responsibilities relating to conservation/wetland mitigation areas

Avalon Groves CDD – Key Pending Contracts (January 9, 2026)

Title	Party	Date of Agreement	Renews/Expires	Term	Compensation	Scope
Pond Fountain Maintenance	Fountain Design Group Inc. (Cascade)	March 17, 2022	Ongoing	Indefinite term Either party may cancel upon 30-days' notice	$175 per quarter $700 per year Additional services parts + labor; labor is $125 for 1st hour, $95 for every hour thereafter	Contract is for the cleaning of one Floating Fountain
Lighting Services Agreement	Recovered Energies Technologies (USA)	Agreement: April 11, 2019	April/September 2039	20-year term Neither party has the option to voluntarily terminate the agreement except for the occurrence of an Event of Default	$12,500 per month	Streetlight installation, operation Phase 1: 135 Serenoa Amenities Ctr: 12 Sawgrass Bay Blvd: 81 streetlights (inc. 6 lights for crosswalk safety)
Amendment 1		April 2, 2019			New Total: $13,400 per month	Adding 16 streetlights
Amendment 2		April 2, 2019			New Total: $21,200 per month	Adding Up to 125 streetlights in Phase 1, 3, and 2 at Serenoa Lakes
Amendment 3		September 5, 2019			Add $2,600 per month	Adding 44 streetlights in Edgemont
Addendum 4		September 19, 2025		240 months	Add $285 per month w/5% escalator built in at end of yr 6 and 12	Adding 5 solar outlets

Avalon Groves CDD – Key Pending Contracts (January 9, 2026)

Title	Party	Date of Agreement	Renews/Expires	Term	Compensation	Scope
Field Services	DPFG Management & Consulting , LLC (Now Vesta District Services)	October 1, 2022	September 30 (R)	Annual term. Agreement is automatically renewed for another year on 9/30 if not terminated. Either party may terminate for cause with notice to the other Either party may terminate without cause with 30-days' notice	$515 per month $6,180 per year Additional services are billed monthly at Contractor's then-current hourly rate	2 site visits per month to oversee pond and landscape maintenance. Monthly written report
District Management	DPFG Management & Consulting , LLC (Now Vesta District Services)	October 1, 2022	September 30 (R)	Annual term. Agreement is automatically renewed for another year on 9/30 if not terminated. District may terminate for "good reason" Either party may terminate for any reason with 60-days' notice	$3,175.83 per month $38,110.00 per year ($32,960 for district management services; $5,150 for dissemination agent services)	Includes management, administrative, accounting, assessment administration, and dissemination agent services
District Engineer	Stantec Consulting Services Inc.	June 22, 2023	Until terminated	Indefinite term. Either party may terminate for cause. Either part may terminate without cause upon 30-days' notice	Compensation based on hourly rates of the engineer, as specified in the Agreement	Standard district engineering services
District Counsel	Kutak Rock LLP	March 17, 2023	Ongoing	Indefinite term. Either party may terminate at any time with written notice	Compensation based on hourly rates of the attorney, as specified in the Agreement	Standard district counsel services

Avalon Groves CDD – Key Pending Contracts (January 9, 2026)

Title	Party	Date of Agreement	Renews/Expires	Term	Compensation	Scope
Website Creation and Management	Innersync Studio, Ltd., d/b/a Campus Suite	June 15, 2019	Ongoing	Indefinite term Contractor may terminate for cause with 60 days' written notice, provided that the District has the opportunity to cure any failure under the agreement. District can terminate immediately for cause by providing written notice. District can terminate without cause with 30 days' written notice	$1,515.00/annually	Services include website remediation and maintenance

EXHIBIT 12

Orlando [Headquarters]
3025 East South Street
Orlando, FL 32803

Cocoa
400 High Point Drive
Suite 400
Cocoa, FL 32926

Jacksonville
11235 St. Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Key West
1107 Key Plaza
Suite 259
Key West, FL 33040

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL 32308

Tampa
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Denver
10701 Melody Drive
Suite 304
Northglenn, CO 80234

Raleigh
4338 Bland Road
Raleigh, NC 27609

Charlotte
5105 Monroe Road
Suite A
Charlotte, NC 28205

East Syracuse
6700 Old Collamer Road
Suite 112
East Syracuse, NY 13057

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

Austin
3801 N Capital of TX Highway
Suite E-240
Austin, TX 78746

Midland
5114 West County Road 12
Midland, TX 79706

San Antonio
7700 Broadway Street
Suite 104
San Antonio, TX 78209

Orlando [Aquatic & Land Management Operations]
3825 Rouse Road
Orlando, FL 32817

Bio-Tech Consulting

Environmental and Permitting

November 12, 2025

David Eunice
St. Johns River Water Management District
601 South Lake Destiny Road, Suite 200
Maitland, FL 32751

Proj: Serenoa Village 3 – Lake County, FL
SJRWMD Permit (Transferred) #135777-18
(BTC File #214-161)
Re: 2nd Annual Monitoring Report (2025)

Dear Mr. Eunice:

Bio-Tech Consulting (BTC) is corresponding in order to provide the St. Johns River Water Management District (SJRWMD) with the 2nd Annual Monitoring Report for the on-site wetland and upland buffer conservation areas for the approximately 334.47-acre Serenoa Village 3. This site is located approximately 1.5 miles east of U.S. Highway 27, at the eastern end of Sawgrass Bay Boulevard; within Section 24, Township 24 South, Range 26 East, Lake County, Florida (**Figures 1 & 2**). This report will include the following information:

- Monitoring and maintenance methodology;
- monitoring results of the wetland/upland conservation areas;
- incidental wildlife observation;
- photographs of the mitigation areas,

INTRODUCTION

The on-site mitigation consists of preservation through the recording of conservation easements, dedicated to the SJRWMD, of approximately 125.54 acres of wetlands and respective buffer areas. The on-site mitigation is to offset 8.7 acres of direct wetland impacts and, 3.16 acres of secondary impacts. Offsite mitigation is not required. It should be noted that this report addresses those portions of the conservation easement that exist on-site and adjacent to the north, on both sides of Sawgrass Bay Boulevard. The following baseline report details the permit requirements for successful monitoring criteria and a qualitative analysis of the aforementioned wetland areas.

MONITORING & MAINTENANCE METHODOLOGY

Monitoring

The wetland preservation areas will be qualitatively monitored for a period of five (5) years. The monitoring events will occur on a semi-annual basis. The letter reports of the monitoring events which will be provided to the SJRWMD on an annual basis will include the following.

1. The date and time of the monitoring events.
2. The person responsible for performing the measurements.
3. The analytical techniques or methods utilized.
4. The result of such analyses including:
    a) Status of invader species
    b) Coverage by wetland and FACW vegetation
    c) Photographs of the area
    d) A description of any problems encountered during evaluation and proposed solutions.

A total of six (6) permanent monitoring stations will be field established throughout the mitigation areas. These will also serve as photo-stations to provide photographic documentation of the conservation areas. Each Station will be located, identified and displayed on an exhibit (**Figure 3**). Data collected from these Stations will include vegetative species and estimated percent coverage. Observations of canopy, tree health and understory vegetative cover will be recorded to determine the status of the particular area. Information and exhibits as to the location of the sampling stations will be included in the monitoring reports.

In addition to the vegetative portion of the qualitative monitoring to be conducted within the wetland and upland buffer areas, incidental wildlife information within the project site will also be recorded and included in each annual report.

Maintenance

Specific management practices will be employed within the wetland preservation areas that will consist of hand-clearing activities and the utilization of herbicidal applications to eliminate invasive and exotic species, as needed. These management practices will be implemented in an effort to control and eradicate any invasive and/or exotic species within the mitigation areas as listed within the Florida Exotic Pest Plant Council's (FLEPPC) 2017 Invasive Plant List. All vegetation associated with the maintenance activities will be removed from the mitigation areas to eliminate the invasive/exotic species seed source. These management practices will be employed in perpetuity within the mitigation areas as specified below.

All portions of the project's mitigation areas will be managed for the benefit of wildlife and vegetative composition. As staff is aware, the most important component of the management plan is the treatment and control of invasive and exotic vegetation, in perpetuity. It is anticipated that the mitigation areas will require only minimal long-term management once the natural systems succeed ecologically and become self-perpetuating. Maintenance will include removal of any/all invasive or exotic plant species (per FLEPPS 2017). No more than a 5% total coverage of such exotic or invasive species shall occur between maintenance events.

It should be noted that maintenance is proposed to occur on a quarterly basis for five (5) years; and then on an as-needed basis in perpetuity. Upon reaching success criteria levels and obtaining conditional sign-off, perpetual maintenance of the subject mitigation tract will continue on an as-needed basis as required, in order to maintain less than 5% coverage of exotic species.

Success Criteria

As part of the activities that are designed to achieve the functional gains indicated in the UMAM Analysis, the success criteria for the wetland preservation will consist of the following:

Wetland Preservation
Greater than 85 percent areal coverage by desirable species after 5 years,
Less than 5 percent areal coverage by nuisance and/or exotic species.

RESULTS

Nina Silva and Emily Morris of BTC performed the 2nd Annual monitoring events for the mitigation areas on October 9, 2025. Photographs of the mitigation areas are attached (**Appendix A**). Vegetative communities found within this project site include the following:

Stream & Lake Swamp (FLUCFCS 615): There is a large wetland system along the southern boundary that is associated with Lake Hancock and is most consistent with the Stream and Lake Swamp (615) classification per the FLUCFCS. Vegetation within these wetlands includes bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), pond pine (*Pinus serotina*), sweetbay (*Magnolia virginiana*), and laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), cabbage palm (*Sabal palmetto*), royal fern (*Osmunda regalis*), poison ivy (*Toxicodendron radicans*), marsh pennywort (*Hydrocotile umbellata*), maidencane (*Panicum hemitomon*), spike rush (*Eleocharis baldwinii*), soft rush (*Juncus effusus*), assorted sedges (*Carex* spp. and *Cyperus* spp.), crabgrass (*Digitaria* spp.), broomsedge (*Andropogon virginicus*), Mexican primrose willow (*Ludwigia octovalvis*), cattails (*Typha* spp.), pickerelweed (*Pontederia cordata*), duck potato (*Saggitaria lancifolia*), and hairy umbrella sedge (*Fuirena squarrosa*).

Wetland Forested Mixed (FLUCFCS 630): There are several wetland areas within the subject site that have mixed forested canopies and would be considered Wetland Forested Mixed (630), per the FLUCFCS. The vegetative community contains various tree species along with numerous understory and herbaceous species. The vegetation within these forested systems include bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), pond pine (*Pinus serotina*), sweetbay (*Magnolia Virginiana*), laurel oak (*Quercus laurifolia*), loblolly bay (*Gordonia lasianthus*), water oak (*Quercus nigra*), cabbage palm (*Sabal palmetto*), swamp tupelo (*Nyssa sylvatica*), royal fern (*Osmunda regalis*), poison ivy (*Toxicodendron radicans*), wild azalea (*Rhododendron viscosum*), coinwort (*Centella asiatica*), marsh pennywort (*Hydrocotle umbellata*), maidencane (*Panicum hemitomon*), spike rush (*Eleocharis baldwinii*), soft rush (*Juncus effusus*), assorted sedges (*Carex* spp. and *Cyperus* spp.), crabgrass (*Digitaria* spp.), broomsedge (*Andropogon virginicus*), beakrush (*Rhynchospora* sp.), Mexican primrose willow (*Ludwigia octovalvis*), cattails (*Typha* spp.), pickerelweed (*Pontederia cordata*), duck potato (*Saggitaria lancifolia*), hairy umbrella sedge (*Fuirena squarrosa*), and wild elderberry (*Sambucus canadensis*).

Overall, the preserved wetland vegetative communities appear to be doing well and stable. Coverage of desirable native species is nearly 100 percent, with the exception of established bodies of open water. No bare ground was observed. Areal coverage of nuisance or exotic species is less than five percent.

The following are brief descriptions and vegetative composition observed within the wetland areas surrounding each Monitoring Station.

Station 1

Station 1 is located on the northeast side of Sawgrass Bay Boulevard, where the wetland meets the upland slope to the road, just north of the project site boundary. There are two pine trees blown down within the monitoring area. The soil is moist. The vegetative composition observed within Station 1 canopy cover includes pond pine (*Pinus serotina*), pond cypress (*Taxodium ascendens*), and red maple (*Acer rubrum*). The middle cover includes wax myrtle (*Myrica cerifera*) and dahoon holly (*Ilex cassine*). The ground cover consists of yellow-eyed grass (*Xyris* spp.), crabgrass (*Digitaria* spp.), blackberry (*Rubus* spp.), Virginia chain fern (*Woodwardia virginica*), cinnamon fern (*Osmundastrum cinnamomeum*), pinebarren goldenrod (*Solidago fistulosa*), Carolina redroot (*Lachnanthes caroliniana*), soft rush (*Juncus effusus*), broomsedge (*Andropogon virginicus*), and dogfennel (*Eupatorium capillifolium*).

Some nuisance and invasive vegetative species were also observed in the immediate area around Station 1, including muscadine vine (*Vitis rotundifolia*), Caesarweed (*Urena lobata*), Peruvian primrose willow (*Ludwigia peruviana*), and climbing fern (*Lygodium* spp.). These are common along roadways and disturbed areas, and appear to be mostly along the wetland fringes with the roadway.

Station 2

This monitoring station is on the southwest side of Sawgrass Bay Boulevard, approximately 400 feet northwest of Station 1. This is the only other monitoring station outside the project site boundary. Station 2 sits on the edge of deeper water. The remains of an old, small, rustic dock serve as a historic water level indicator. The ground goes from saturation to over 36 inches deep towards the interior of the surface water. The vegetative composition within Station 2 canopy cover includes pond pine (*Pinus serotina*), pond cypress (*Taxodium ascendens*), and sweetbay (*Magnolia virginiana*). The middle cover consists of wax myrtle (*Myrica cerifera*) and dahoon holly (*Ilex cassine*). The ground cover consists of button bush (*Cephalanthus occidentalis*), yellow-eyed grass (*Xyris* spp.), soft rush (*Juncus effusus*), cinnamon fern (*Osmundastrum cinnamomeum*), poison ivy (*Toxicodendron radicans*), maidencane (*Panicum hemitomon*), marsh pennywort (*Hydrocotle umbellata*), coinwort (*Centella asiatica*), and broomsedge (*Andropogon virginicus*).

Nuisance and invasive species observed include muscadine vine (*Vitis rotundifolia*) and Peruvian primrose willow (*Ludwigia peruviana*).

Station 3

This on-site monitoring station is located in the northern area of Wetland W-1A, just south of Sawgrass Bay Boulevard. At Station 3, the forest opens into a meadow. The soil appears to be saturated, and the surface was muddy. The vegetative composition observed within Station 3 canopy cover includes bald cypress (*Taxodium distichum*) and pond cypress (*Taxodium ascendens*). The middle cover consists of wax myrtle (*Myrica cerifera*) and dahoon holly (*Ilex cassine*). The ground cover consists of crabgrass (*Digitaria* spp.), yellow-eyed grass (*Xyris* spp.), pickerelweed (*Pontederia cordata*), cinnamon fern (*Osmundastrum cinnamomeum*), broomsedge (*Andropogon virginicus*), Carolina redroot (*Lachnanthes caroliniana*), duck potato (*Sagittaria lancifolia*), maidencane (*Panicum hemitomon*), soft rush (*Juncus effusus*), spike rush (*Eleocharis baldwinii*), goldenrod (*Solidago* spp), marsh pennywort (*Hydrocotle umbellata*), and dogfennel (*Eupatorium capillifolium*)

Some nuisance and invasive vegetative species were also observed in minor amounts in the immediate area around Station 3, including muscadine vine (*Vitis rotundifolia*) and caesarweed (*Urena lobata*). These are common along roadways and disturbed areas, and appear to be mostly concentrated along the wetland fringes.

Station 4

This monitoring station is located centrally within the project site, on the north edge of W-1A and just south of a retention pond. The soil goes from saturation to approximately 8 inches of standing water. The vegetative composition observed within Station 4 canopy cover includes bald cypress (*Taxodium distichum*), black tupelo (*Nyssa sylvatica*), cabbage palm (*Sabal palmetto*), and pond pine (*Pinus serotina*). The ground cover consists of button bush (*Cephalanthus occidentalis*), black berry (*Rubus* spp.), Virginia chain fern (*Woodwardia virginica*), goldenrod (*Solidago* spp), broomsedge (*Andropogon virginicus*), Carolina redroot (*Lachnanthes caroliniana*), soft rush (*Juncus effusus*), maidencane (*Panicum hemitomon*), dogfennel (*Eupatorium capillifolium*), crabgrass (*Digitaria spp.*), pickerelweed (*Pontederia cordata*), marsh pennywort (*Hydrocotle umbellata*), coinwort (*Centella asiatica*), and white waterlily (*Nymphaea odorata*).

Also present were minor amounts of caesarweed (*Urena lobata*) and climbing fern (*Lygodium* spp.).

Station 5

This station is located next to and to the west of a dock, on the north shore of Hancock Lake. The ground slopes from dry upland, through the littoral zone, into open water. The vegetative composition observed within Station 5 canopy cover includes bald cypress (*Taxodium distichum*), sweet bay (*Magnolia virginiana*), and cabbage palm (*Sabal palmetto*). The middle and ground cover consists of wax myrtle (*Myrica cerifera*), ragweed (*Ambrosia artemisiifolia*), pickerelweed (*Pontederia cordata*), Mexican primrose willow (*Ludwigia octovalvis*), goldenrod (*Solidago* spp), crabgrass (*Digitaria* spp.), yellow-eyed grass (*Xyris* spp.), Carolina redroot (*Lachnanthes caroliniana*), soft rush (*Juncus effusus*), maidencane (*Panicum hemitomon*), pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria lancifolia*), white waterlily (*Nymphaea odorata*), coinwort (*Centella asiatica*), marsh pennywort (*Hydrocotle umbellata*), and dogfennel (*Eupatorium capillifolium*).

Nuisance and invasive species observed include muscadine vine (*Vitis rotundifolia*), caesarweed (*Urena lobata*), and climbing fern (*Lygodium* spp.) in moderate amounts.

Station 6

This monitoring station is located within wetland W-1B on the southwest corner of the project site. This station is also in the littoral zone of a smaller pond with open water. The vegetative composition observed within this monitoring station canopy cover includes pond pine (*Pinus serotina*), bald cypress (*Taxodium distichum*), and laurel oak (*Quercus laurifolia*). The middle and ground cover consists of black berry (*Rubus* spp.), winged sumac (*Rhus copalli*num), maidencane (*Panicum hemitomon*), bulrush (Scirpoides holoschoenus), Mexican primrose willow (*Ludwigia octovalvis*), Carolina redroot (*Lachnanthes caroliniana*), soft rush (*Juncus effusus*), white waterlily (*Nymphaea odorata*), marsh pennywort (*Hydrocotle umbellata*), dogfennel (*Eupatorium capillifolium*), crabgrass (*Digitaria* spp.), climbing hempvine (*Mikania scandens*), duck potato (*Sagittaria lancifolia*), button bush (*Cephalanthus occidentalis*), broomsedge (*Andropogon virginicus*), yellow-eyed grass (*Xyris* spp.), cattails (*Typha* spp), muscadine vine (*Vitis rotundifolia*), maidencane (*Panicum hemitomon*), and camphor daisy (*Rayjacksonia phyllocephala*).

Invasive species present include small concentrations of caesarweed (*Urena lobata*) and Peruvian primrose willow (*Ludwigia peruviana*).

WILDLIFE

The Sunset Preserve Phase 1 Site was evaluated to determine the wildlife species currently utilizing the area. The following is a list of those species present during the monitoring event and includes any direct and indirect (i.e. tracks, burrows, vocalizations, etc.) observations made.

Reptiles and Amphibians
brown anole (*Norops sagrei*)
eastern racer (*Coluber constrictor*)
green anole (*Anolis carolinensis*)
southern leopard frog (*Lithobates sphenocephalus*)
southern toad (*Anaxyrus terrestris*)

Birds
American coot (*Fulica americana*)
American crow (*Corvus brachyrhynchos*)
black vulture (*Coragyps atratus*)
blue jay (*Cyanocitta cristata*)
common grackle (*Quiscalus quiscula*)
common ground-dove (*Columbina passerina*)
little blue heron (*Egretta caerulea*)
mourning dove (*Zenaida macroura*)
northern cardinal (*Cardinalis cardinalis*)
northern mockingbird (*Mimus polyglottos*)
osprey (*Pandion haliaetus*)
red-bellied woodpecker (*Melanerpes carolinus*)
red-shouldered hawk (*Buteo lineatus*)
sandhill crane (*Antigone canadensis*)
tufted titmouse (*Baeolophus bicolor*)

Mammals
eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
northern raccoon (*Procyon lotor*)

SUMMARY

BTC completed the 2nd Annual monitoring events for the Serenoa Village 3 project site on October 9th, 2025. The preserved wetlands appear healthy and stable with the appropriate native vegetative coverage. Some invasive vegetative species were observed at an overall areal coverage of five percent. Maintenance crews have been advised and will be targeting the invasive species during scheduled quarterly maintenance events. At this time, the preservation areas are in compliance with the success criteria in the approved monitoring and maintenance plan under SJRWMD Permit number 135777-18. It is anticipated that the preserved wetlands will remain in compliance with the SJRWMD permit conditions and will require little long-term management for the natural systems to continue doing well and be ecologically self-perpetuating.

If you have any questions, concerns, or require any additional information, please contact our office at (407) 894-5969. Thank you.

Sincerely,

Nina Silva
Environmental Scientist I

John Miklos
President

Attachments:
Appendix A
Fig 1 - Location Map
Fig 2 – Aerial Map
Fig 3 – Photo Stations Map

APPENDIX A

Serenoa Village 3

2nd Annual Monitoring Photographs

October 9, 2025

Bio-Tech Consulting
Environmental and Permitting

2nd Annual Monitoring Photo Log
Serenoa Village 3, BTC Project #214-161

General ID: **Station 1**

Notes:

Cardinal Direction:
North

Photo #	Date of Photograph:
01	**10/09/2025**

General ID:
Station 1

Notes:

Cardinal Direction:
East

Photo #	Date of Photograph:
02	**10/09/2025**

Bio-Tech Consulting
Environmental and Permitting

General ID:
Station 1

Notes:

Cardinal Direction:
South

Photo #	Date of Photograph:
03	10/09/2025

General ID:
Station 1

Notes:

Cardinal Direction:
West

Photo #	Date of Photograph:
04	10/09/2025

General ID:
Station 2

Notes:

Cardinal Direction:
North

Photo #	Date of Photograph:
05	10/09/2025

General ID:
Station 2

Notes:

Cardinal Direction:
East

Photo #	Date of Photograph:
06	10/09/2025

General ID:
Station 2

Notes:

Cardinal Direction:
South

Photo #	Date of Photograph:
07	10/09/2025

General ID:
Station 2

Notes:

Cardinal Direction:
West

Photo #	Date of Photograph:
08	10/09/2025

General ID:
Station 3

Notes:

Cardinal Direction:
North

Photo #	Date of Photograph:
09	10/09/2025

General ID:
Station 3

Notes:

Cardinal Direction:
East

Photo #	Date of Photograph:
10	10/09/2025

General ID:
Station 3

Notes:

Cardinal Direction:
South

Photo #	Date of Photograph:
11	10/09/2025

General ID:
Station 3

Notes:

Cardinal Direction:
West

Photo #	Date of Photograph:
12	10/09/2025

General ID:
Station 4

Notes:

Cardinal Direction:
North

Photo #	Date of Photograph:
13	10/09/2025

General ID:
Station 4

Notes:

Cardinal Direction:
East

Photo #	Date of Photograph:
14	10/09/2025

General ID:
Station 4

Notes:

Cardinal Direction:
South

Photo #	Date of Photograph:
15	10/09/2025

General ID:
Station 4

Notes:

Cardinal Direction:
West

Photo #	Date of Photograph:
16	10/09/2025

General ID:
Station 5

Notes:

Cardinal Direction:
North

Photo #	Date of Photograph:
17	10/09/2025

General ID:
Station 5

Notes:

Cardinal Direction:
East

Photo #	Date of Photograph:
18	10/09/2025

General ID:
Station 5

Notes:

Cardinal Direction:
South

Photo #	Date of Photograph:
19	10/09/2025

General ID:
Station 5

Notes:

Cardinal Direction:
West

Photo #	Date of Photograph:
20	10/09/2025

General ID:
Station 6

Notes:

Cardinal Direction:
North

Photo #	Date of Photograph:
21	10/09/2025

General ID:
Station 6

Notes:

Cardinal Direction:
East

Photo #	Date of Photograph:
22	10/09/2025

General ID:
Station 6

Notes:

Cardinal Direction:
South

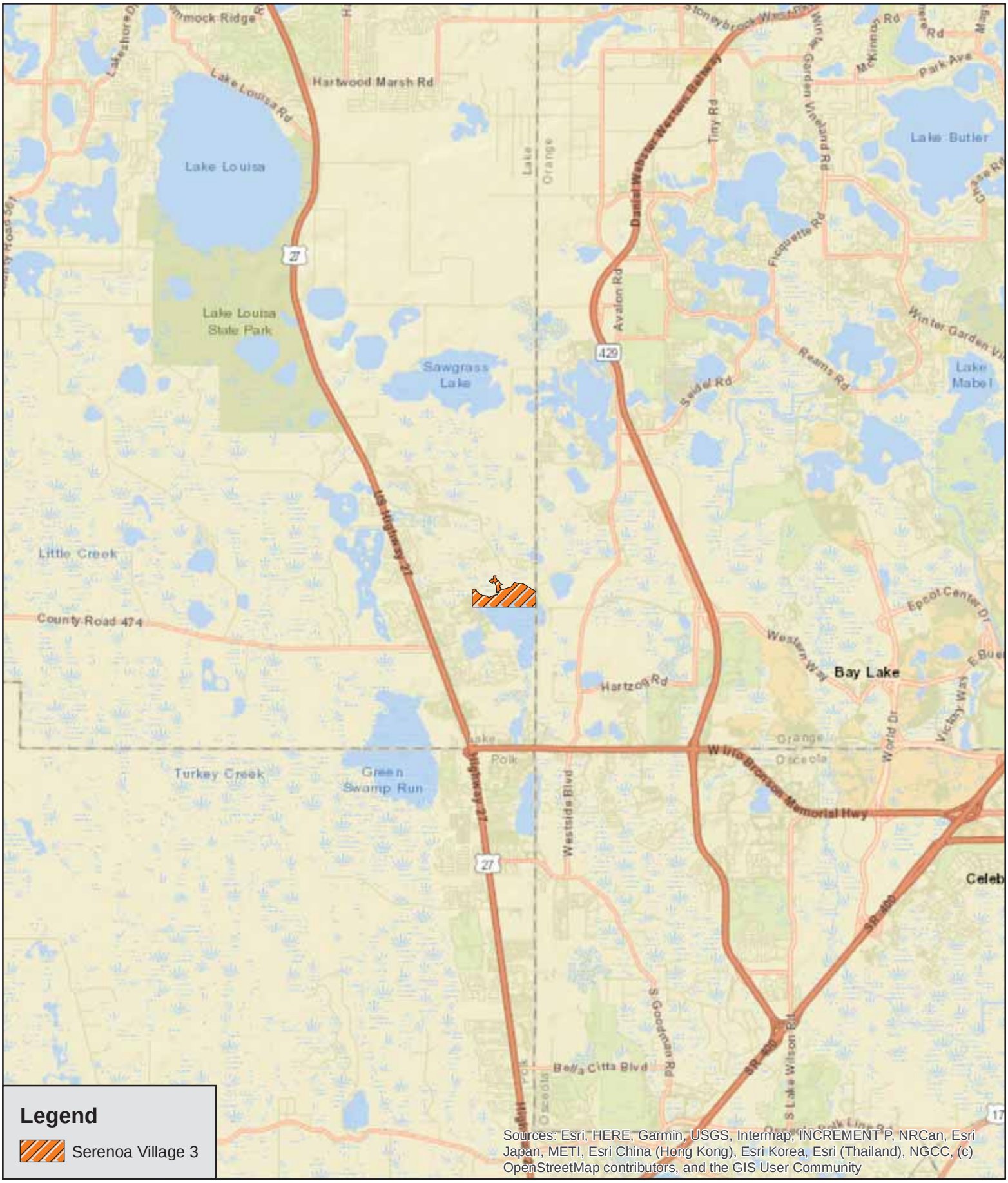
Photo #	Date of Photograph:
23	10/09/2025

General ID:
Station 6

Notes:

Cardinal Direction:
West

Photo #	Date of Photograph:
24	10/09/2025



Bio-Tech Consulting
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Serenoa Village 3
Lake County, Florida
Figure 1
Location Map

2

2 Miles

Project #: 214-161
Produced B[illegible]M
Date: 1/12/2024

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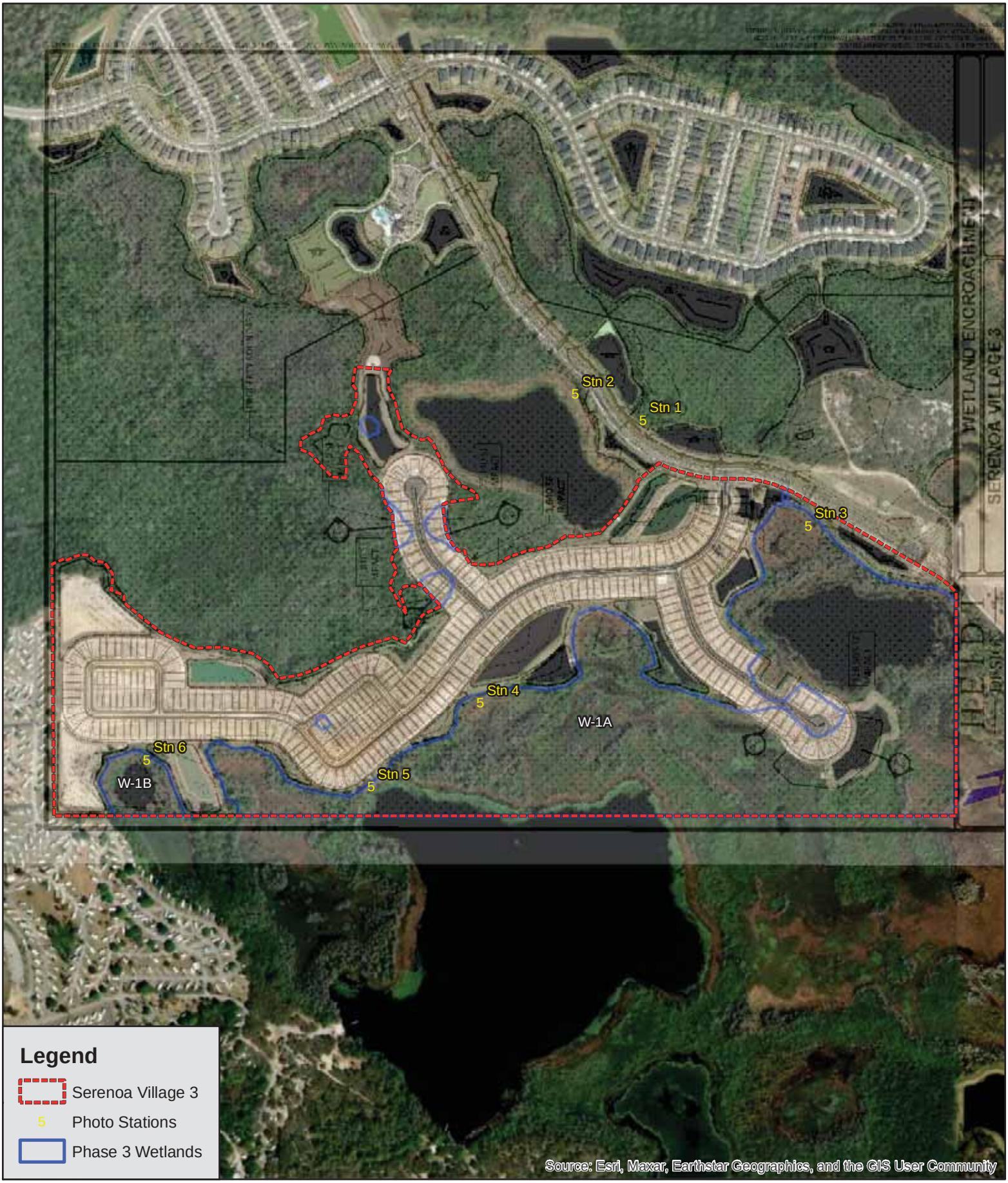
Serenoa Village 3
Lake County, Florida
Figure 2
2021 Aerial Map

2

800 Feet

Project #: 214-161
Produced B[illegible]M
Date: 1/12/2024



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www.bio-techconsulting.com

Serenoa Village 3
Lake County, Florida
Figure 3
Photo Stations

2

800 Feet

Project #: 214-161
Produced B[illegible]M
Date: 1/12/2024

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, November 13, 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

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 and Mr. Weston provided information for the following Minutes of the workshop.

THIRD ORDER OF BUSINESS: Audience Comments

Comments were heard on the prior workshop, including a summary of the perceived challenges the Supervisors face in the areas of communication, documentation, codes of conduct, time management for meetings, legal constraints, and the need for clear procedures and policies. It was noted that the workshop Minutes were not posted on the website.

Discussion followed regarding transcription of the meetings and the accuracy of the Minutes. The level of detail for the workshops Minutes was discussed.

Comments were heard on the survey of the Edgemont fence, implications of the maintenance responsibility and notification to residents of discussions on the fence and any decisions made.

Comments were heard on scheduling of some evening meetings or workshops.

Mr. Holden discussed lack of documentation requested from District Management relating to the Edgemont fence.

FOURTH ORDER OF BUSINESS: Discussion Items

A. EXHIBIT 1: Presentation of Field Requests

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

1. EXHIBIT 2: Review of Landscape Scoresheets

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

Fence and irrigation maintenance issues were discussed, there has been some confusion over responsibility, insufficient documentation and plans, and inconsistent communication.

The MachForm process was reviewed, concerns were raised over requests not being tracked or communicated adequately.

Supervisors debated the Board's and management's roles in maintenance oversight; they are looking for improved vendor responsiveness, documentation access, and contract adherence.

Concerns were raised over fencing construction (e.g., lack of concrete in posts, incorrect spacing). These were noted as learning points; Supervisors would like more diligent documentation and standards going forward.

Infrastructure repairs and maintenance projects were reviewed: installation of new lights, repairs for fencing, gates, and dilapidated community monuments.

The tracking of damage from the natural gas pipeline installation was queried, an assurance that restoration and reimbursements are being pursued will be raised with staff.

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

E. Finance – *Gene Mastrangeli/Robert Wolski*

It was noted the District's financial health was stable, with planning to ensure sufficient reserves before tax income arrives. Supervisors acknowledged the accounting and management team for their careful financial stewardship and the $4,300 tax credit from Lake County. Audience comments were heard regarding there being no assessment increases for FY 2026.

F. Other Items

1. Emergency Reporting Process

This pertained to the pond flip and the close out of field requests. Supervisors would like a protocol implemented by the management company to provide updates to residents and Supervisors through request resolution.

2. EXHIBIT 3: Liaison Roles

Mr. Weston suggested liaison roles should adhere to how they are described. It was discussed whether ponds should be under landscape or infrastructure.

Discussion followed on liaison oversight of the ponds. It was suggested that Mr. Weston oversee the ponds within the Palms and Mr. Holden oversee the ponds outside of the Palms.

A comment was heard on the responses to the pond flip from multiple sources. Discussion followed on Steadfast's review and monitoring of the

pond and Vesta's management of District vendors. Consensus was to discuss the management contracts at the next workshop and bring a list of tasks.

Supervisors discussed the formation of committees with designated community members from each village instead of Supervisor liaisons. They acknowledged the liaison system aids accountability but may add confusion, and the committee approach may hinder limited volunteer resources.

Supervisors want to clarify the escalation process, noting issues should be directed first to management, then to liaisons or Supervisors if unresolved.

3. Newsletter

Content for the newsletter and eblast engagement were discussed. Comments were heard on readership, likely less than 20% of the community read the information. A summary of the Minutes was considered invaluable, but might be considered a duplicate of information already posted on the website.

Supervisors discussed focusing the newsletter on high-level facts – 5-15 bullet points to provide a concise summary of the official meeting Minutes and a link to the full minutes for those with a deeper interest.

Discussion followed on transparency and public relations as the main goals in assuring residents that the board is fulfilling its duties and being open, and the acquisition of technology (costing approximately $129) for a transcription/ summarizing tool was discussed.

Supervisors also discussed concerns regarding potential conflicts of interest with the current District Counsel, who also represent major developers (D.R. Horton, KB Homes, etc.). They considered options such as continuing with the existing firm but using a third-party attorney for conflict issues or switching to a new firm that does not have a conflict of interest. Supervisors expressed interested in obtaining a list of Kutak Rock's current developer clients for transparency purposes. The potential increase in legal costs, performance concerns of a new legal services provider, and the possibility of retaining third-party legal services before an issue arises were discussed.

Feedback was heard on specific projects (e.g., Butterfly Pea Court improvements) and Supervisors raised concerns regarding tree loss and lack of irrigation around community ponds (esp. Pond 12/18). It was suggested that a phased, multi-year plan for tree and irrigation restoration, possibly tied to the reserve study might be drafted. Discussion followed on responsibility for tree replacements and whether legal recourse exists with developers.

Additional matters, such as more comprehensive infrastructure maps and maintenance records, running an efficient, harmonious meeting with Supervisors

being unified and focused on community goals, and the documentation of unresolved or lower-priority issues for discussion at future workshops or that need vendor follow up, were also raised.

FIFTH ORDER OF BUSINESS: Next Meeting Announcements

At the October regular meeting, the next Avalon Groves Community Development District meeting was re-scheduled to 10 a.m. on December 4, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. This meeting combines the previously scheduled November 20 and December 18 meetings.

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

SIXTH ORDER OF BUSINESS: Adjournment

The workshop was adjourned.

**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 January 22, 2026.

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

EXHIBIT 14

MINUTES OF MEETING

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, December 4, 2025 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)*
Matt Goldrick	Account Manager, Steadfast Environmental
Justin Sarka	Account Manager, Down to Earth Landscape & Irrigation

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

Comments were heard on hog activity locations and the process for updating trap locations. Mr. Beckett responded to questions on hog trapping. Mr. Davenport discussed the hog trapping and cost-share agreement. Supervisor Weston advised the hog trapping agreement was approved by the HOA with an amendment to the portion of the cost-share to be funded by the Palms at Serenoa HOA.

A comment was heard regarding landscape maintenance on Sunshine Water lift station property. Supervisor Holden added that the water meter is registered to the HOA but it does not service the irrigation. He stated he was anticipating a proposal to connect irrigation to the HOA meter. Mr. Sarka advised the lift station are on private lots and the landscape is not maintained by the District. Transfer of meter ownership was discussed. Staff were directed to confirm ownership and maintenance responsibilities for the landscape on the Sunshine Water lift station lot and proceed with the meter transfer if service is required to support District landscape.

THIRD ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE

A. Community Managers

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

Ms. Correa provided an update on HOA activities. It was noted that the cost-share portion to be paid by Palms at Serenoa HOA would be amended to 13%. Ms. Correa was asked to direct residents to the District's website to submit a hog activity report so the trapper is provided with the updates.

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

Mr. Mastrangeli advised the POA is still working on a rust inhibitor for village 3 and hopes to have a resolution by the following week.

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

Mr. Goldrick presented the Aquatic Maintenance Report. He advised the ponds are in good condition and this should continue through winter due to cooler temperatures and lack of rain. He advised that there is no access to pond 36 (at the end of Alligator Flag Court) due to a blocked easement. He requested the HOA and POA consider sending an eblast to residents reminding them to not dump their Christmas trees in the ponds *[applies to any conservation and/or wetland buffer area]*. Follow-up was requested on the FWC incident report to ensure it was closed. Mr. Beckett will follow up on this.

Mr. Goldrick responded to Supervisor questions regarding the reports and treatments protocols.

1. Update on Pond Requests – None Outstanding

2. EXHIBIT 2: Consideration of Steadfast Proposal to Install Aerator Kit on Pond 12 - $9,000.00

Mr. Goldrick responded to Supervisor questions on the proposal, the benefits of aerators, the condition of pond 12, aerator motor sizing, quarterly maintenance requirements, and the efficacy of the aerator in maintaining water quality.

A proposal was requested for quarterly aerator maintenance.

Supervisors noted that impacted residents should be notified about the installation of the equipment and utilization of the easements should the aerator installation be approved.

Consideration of the proposal was postponed pending a proposal for quarterly maintenance.

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

Mr. Sarka presented the Landscape Maintenance Report. He responded to Supervisor questions on phase 2 of the sod installation which is postponed until the gas line installation is completed at the end of Sawgrass Bay Blvd., the irrigation inspection, and tracking of damages at the end of Sawgrass Bay Blvd.

1. Update on Outstanding Landscape Requests

2. Consideration of Landscape Proposals

a. EXHIBIT 4: #128268 to Remove Tree from Conservation Area - $1,500.00 – *Previously Presented*

Mr. Sarka explained the scope – if the tree falls in the conservation area it can be left, if it falls outside the conservation area it has to be removed. It was noted that the resident had obtained permission from SJRWMD to have the tree felled due to a public safety concern.

Discussion followed on having an arborist certify trees for removal.

On a MOTION by Supervisor Holden, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR, the Board approved Down To Earth Proposal #128268 to fell a tree located within the conservation area in the amount of $1,500.00, pending vendor access to the site, for Avalon Groves Community Development District.

Mr. Davenport provided an update on his action items relating to landscape: A cease and desist letter was sent to the POA and Brightview regarding the palm tree trimming, letters to the two Alligator Flag Court residents regarding the blocked easements, and a letter to the resident regarding fulfillment of the license agreement terms.

Mr. Sarka advised the resod of the resident's property on Alligator Flag Court was completed in July/August.

In response to a question regarding improvements impacting access to District infrastructure, Mr. Davenport discussed the District's access rights and requirements. Discussion followed on conservation overgrowth and permit modifications to allow a portion of the conservation area to be cleared to provide vendor access to District infrastructure.

b. WALK-ON EXHIBIT A: #132014 to Investigate Irrigation by Village 3 - $680.00

Mr. Sarka explained that with the initial road expansion the mainline crossing from the apartment complex to Village 3 was capped. The proposal is to explore the options to reconnect water to irrigate the south side of Village 3. There is a pipe that runs under the road that terminates 2' from the curb that may be an option to run a new mainline, the investigation is to try to

locate where the original road crossing was and whether it can be tied back in or if a jack and bore is required to run a new line. Whether irrigation is reinstalled or not, the sod will need to be replaced either with St. Augustine (which requires irrigation) or Bahia.

Proposals were requested for sod replacement and for the jack and bore to re-run the mainline.

Supervisor Holden was asked to forward pond bank erosion concerns to Mr. Beckett who will collaborate with the District Engineer and the pond vendor on remediation options if required.

Discussion followed regarding the drafting of a 1-, 3-, and 5-year plan for maintenance and beautification of the District's landscape. Mr. Davenport noted that typically the District maintains and replenishes existing landscape. If the Board wishes to re-design the landscape then a landscape architect would be solicited through a formal Request For Qualifications (RFQ). The Reserve Study and options for a reserve fund to finance landscape replenishment projects, such as tree replacements, were also discussed.

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

Mr. Bush noted he will remove any remaining signage left by the gas company during his next site visit, and that he had reviewed the recently reported hog damage and determined it was on HOA property. He reviewed the Field Operations Report. A couple more "No Fishing" signs have been installed. Progress is being made on the spraying of sidewalk locations where repairs may need to be performed by Lake County. He will research reflective paint for visibility at night.

It was requested that the hog activity MachForms be included in the agenda packets.

1. Update on Outstanding Field Requests

2. Update on Outstanding Streetlight Requests

Mr. Bush referred to a report of the solar outlets tripping, but it appears to be an issue with the holiday light, not the outlets.

3. Consideration of Field Operation Proposals

a. EXHIBIT 6: Update on Proposal Requests for Repairs to Monuments, Fences, and Monument Lighting Along Sawgrass Bay Blvd

Mr. Bush has reached out to additional handymen vendors for quotes.

i. Outdoor Ninja Fence Repair, Cleaning and Painting - $7,800.00

Earlier in the report, Mr. Bush and Supervisor Ruperez noted they were having difficulties communicating with and getting a response from the vendor.

Supervisor Ruperez explained the proposal does not include soft washing of the monuments. There would be a charge of $200 to soft wash Village 1 monuments and the same for Village 2. There would be no charge for soft washing the Village 3 monuments. The lead time would be 1-week after the deposit is received.

On a MOTION by Supervisor Ruperez, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR, the Board approved Outdoor Ninja to repair, clean and paint the fences along Sawgrass Bay Blvd and the soft washing of the Village monuments, in an amount not to exceed $8,200.00, after the holiday decorations are removed, for Avalon Groves Community Development District.

Mr. Bush will connect with Supervisor Ruperez regarding the project.

ii. Rapid Response Fence and Monument Repair, Cleaning and Painting - $82,702.56 – *Previously Presented*

Consideration of this proposal was postponed until the April 2026 meeting.

E. District Engineer – *Greg Woodcock, Stantec*

1. WALK-ON EXHIBIT B: Presentation of Edgemont Fence Survey

Mr. Woodcock advised that the survey shows that all the Edgemont fence is located on private property: 0.3’ inside the resident’s property line on the north-east corner, 0.2’ inside the resident’s property line at the south-east corner, and 0.3’ inside the resident’s property line at the south-west corner.

Mr. Davenport discussed maintenance and disposal options for the fence. Florida Statutes determine how government-owned surplus tangible property can be disposed of, based on the property’s value. To maintain the fence the District would need an access agreement with each of the property owners; alternatively, the District could enter into a maintenance agreement with each of the property owners that would authorize them to maintain the fence (District property).

Board consensus was to obtain an appraisal of the Edgemont fence. Mr. Beckett will reach out to a vendor for this.

Mr. Davenport will provide a report on the options for the fence for the January workshop for the Board to discuss.

Mr. Davenport explained that real estate and tangible property are conveyed separately: A deed conveys a parcel of land but not the improvements located on the parcel, a bill of sale is required to convey tangible property located on a parcel.

With availability of the Palms at Serenoa Clubhouse confirmed, the Board consensus was to move the January 8, 2026 workshop to January 6, 2026, at 10 a.m.

Mr. Woodcock advised that he has been coordinating with Site Masters regarding the Edgemont punch list. A couple of items related to broken valve box covers were removed as they had been repaired. The deduction was offset by the addition of the removal of a concrete wash out area. The total to address the punch list items is still approximately $26,000.00. He will provide a report on the items that are critical verses those that can be deferred.

Mr. Woodcock has reviewed the wetland area on Blazing Star. He scheduled a site visit with Supervisor Holden and Mr. Beckett to review the control structures and wetland.

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

1. EXHIBIT 7: Discussion on Proposed Ethics Policy – Supervisor Code of Conduct

Discussion on this item was postponed until the January meeting.

Mr. Davenport advised that his firm is processing the Bond Reserve transfer so the District can utilize the funds for the Edgemont punch list repairs.

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

1. Discussion on HOA Participation in Hog Trapping Cost-share Agreement

a. WALK-ON EXHIBIT C: Update on Hog Trapping

This item was discussed during II. AUDIENCE COMMENTS and III.A.1. Palms at Serenoa HOA Update.

2. EXHIBIT 8: Consideration of **Resolution 2026-03, Requesting Lake County Supervisor of Elections Conduct District's General Election and Authorizing Notice of Qualifying Period**

Mr. Davenport briefly explained the election and candidate qualifying process with Lake County Supervisor of Elections.

On a MOTION by Supervisor Holden, SECONDED by Supervisor Wolski, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-03, Requesting Lake County Supervisor of Elections Conduct the District's General Election (November 2026) and Authorizing the Notice of Qualifying Period**, for Avalon Groves Community Development District.

Mr. Davenport reminded Supervisors to complete their 4-hours of required annual ethics training prior to December 31.

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 9: Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 30, 2025

Discussion followed on the sand piles referenced on line 105.

Supervisor Holden noted that his request for the removal of debris from Twin Flower Court had not yet been completed by Down To Earth.

B. EXHIBIT 10: Acceptance of the October 2025 Unaudited Financial Report

C. EXHIBIT 11: Acknowledgement of Lake County Tax Collector Refund (See October 2025 Unaudited Financial Report – Check Register 10/31/2025 Deposits)

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

FIFTH ORDER OF BUSINESS: LIAISON REPORTS

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

Supervisor Weston distributed an exhibit related to the restructuring and reassigning of the liaison roles: Supervisor Weston remains as the liaison for the Palms of Serenoa for both landscape and ponds, Supervisor Ruperez remains as the liaison for landscape with the Serenoa portion of the District and Supervisor Holden has taken on the liaison role for ponds in the Serenoa portion of the District.

Supervisor Holden was advised to forward any resident requests he receives to Mr. Beckett so they can be addressed in a timely manner.

Supervisor Holden requested Mr. Beckett contact Serenoa POA to request granting him access to Villages 2 and 3 from dawn to dusk, seven days a week.

Supervisor Mastrangeli noted that residents have responded positively to the cul-de-sac landscape changes at Butterfly Pea Court.

In response to Supervisor Holden's question whether the bat houses are effective, Mr. Bush advised that the bat house vendor has communicated that there are several bats occupying each house and it can take up to seven years for a bat house to become occupied. Supervisor Weston stated that he has seen bats on his evening walks around the community.

Supervisor Holden asked whether the District should respond to dying dragonflies, and raised concerns regarding whether midge fly treatments are killing dragonflies as well. He also asked for more information on pond flips and how the ponds are being treated, and for the Board to authorize payment for costs to produce any documents requested by Supervisors.

Discussion followed regarding document requests. Mr. Davenport explained that emails have to be reviewed so that exempt records are not disclosed.

1. EXHIBIT 12: Review of Landscape Scoresheets

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

Supervisor Mastrangeli reviewed the progress on the streetlight updates, noting the positive changes in service.

Supervisor Holden requested clarification on the District's maintenance responsibility for Pond 1.

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

Supervisor Wolski advised that Lake County may review the median by the Palms at Serenoa will be reviewed for safety concerns.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Supervisor Wolski advised the District is under budget and in good standing.

SIXTH ORDER OF BUSINESS: Supervisor Requests *(Includes Next Meeting Agenda Item Requests)*

A. Next Workshop Agenda Items

Supervisor Holden was asked to email the admin his list of items for the workshop agenda.

B. Next Meeting Agenda Items

SEVENTH ORDER OF BUSINESS: Audience Comments – New Business *(Limited to 3 minutes per individual for non-agenda items)*

A comment was heard on Supervisor conduct.

EIGHTH ORDER OF BUSINESS: Next Workshop Attendance Check

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

All Supervisors advised they will be attending the workshop in person.

NINTH ORDER OF BUSINESS: Next Meeting Quorum Check

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.

All Supervisors advised they will be attending the meeting in person.

TENTH ORDER OF BUSINESS: **Exhibit 13: Action Items Summary**

District Manager

- Contact FWC to ensure incident report opened by Supervisor Holden has been closed and no further action is required of the District
- Confirm maintenance responsibilities for Palms at Serenoa lift station landscape and whether HOA meter needs to be transferred to CDD (17534 Blazing Star Circle)
- Confirm maintenance responsibilities for pond 1
- Collaborate with District Counsel, District Engineer, and Down To Earth regarding a permit modification to clear a portion of the conservation area behind Alligator Flag Ct to allow vendor access to stormwater pond
- Add all MachForms to the agenda
- Request appraisal for the fence at Edgemont
- Reach out to original Edgemont fence contractor
- Move January 8th workshop to Tuesday January 6th
- Circulate the final Code of Conduct to the entire board.
- Contact Serenoa POA and request Village 2 and 3 access for Supervisor Holden - dawn to dusk, 7 days a week
- Who is qualified to determine what is killing the dragonflies? Check with Steadfast and the bat house guy *[UF/IFAS Extension Lake County]*

Field Manager

- Continue to request County repair sidewalk
- Follow up with Down To Earth regarding Twin Flower Courts debris removal

ELEVENTH ORDER OF BUSINESS: **Adjournment**

On a MOTION by Mr. Ruperez, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:16 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 January 22, 2026.

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

EXHIBIT 15

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, December 11, 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

Present were:

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

SECOND ORDER OF BUSINESS: SELECTION OF WORKSHOP SECRETARY

Supervisor Ruperez recorded the workshop.

THIRD ORDER OF BUSINESS: AUDIENCE COMMENTS

There being none, the next item followed.

FOURTH ORDER OF BUSINESS: DISCUSSION ITEMS

Supervisor Mastrangeli requested the concern or issue be stated in order to focus the discussion towards accomplishing an objective.

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

1. EXHIBIT 1: Review of Landscape Scoresheets
2. Ponds *(Holden)*

Supervisor Holden discussed the pond flip on pond 18 and his desire to be copied on all emails to vendors. He explained he did not trust the vendors and that he has been provided with information that is not accurate.

It was recommended that if a Supervisor believes terms of an agreement are not being fulfilled, examples need to be provided so the vendor can be asked to remedy or the Board can decision to replace the vendor.

Supervisor Holden stated no evidence was provided or tests conducted to prove the cause of the fish kill. He would like this done in the future to confirm the cause.

Supervisor Holden raised concerns regarding the functioning of the stormwater infrastructure. Supervisor Weston discussed a report

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completed by a resident on the ponds. Supervisor Wolski added the Reserve Study will recommend allocating funds for infrastructure maintenance and replacement.

Information on how the pond inlets and control structures are monitored and maintained will be requested of the District Manager. *[Note: Drainage Plans are included in the "Development Plans" posted in the "Community" folder at* www.avalongrovescdd.org/documents*. District Engineer certifies Stormwater system is functioning as intended every 5 years, per State requirement.]*

Supervisor Holden brought up a potential litigation case the HOA is exploring regarding construction deficiencies on its stormwater system, and possible implications for CDD infrastructure.

Supervisor Holden will relay his information request on the stormwater system to Mr. Beckett to be added as an agenda item for the next meeting.

3. Wetland Buffer Maintenance *(Holden)*

Supervisor Holden stated he would like residents to be able to beautify the conservation buffer if they wish. The conservation buffer is not part of the landscape maintenance scope. Visible conservation signage was discussed.

Supervisor Weston will discuss buffer maintenance with Down To Earth.

4. Tree Removal *(Holden)*

Supervisor Holden requested tree removal be addressed at one time. Supervisor Holden provided Supervisor Weston with a list of locations with possible dead trees to be reviewed with Mr. Sarka.

5. Hogs *(Holden)*

Supervisor Mastrangeli discussed the current procedure with Swine Solutions. Supervisor Weston reviewed Mr. Beckett's response to a resident's question regarding hog trapping. It was noted the CDD is not responsible for private property damage caused by wild animals. Supervisor Mastrangeli noted that Swine Solutions is very pro-active in responding to activity reports.

It was reiterated that if residents hear or see hog activity, they need to report it via the District website.

Supervisor Holden asked if Lake County Animal Control provides free services. Supervisor Ruperez relayed an online search indicated that Lake County only enforces ordinances pertaining to domestic animals *[pets*

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and livestock]. [Note: FWC is the governing body for wildlife. Hog trapping is not offered as a free service by either entity].

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

1. Infrastructure Maintenance Concerns *(Holden)*

Supervisor Holden relayed the stormwater system is the most important infrastructure the Board is responsible for, and Supervisors should be educated on everything about them. He stated that ponds 14, 20, 65, 21, and 22 are in poor condition, and stated infrastructure appears to be falling into the pond 14. Maintenance responsibility for pond 1 needs to be determined. Supervisor Holden was asked to keep Mr. Beckett in the loop on any discussions with vendors, and let him know about service gaps that need resolution.

Assessment allocation for streetlights were discussed. Supervisor Mastrangeli discussed the status of the maintenance and repairs of the streetlights by the vendor. The outlets appear to be working well.

Supervisor Mastrangeli discussed the proposal for monument lighting replacements and monument repairs, recommending this expense be tabled until the impact of Sawgrass Bay Road widening is determined.

The Edgemont fence was discussed. Staff are looking into options for conveying the fence to homeowners.

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

Supervisor Weston noted flashing lights may be installed to warn drivers of upcoming pedestrian crossing.

D. Finance – *Gene Mastrangeli/Robert Wolski*

E. Other Items

1. EXHIBIT 2: Review of District Management Scope
2. EXHIBIT 3: Review of Field Services Scope
3. Staff/Vendor Reporting *(Holden)*

Supervisor Holden stated he wants more information in vendor reports, such as the name of the chemicals, the quantity and dates added. *[MSDS are posted in Documents section of District website, vendor applicators are licenses through Florida Department of Agriculture & Consumer Services.]*

4. Utilization of Field Service Requests *(Holden)*

Supervisor Holden discussed residents submitting field service requests, he would like an alternate procedure for residents to submit requests.

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Board consensus was not to establish an alternate submission process when the current system is working for the majority.

The lists of field requests included in the agenda are generally open items. The issue of weeds in a resident's yard was discussed. This is not a CDD issue, the vendor has met with the resident and will determine what action to take. Supervisor Holden would like some type of SharePoint document where any field request and its resolution can be viewed. Supervisor Wolski suggested an update should be provided within 7 days. Supervisor Mastrangeli will discuss this with Mr. Beckett.

5. Resident Meter Connection at Lift Station *(Holden)*

Supervisor Mastrangeli advised that the HOA owns the current meter. Mr. Woodcock will review this with Mr. Sarka and present a solution to the Board at the next meeting.

6. Document Access *(Holden)*

Supervisor Holden claimed Vesta was not abiding by public record laws. He stated procedures should be in place to flag records not subject to record requests and be able to produce all other requested records. Discussion followed on requested records and procedure. Supervisor Mastrangeli recommended District Counsel be asked about this matter.

7. Supervisor Code of Conduct *(Holden)*

This item was discussed out of order after E.9. Meeting Time Management.

Supervisors Ruperez, Weston, and Wolski did not have any changes to the draft provided by District Counsel. Supervisor Mastrangeli stated he had not reviewed the document.

Supervisor Holden stated the Code was superfluous and that the Statutes provide the guidelines for Supervisor Code of Conduct. Discussion followed on enforcement of a Code of Conduct. Supervisor Mastrangeli relayed that the Code develops a procedure by which the Board addresses issues and Supervisors relate to each other, highlighting the intent for the Board to improve its teamwork, transparency, consistency, and effectiveness.

Supervisor Holden suggested the Board come up with solutions or ideas on personal conduct and more efficient meeting procedures.

Supervisor Mastrangeli stated that there is a tendency to micromanage contractors, the Board should trust contractors to perform their services and if they are not, and it can be proved with specific examples, then the Board can discuss replacing them.

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Supervisor Weston added that a passion to please often leads to micromanagement; as a new Supervisor, he had to become cognizant of this and learn to step back.

8. Transcription Programs *(Holden/Mastrangeli)*

Supervisor Mastrangeli discussed transcription programs. He would like to have Vesta invest in a program which would provide a quick turnaround to provide the key points of a meeting. Supervisor Holden noted that the program should identify the individual speaking. Supervisor Mastrangeli will research this further.

9. Meeting Time Management *(Holden)*

Supervisor Holden suggested changing the agenda to suit the speed of the meeting, such as all appropriations in one item and not having contractors at the meetings. Supervisor Mastrangeli suggested that based on feedback from residents, it may be that over-analyzing items is what is resulting in longer meetings. He added that the better prepared Supervisors are for a meeting the faster the discussions happen.

There was a break in the recording when Supervisor Ruperez temporarily left the workshop.

General consensus from the other Supervisors was that vendors should be in attendance to respond to questions and receive Board direction for other projects and proposals.

Supervisor Mastrangeli suggested encouraging staff and vendors to be brief in their reports.

Supervisor Holden suggested responding to resident concerns during Audience Comments rather than making them wait for the agenda item. Supervisor Mastrangeli advised that a response is not required during the Audience Comments period.

The floor was opened for audience comments. A comment was heard on a Code of Conduct being a point of reference for the HOA.

Supervisor Mastrangeli advised that he'd received a response from Mr. Beckett regarding the District and Field Management contracts on the agenda. The Board had stated at the last workshop that they wanted to discuss the scope at this workshop. General consensus was no additional discussion was required at this time. Supervisor Holden stated he had notes on the scope for consideration the next time the contract comes up for review.

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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 January 6, 2026 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.

All supervisors stated their intent to attend the next workshop.

SIXTH ORDER OF BUSINESS: ADJOURNMENT

The workshop was adjourned.

**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 January 22, 2026.

_____ _____

□ Kyle Darin, Secretary
□ Heath Beckett, Assistant Secretary

□ Eugene Mastrangeli, Chair
□ Carl Weston, Vice Chair

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EXHIBIT 16

Avalon Groves
Community Development District

Financial Statements
(Unaudited)

November 30, 2025

CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995-2025

Avalon Groves CDD
Balance Sheet
November 30, 2025

		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	$ 549,988	$ -	$ 20.00	$ -	$ -	$ -	$ -	550,008
3	Trust Accounts:								
4	Revenue Fund	-	12,255	54,769	41,532	11,500	22,885	10,658	153,600
5	Interest Fund	-	27	82	126	34	149	19	436
6	Reserve Fund	-	203,937	603,589	106,022	19,443	169,358	32,390	1,134,738
7	Prepayment Fund	-	19	126	1,604	-	252	-	2,000
8	Sinking Fund	-	33	91	41	30	35	17	247
9	Principal	-	-	-	57	-	-	-	57
10	Cost Of Issuance	-	-	-	-	-	-	(1)	(1)
11	Bond Redemption	-	-	-	53	-	0	-	53
12	Acquisition & Construction	-	0	1	17,368	5	89,109	11,087	117,570
13	Accounts Receivable	2,790	-	-	-	-	-	-	2,790
14	On-Roll Assessments Receivable	1,173,745	151,491	445,214	186,988	171,736	299,181	114,438	2,542,793
15	Due From Other Funds	-	19,102	56,138	23,577	21,654	37,724	14,430	172,626
16	Undeposited Funds	-	-	-	-	-	-	-	-
17	Prepaid Expenses	-	-	-	-	-	-	-	-
18	Deposits	541	-	-	-	-	-	-	541
19	**TOTAL ASSETS**	**1,727,064**	**386,864**	**1,160,029**	**377,368**	**224,402**	**618,693**	**183,040**	**4,677,459**
20	**LIABILITIES**								
21	Accounts Payable	31,913	-	-	-	-	-	-	31,913
22	On-Roll Deferred Revenue	1,173,745	151,491	445,214	186,988	171,736	299,181	114,438	2,542,793
23	Accrued Expenses	-	-	-	-	-	-	-	-
24	Due To Other Funds	172,626	-	-	-	-	-	-	172,626
25	**TOTAL LIABILITIES**	**1,378,283**	**151,491**	**445,214**	**186,988**	**171,736**	**299,181**	**114,438**	**2,747,332**
26	**FUND BALANCE**								
27	Nonspendable								
28	Prepaid & Deposits	-	-	-	-	-	-	-	-
29	Capital Reserves	-	-	-	-	-	-	-	-
30	Operating Capital	220,425	-	-	-	-	-	-	220,425
31	Unassigned	128,356	235,372	714,815	190,380	52,666	319,512	68,601	1,709,702
32	**TOTAL FUND BALANCE**	**348,781**	**235,372**	**714,815**	**190,380**	**52,666**	**319,512**	**68,601**	**1,930,127**
33	**TOTAL LIABILITIES & FUND BALANCE**	**1,727,064**	**386,864**	**1,160,029**	**377,368**	**224,402**	**618,693**	**183,040**	**4,677,459**

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

		FY 2026 Adopted Budget	FY 2026 Month of November	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUES**					
2	Special Assessment	$ 1,319,762	$ 146,017	$ 146,017	$ (1,173,745)	11%
3	Serenoa POA Cost Share Agreement	2,790	-	-	(2,790)	0%
4	Interest Income	-	-	-	-	0%
5	Misc. Revenue	-	7,350	7,350	7,350	0%
6	**TOTAL REVENUES**	**$ 1,322,552**	**$ 153,367**	**$ 153,367**	**$ (1,169,185)**	**11.06%**
7	**EXPENDITURES**					
8	**GENERAL ADMINISTRATIVE**					
9	Supervisor Compensation	$ 12,000	$ 800	$ 800	$ (11,200)	7%
10	District Management Services	36,338	3,028	6,056	(30,282)	17%
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	-	231	(3,769)	6%
15	Engineering Services	40,000	455	455	(39,545)	1%
16	Legal Services	45,000	3,917	3,917	(41,083)	9%
17	Technology & Website Admin.	2,015	-	1,545	(470)	77%
18	Miscellaneous (Appraisal, Mailing, Etc.)	1,500	5,184	5,212	3,712	347%
19	**TOTAL GENERAL ADMINISTRATIVE**	**144,578**	**13,384**	**18,392**	**(126,186)**	**12.72%**
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	-	7,000	(17,500)	29%
27	**TOTAL DEBT SERVICE ADMINISTRATION**	**33,124**	**-**	**14,624**	**(18,500)**	**44.15%**
28	**UTILITIES:**					
29	Utilities-Electricity	12,000	716	1,405	(10,595)	12%
30	Streetlights	295,000	22,540	44,531	(250,469)	15%
31	Utility Water	35,000	325	722	(34,278)	2%
32	**TOTAL UTILITIES:**	**342,000**	**23,582**	**46,658**	**(295,342)**	**13.64%**
33	**PHYSICAL ENVIRONMENT:**					
34	Lake & Pond Maintenance	60,000	3,460	6,920	(53,080)	11.53%
35	Landscape Maintenance	314,715	27,672	55,343	(259,372)	18%
36	Landscape - Replenishment	76,000	1,337	54,249	(21,751)	71%
37	Wetland Mitigation & Monitoring	45,000	4,400	4,400	(40,600)	10%
38	Field Management	6,814	568	1,136	(5,678)	17%
39	Field Contingency	88,900	7,300	7,990	(80,910)	9%
40	Hardscape Repairs & Maint.	15,000	-	750	(14,250)	5%
41	Stormwater Reporting	25,000	-	-	(25,000)	0%
42	Porter Services	10,000	690	1,300	(8,700)	13%
43	Pond Plantings and Erosion Control	15,000	-	-	(15,000)	0%
44	Fountain Repair	2,700	-	-	(2,700)	0%
45	Midge Fly Treatment	45,000	-	-	(45,000)	0%

		FY 2026 Adopted Budget	FY 2026 Month of November	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
46	Playground Repairs & Maint.	9,000	-	-	(9,000)	0%
47	Wildlife Removal	18,600	1,650	3,200	(15,400)	17%
48	**TOTAL PHYSICAL ENVIRONMENT**	**731,729**	**47,076**	**135,288**	**(910,661)**	**18.49%**
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**	**(1,507,102)**	**6.54%**
51	**TOTAL EXPENDITURES**	**1,322,552**	**84,042**	**249,637**	**(1,949,985)**	**18.88%**
52	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**69,325**	**(96,270)**	**780,801**	
53	**OTHER FINANCING SOURCES & USES**					
54	Transfers In	-	-	-	-	
55	Transfers Out	-	-	-	-	
56	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	**-**	
57	**NET CHANGE IN FUND BALANCE**	**-**	**69,325**	**(96,270)**	**(96,270)**	
58	Fund Balance - Beginning			445,051	445,051	
59	**FUND BALANCE - ENDING - PROJECTED**	**$ -**		**$ 348,781**	**$ 348,781**	

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

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 170,338	$ 18,846	$ (151,491)
3	Lot Closings	-	-	-
4	Interest	-	1,875	1,875
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**170,338**	**20,721**	**(149,617)**
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**	**(39,417)**	**(43,917)**
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**	**(39,417)**	**(43,917)**
22	Fund Balance - Beginning		274,789	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 4,500**	**$ 235,372**	**$ 230,872**

** 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 November 30, 2025

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 500,600	$ 55,386	$ (445,214)
3	Lot Closings	-	-	-
4	Interest	-	5,718	5,718
5	Prepayments		-	-
6	**TOTAL REVENUES**	**500,600**	**61,104**	**(439,496)**
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**	**(123,315)**	**(126,802)**
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**	**(123,315)**	**(126,802)**
22	Fund Balance - Beginning		838,109	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,487**	**$ 714,795**	**$ 711,307**

** 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 November 30, 2025

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 210,250	$ 23,262	$ (186,988)
3	Lot Closings	-	-	-
4	Interest	-	1,983	1,983
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**210,250**	**25,245**	**(185,005)**
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**	**(115,829)**	**(116,706)**
18	**OTHER FINANCING SOURCES (USES)**			
19	Transfers In	-	-	-
20	Transfers Out	-	-	-
21	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
22	**NET CHANGE IN FUND BALANCE**	**878**	**(115,829)**	**(116,706)**
23	Fund Balance - Beginning		288,840	
24	**FUND BALANCE - ENDING - PROJECTED**	**$ 878**	**$ 173,012**	**$ 172,134**

** 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 November 30, 2025

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 193,100	$ 21,364	$ (171,736)
3	Lot Closings	-	-	-
4	Interest	-	586	586
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**193,100**	**21,951**	**(171,149)**
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**	**(33,518)**	**(36,579)**
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**	**(33,518)**	**(36,579)**
22	Fund Balance - Beginning		86,179	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,062**	**$ 52,661**	**$ 49,600**

** 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 November 30, 2025

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 336,400	$ 37,219	$ (299,181)
3	Lot Closings	-	-	-
4	Interest	-	1,991	1,991
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**336,400**	**39,210**	**(297,190)**
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**	**(60,412)**	**(64,170)**
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**	**(60,412)**	**(64,170)**
22	Fund Balance - Beginning		290,814	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,758**	**$ 230,403**	**$ 226,644**

** 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 November 30, 2025

		FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 128,675	$ 14,237	$ (114,438)
3	Lot Closings	-	-	-
4	Interest	-	591	591
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**128,675**	**14,828**	**(113,847)**
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**	**(29,010)**	**(30,810)**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-	-	-
19	Transfers Out	-	-	-
20	**TOTAL OTHER FINANCING SOURCES (USES)**	-	-	-
21	**NET CHANGE IN FUND BALANCE**	**1,800**	**(29,010)**	**(30,810)**
22	Fund Balance - Beginning		86,524	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,800**	**$ 57,514**	**$ 55,714**

** 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 November 30, 2025

		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	-	-	112	0	595	73	781
5	**TOTAL REVENUES**	**-**	**-**	**112**	**0**	**595**	**73**	**781**
6	**EXPENDITURES**							
7	Dissemination Agent	-	-	-	-	-	-	-
8	Trust Fund Accounting	-	-	-	-	-	-	-
9	Arbitrage	-	-	-	-	-	-	-
10	Trustee Fees	-	-	-	-	-	-	-
11	Requisitions	-	-	-	-	-	-	-
12	**TOTAL EXPENDITURES**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
13	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**-**	**112**	**0**	**595**	**73**	**781**
14	**OTHER SOURCES (USES)**							
15	Transfer In	-	-	-	-	-	-	-
16	Transfer Out	-	-	-	-	-	-	-
17	**TOTAL OTHER SOURCES (USES)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
18	**NET CHANGE IN FUND BALANCE**	**-**	**-**	**112**	**0**	**595**	**73**	**781**
19	Fund Balance - Beginning	0	21	17,256	5	88,514	11,013	116,809
20	**FUND BALANCE - ENDING - PROJECTED**	**$ 0**	**$ 21**	**$ 17,368**	**$ 5**	**$ 89,109**	**$ 11,087**	**$ 117,590**

Avalon Groves Community Development District
Check Register
FY2026

Date	Number	Name	Memo	Deposit	Payments	Balance
9/30/2025		**Beginning of Year**				**467,451.20**
10/01/2025	100443	Down to Earth	Invoice: 152177 (Reference: Landscape Maintenance Sept 25.)		27,110.25	440,340.95
10/01/2025	100444	Steadfast Alliance	Invoice: SA-14921 (Reference: Routine Aquatic Maintenance Sept 25.)		3,460.00	436,880.95
10/02/2025	100445	Down to Earth	Invoice: 156096 (Reference: Main line repairs.)		330.11	436,550.84
10/02/2025	100447	Down to Earth	Invoice: 156243 (Reference: Mulch installation.)		21,000.00	415,550.84
10/02/2025	100225ACH1	Sunshine Water Services	Goldcrest Loop Playground 7/22/25 - 8/19/25		23.43	415,527.41
10/02/2025	100225ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/23/25 - 8/20/25		20.59	415,506.82
10/02/2025	100225ACH3	SECO Energy	16920 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		198.00	415,308.82
10/02/2025	100225ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 08/14/2025 TO 09/15/2025		48.00	415,260.82
10/02/2025	100225ACH5	SECO Energy	17325 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		384.00	414,876.82
10/02/2025	100225ACH6	SECO Energy	17052 Basswood Lane 08/14/2025 TO 09/15/2025		50.00	414,826.82
10/02/2025	100225ACH7	SECO Energy	17650 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		139.00	414,687.82
10/07/2025	100448	Kutak Rock LLP	Invoice: 3628584 (Reference: General Counsel Aug 25.)		3,582.02	411,105.80
10/07/2025	100449	Vesta District Services	Invoice: 428923 (Reference: Management Fees Oct 25.)		3,596.00	407,509.80
10/08/2025	1779	Egis Insurance and Risk Advisors	Insurance FY 10/1/25 - 10/1/26 Policy # 100125288		32,326.00	375,183.80
10/10/2025	100450	HV Solar Lighting	Invoice: 517 (Reference: Street Lights Oct 25.) Invoice: 518 (Reference: Street Light Project...		21,990.40	353,193.40
10/10/2025	100451	Vesta District Services	Invoice: 429040 (Reference: Billable Expenses - Sept 2025.)		43.64	353,149.76
10/14/2025	1780	Custom Reserves, LLC	Reference: Reserve Study.		2,350.00	350,799.76
10/14/2025	100452	Vesta District Services	Invoice: 428971 (Reference: FY?2026 Dissmination Agent Fee.)		6,624.00	344,175.76
10/14/2025	100453	Orlando Sentinel	Invoice: 124788662000 (Reference: Legal Advertising.)		331.93	343,843.83
10/14/2025	100454	Fountain Design Group, Inc.	Invoice: 37376A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	343,668.83
10/14/2025	100455	Down to Earth	Invoice: 156530 (Reference: Irrigation Repairs.)		25,631.77	318,037.06
10/14/2025	101425ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/29/25 - 8/28/25		303.29	317,733.77
10/16/2025	100456	Stantec Consulting Services,Inc	Invoice: 2466262 (Reference: Engineering Services Sept 25.)		1,139.11	316,594.66
10/23/2025	100457	Clean Star Services	Invoice: 16342 (Reference: Monthly Trash Service for Oct 25.)		610.00	315,984.66
10/23/2025	100458	Kutak Rock LLP	Invoice: 3641617 (Reference: General Counsel Sept 25.)		4,549.69	311,434.97
10/28/2025	1781	SchoolNow	Reference: ADA Website Management.		1,515.00	309,919.97
10/28/2025	1782	Disclosure Technology Services LLC	DTS MUNI - CDASaaS, 1 Year Subscription FY25/26		1,000.00	308,919.97
10/30/2025	100459	Mighty Clean Pressure Washing	Invoice: 1421 (Reference: Pressure washing.)		750.00	308,169.97
10/30/2025	103025ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 8/27/25 - 9/24/25		16.61	308,153.36
10/30/2025	103025ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 8/26/25 - 9/23/25		41.53	308,111.83
10/30/2025	103025ACH3	Sunshine Water Services	17851 Blazing Star Circle Irrigation 8/27/25 - 9/24/25		16.61	308,095.22
10/30/2025	103025ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/20/25 - 9/18/25		20.61	308,074.61
10/30/2025	103025ACH5	Sunshine Water Services	Goldcrest Loop Playground 8/19/25 - 9/18/25		24.13	308,050.48
10/31/2025	103125ACH5	SECO Energy	17650 Sawgrass Bay Blvd 09/15/2025 TO 10/14/2025		115.00	307,935.48
10/31/2025	103125ACH4	SECO Energy	17052 Basswood Lane 09/15/2025 TO 10/14/2025		46.00	307,889.48
10/31/2025	103125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 09/15/2025 TO 10/14/2025		336.00	307,553.48
10/31/2025	103125ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 09/15/2025 TO 10/14/2025		44.00	307,509.48
10/31/2025	103125ACH1	SECO Energy	16920 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		148.00	307,361.48
10/31/2025	100460	Steadfast Alliance	Invoice: SA-15960 (Reference: Routine Aquatic Maintenance Oct 25.)		3,460.00	303,901.48
10/31/2025	100461	Down to Earth	Invoice: 155382 (Reference: Landscape Maintenance Oct 25.) Invoice: 156271 (Reference: Landsc...		27,671.59	276,229.89
10/31/2025			Deposit	2,308.26		278,538.15
10/31/2025			Deposit	1,985.35		280,523.50
10/31/2025		**End of Month**		**4,293.61**	**191,221.31**	**280,523.50**
11/03/2025	100462	HV Solar Lighting	Invoice: 539 (Reference: Light Installation Nov 25.) Invoice: 537 (Reference: Light Installat...		21,990.40	258,533.10
11/04/2025	1783	Carl M. Weston	BOS Meeting 10/30/25		200.00	258,333.10
11/04/2025	1784	Eugene J. Mastrangeli	BOS Meeting 10/30/25		200.00	258,133.10
11/04/2025	1785	Gabriel Ruperez	BOS Meeting 10/30/25		200.00	257,933.10
11/04/2025	1786	Robert J. Wolski	BOS Meeting 10/30/25		200.00	257,733.10
11/04/2025	110425ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/28/25 - 9/24/25		277.69	257,455.41
11/06/2025	100463	Down to Earth	Invoice: 158847 (Reference: Erosion Control Project.)		6,280.05	251,175.36

Date	Number	Name	Memo	Deposit	Payments	Balance
11/06/2025	100464	HV Solar Lighting	Invoice: 552 (Reference: Street Light Poles.)		550.00	250,625.36
11/07/2025			Deposit	7,350.00		257,975.36
11/10/2025	100465	Vesta District Services	Invoice: 429491 (Reference: Management Fees Nov 25.)		3,596.00	254,379.36
11/10/2025	100466	Swine Solutions, LLC	Invoice: 658 (Reference: Monthly Trapping Services.)		1,550.00	252,829.36
11/10/2025	100467	Down to Earth	Invoice: 159181 (Reference: Irrigation Repairs.)		1,337.00	251,492.36
11/12/2025	100468	Orlando Sentinel	Invoice: 126446648000 (Reference: Legal Advertising.)		230.75	251,261.61
11/12/2025	100469	Deeson Outdoor Solutions	Invoice: 240 (Reference: Light Replacement.)		7,300.00	243,961.61
11/18/2025			Deposit	31,084.70		275,046.31
11/18/2025			Deposit	27,624.69		302,671.00
11/21/2025	1787	David Jordan Lake County Tax Collector	Account #2424260001-000-01800		5,184.00	297,487.00
11/21/2025	1789	DEPT OF ECONOMIC OPPORTUNITY	Special District Annual Filing Fee FY 25/26		175.00	297,312.00
11/25/2025	100470	Stantec Consulting Services,Inc	Invoice: 2481859 (Reference: Engineering Services Oct 25.)		454.77	296,857.23
11/25/2025	100471	Vesta District Services	Invoice: 429430 (Reference: Billable Expenses - October 2025.)		573.33	296,283.90
11/25/2025	100472	Kutak Rock LLP	Invoice: 3657768 (Reference: General Counsel Oct 25.)		3,917.37	292,366.53
11/28/2025			Deposit	137,368.97		429,735.50
11/28/2025			Deposit	120,252.97		549,988.47
11/30/2025		**End of Month**		**323,681.33**	**54,216.36**	**549,988.47**

Avalon Groves CDD
Cash Reconciliation - General Fund
November 30, 2025

		Bank United (Operating Account)
Balance per Bank Statement	$	569,162.94
Construction Cash in Operating Account		(20.00)
Plus: Deposits in Transit		-
Less: Outstanding Checks		19,154.47
Adjusted Bank Balance	**$**	**549,988.47**
Beginning Bank Balance per Books		280,523.50
Deposits		323,681.33
Disbursements		54,216.36
Balance per Book	**$**	**549,988.47**

Avalon Groves CDD
Summary for November

At the end of November there was spendable cash in the amount of $549.988. This cash balance is net of items, such as, accounts payable and any monies due to others. There are assessments outstanding because only 11% of assessments have been collected by the tax collector and forwarded to the District.

By the end of November, 16.67% of the annual budget is "expected" to be expended. Expenses through the month of November amount to $249,637 which is 18.88% of the budget for the fiscal year. This means the District is under budget through November.

The largest expenditures are for physical environment at $87,086. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal.

Although the total expenses uses 18.88% which is more than the 16.67% of the budget already this year. This is due to the one time insurance payment and one time fire district taxes.

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.

Avalon Groves
Financial Summary
November 30, 2025

Cash & Asset Re-cap

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Cash Balance	$ 549,988						
Trust Balances (Restricted to DS)		216,270	658,657	149,434	31,007	192,678	43,084
Trust Balances (Restricted to A&C)		0	1	17,368	5	89,109	11,087
Accounts Receivable	$ 2,790						
Less: Accounts Payable	31,913	-	-	-	-	-	-
Less: Due to Other Funds	172,626	-	-	-	-	-	-
Net Cash Balance	$ 348,240	$ 216,270	$ 658,657	$ 166,802	$ 31,012	$ 281,787	$ 54,172
Plus: Prepaids & Deposits	541	-	-	-	-	-	-
Plus: Assessments Receivable	1,173,745	151,491	445,214	186,988	171,736	299,181	114,438
Plus: Due from Other Funds	-	19,102	56,138	23,577	21,654	37,724	14,430
Less: Deferred Revenue	1,173,745	151,491	445,214	186,988	171,736	299,181	114,438
Net Current Assets	348,781	235,372	714,795	190,380	52,666	319,512	68,601
Cash Available to Spend	345,450						

Analysis of Revenues & Expenditures

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	**153,367**	**20,721**	**61,104**	**25,357**	**21,951**	**39,806**	**14,901**
Expenses:							
Administrative	18,392						
Insurance	32,326						
Debt Service Administration	14,624						
Utilities	46,658						
Physical Environment	135,288						
Reserve	2,350						
Principal Payments		-	-	-	-	-	-
DS Interest		60,138	184,419	66,074	55,469	99,622	43,838
Prepayment				75,000			
Total Expenses:	**249,637**	**60,138**	**184,419**	**141,074**	**55,469**	**99,622**	**43,838**
Transfers In/Out	-	-	-	-	-	-	-
Profit (Loss)	**$ (96,270)**	**$ (39,417)**	**$ (123,315)**	**$ (115,717)**	**$ (33,518)**	**$ (59,816)**	**$ (28,936)**

Avalon Groves
Community Development District

Financial Statements
(Unaudited)

December 31, 2025

CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995-2025

Avalon Groves CDD
Balance Sheet
December 31, 2025

		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	$ 2,688,489	$ -	$ 20.00	$ -	$ -	$ -	$ -	2,688,509
3	Trust Accounts:								
4	Revenue Fund	-	12,294	54,943	41,646	11,537	22,958	10,692	154,069
5	Interest Fund	-	40	122	141	46	171	29	547
6	Reserve Fund	-	204,583	605,502	106,358	19,504	169,894	13,089	1,118,930
7	Prepayment Fund	-	19	126	1,609	-	253	-	2,006
8	Sinking Fund	-	33	91	58	30	35	18	264
9	Principal	-	-	-	105	-	-	-	105
10	Cost Of Issuance	-	-	-	-	-	-	(1)	(1)
11	Bond Redemption	-	-	-	53	-	0	-	53
12	Acquisition & Construction	-	0	1	17,423	5	89,392	30,526	137,347
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**	**2,826,186**	**387,562**	**1,162,156**	**377,957**	**224,512**	**619,607**	**183,221**	**5,781,201**
20	**LIABILITIES**								
21	Accounts Payable	(6,089)	-	-	-	-	-	-	(6,089)
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**	**1,512,763**	**17,702**	**52,025**	**21,850**	**20,068**	**34,960**	**13,372**	**1,672,741**
26	**FUND BALANCE**								
27	Nonspendable								
28	Prepaid & Deposits	-	-	-	-	-	-	-	-
29	Capital Reserves	-	-	-	-	-	-	-	-
30	Operating Capital	220,425	-	-	-	-	-	-	220,425
31	Unassigned	1,092,997	369,860	1,110,132	356,107	204,444	584,647	169,848	3,888,035
32	**TOTAL FUND BALANCE**	**1,313,422**	**369,860**	**1,110,132**	**356,107**	**204,444**	**584,647**	**169,848**	**4,108,460**
33	**TOTAL LIABILITIES & FUND BALANCE**	**2,826,186**	**387,562**	**1,162,156**	**377,957**	**224,512**	**619,607**	**183,221**	**5,781,201**

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

		FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUES**					
2	Special Assessment	$ 1,319,762	$ 1,036,589	$ 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**	**$ 1,036,589**	**$ 1,189,956**	**$ (132,596)**	**89.61%**
7	**EXPENDITURES**					
8	**GENERAL ADMINISTRATIVE**					
9	Supervisor Compensation	$ 12,000	$ 1,000	$ 2,000	$ (10,000)	17%
10	District Management Services	36,338	3,028	9,084	(27,254)	25%
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	-	231	(3,769)	6%
15	Engineering Services	40,000	945	1,400	(38,600)	3%
16	Legal Services	45,000	-	3,917	(41,083)	9%
17	Technology & Website Admin.	2,015	-	1,545	(470)	77%
18	Miscellaneous (Appraisal, Mailing, Etc.)	1,500	-	5,212	3,712	347%
19	**TOTAL GENERAL ADMINISTRATIVE**	**144,578**	**4,973**	**23,565**	**(121,013)**	**16.30%**
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	-	7,000	(17,500)	29%
27	**TOTAL DEBT SERVICE ADMINISTRATION**	**33,124**	**-**	**14,624**	**(18,500)**	**44.15%**
28	**UTILITIES:**					
29	Utilities-Electricity	12,000	731	2,136	(9,864)	18%
30	Streetlights	295,000	22,303	66,834	(228,166)	23%
31	Utility Water	35,000	911	1,633	(33,367)	5%
32	**TOTAL UTILITIES:**	**342,000**	**23,945**	**70,603**	**(271,397)**	**20.64%**
33	**PHYSICAL ENVIRONMENT:**					
34	Lake & Pond Maintenance	60,000	3,460	10,380	(49,620)	17.30%
35	Landscape Maintenance	314,715	27,672	83,015	(231,700)	26%
36	Landscape - Replenishment	76,000	2,375	56,624	(19,376)	75%
37	Wetland Mitigation & Monitoring	45,000	-	4,400	(40,600)	10%
38	Field Management	6,814	568	1,704	(5,110)	25%
39	Field Contingency	88,900	6,475	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	630	1,930	(8,070)	19%
43	Pond Plantings and Erosion Control	15,000	-	-	(15,000)	0%
44	Fountain Repair	2,700	-	-	(2,700)	0%

		FY 2026 Adopted Budget	FY 2026 Month of December	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	1,650	4,850	(13,750)	26%
48	**TOTAL PHYSICAL ENVIRONMENT**	**731,729**	**42,829**	**178,117**	**(844,625)**	**24.34%**
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**	**(1,398,237)**	**6.54%**
51	**TOTAL EXPENDITURES**	**1,322,552**	**71,748**	**321,585**	**(1,812,003)**	**24.32%**
52	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**964,841**	**868,371**	**1,679,407**	
53	**OTHER FINANCING SOURCES & USES**					
54	Transfers In	-	-	-	-	
55	Transfers Out	-	-	-	-	
56	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	**-**	
57	**NET CHANGE IN FUND BALANCE**	**-**	**964,841**	**868,371**	**868,371**	
58	Fund Balance - Beginning			445,051	445,051	
59	**FUND BALANCE - ENDING - PROJECTED**	**$ -**		**$ 1,313,422**	**$ 1,313,422**	

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

		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	-	2,573	2,573
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**170,338**	**155,208**	**(15,129)**
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**	**95,071**	**90,571**
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**	**95,071**	**90,571**
22	Fund Balance - Beginning		274,789	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 4,500**	**$ 369,859**	**$ 365,359**

** 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 December 31, 2025

		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	-	-	-
4	Interest	-	7,845	7,845
5	Prepayments		-	-
6	**TOTAL REVENUES**	**500,600**	**456,420**	**(44,180)**
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**	**272,002**	**268,514**
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**	**272,002**	**268,514**
22	Fund Balance - Beginning		838,109	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,487**	**$ 1,110,111**	**$ 1,106,623**

** 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 December 31, 2025

		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	-	2,518	2,518
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**210,250**	**190,917**	**(19,333)**
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**	**49,844**	**48,966**
18	**OTHER FINANCING SOURCES (USES)**			
19	Transfers In	-	-	-
20	Transfers Out	-	-	-
21	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
22	**NET CHANGE IN FUND BALANCE**	**878**	**49,844**	**48,966**
23	Fund Balance - Beginning		288,840	
24	**FUND BALANCE - ENDING - PROJECTED**	**$ 878**	**$ 338,684**	**$ 337,806**

** 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 December 31, 2025

		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	-	697	697
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**193,100**	**173,729**	**(19,371)**
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**	**118,260**	**115,199**
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**	**118,260**	**115,199**
22	Fund Balance - Beginning		86,179	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,062**	**$ 204,439**	**$ 201,378**

** 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 December 31, 2025

		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	-	2,623	2,623
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**336,400**	**304,063**	**(32,337)**
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**	**204,441**	**200,683**
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**	**204,441**	**200,683**
22	Fund Balance - Beginning		290,814	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,758**	**$ 495,255**	**$ 491,497**

** 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 December 31, 2025

		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	-	737	737
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**128,675**	**116,040**	**(12,635)**
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**	**72,202**	**70,402**
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**	**52,798**	**50,998**
22	Fund Balance - Beginning		86,524	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,800**	**$ 139,322**	**$ 137,522**

** 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 December 31, 2025

		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	-	-	167	0	878	109	1,153
5	**TOTAL REVENUES**	**-**	**-**	**167**	**0**	**878**	**109**	**1,153**
6	**EXPENDITURES**							
7	Dissemination Agent	-	-	-	-	-	-	-
8	Trust Fund Accounting	-	-	-	-	-	-	-
9	Arbitrage	-	-	-	-	-	-	-
10	Trustee Fees	-	-	-	-	-	-	-
11	Requisitions	-	-	-	-	-	-	-
12	**TOTAL EXPENDITURES**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
13	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**-**	**167**	**0**	**878**	**109**	**1,153**
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**	**-**	**-**	**167**	**0**	**878**	**19,512**	**20,557**
19	Fund Balance - Beginning	0	21	17,256	5	88,514	11,013	116,809
20	**FUND BALANCE - ENDING - PROJECTED**	**$ 0**	**$ 21**	**$ 17,423**	**$ 5**	**$ 89,392**	**$ 30,526**	**$ 137,366**

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**

Avalon Groves CDD
Cash Reconciliation - General Fund
December 31, 2025

		Bank United (Operating Account)
Balance per Bank Statement	$	2,750,818.61
Construction Cash in Operating Account		(20.00)
Plus: Deposits in Transit		-
Less: Outstanding Checks		62,309.49
Adjusted Bank Balance	**$**	**2,688,489.12**
Beginning Bank Balance per Books		551,538.47
Deposits		2,248,449.92
Disbursements		111,499.27
Balance per Book	**$**	**2,688,489.12**

Avalon Groves CDD
Summary for October 2025

At the end of December there was spendable cash in the amount of $2,688,489. 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 December, 25.00% of the annual budget is "expected" to be expended. Expenses through the month of December amount to $321,585 which is 24.32% of the budget for the fiscal year. This means the District is under budget through November.

The largest expenditures are for physical environment at $178,117. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal.

The total expenses uses 24.32% which is less than the 25.00% 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.

Avalon Groves
Financial Summary
December 31, 2025

Cash & Asset Re-cap

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Cash Balance	$ 2,688,489						
Trust Balances (Restricted to DS)		216,968	660,784	149,969	31,117	193,310	23,827
Trust Balances (Restricted to A&C)		0	1	17,423	5	89,392	30,526
Accounts Receivable	$ -						
Less: Accounts Payable	(6,089)	-	-	-	-	-	-
Less: Due to Other Funds	1,381,697	-	-	-	-	-	-
Net Cash Balance	$ 1,312,881	$ 216,969	$ 660,785	$ 167,392	$ 31,122	$ 282,702	$ 54,353
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	1,313,422	369,860	1,110,112	356,107	204,444	584,647	169,848
Cash Available to Spend	1,312,881						

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**	**155,208**	**456,420**	**191,085**	**173,729**	**304,941**	**116,148**
Expenses:							
Administrative	23,565						
Insurance	32,326						
Debt Service Administration	14,624						
Utilities	70,603						
Physical Environment	178,117						
Reserve	2,350						
Principal Payments		-	-	-	-	-	-
DS Interest		60,138	184,419	66,074	55,469	99,622	43,838
Prepayment				75,000			
Total Expenses:	**321,585**	**60,138**	**184,419**	**141,074**	**55,469**	**99,622**	**43,838**
Transfers In/Out	-	-	-	-	-	-	-
Profit (Loss)	**$ 868,371**	**$ 95,071**	**$ 272,002**	**$ 50,011**	**$ 118,260**	**$ 205,319**	**$ 72,311**

EXHIBIT 17

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)	Y				
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	Y				
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	Y				
WEED CONTROL – TURF AREAS (reasonably free of weeds)	Y				
SHRUB & TREE TRIMMING (frequency and height)	Y				NEW SECTION
WEED CONTROL – BED AREAS (reasonably free of weeds)	Y				
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	Y				
WATER/IRRIGATION MANAGEMENT	Y				
PRIOR MAINTENANCE ITEMS ADDRESSED	Y				.

Location: Edgemont | PAS | V1 | V2 | V3 | Alton Serenoa (V4)
Date: 12/15/2025
Auditor: Weston | Ruperez

NOTE: (supporting documents)

EXHIBIT 18

Assessment Report: Trees Potentially Requiring Certified Arborist For Risk Appraisal

Evaluating Risks and Recommendations for Avalon Groves CDD

Reporting Date: 3 January 2026

Background

On Tuesday, December 23, 2025, Justin Sarka from DTE toured Palms at Serenoa, Village 1 and 2 with me. Before starting, Mr. Sarka clarified that he would not assess tree risks to homeowner property due to his lack of arborist certification and concerns about professional and corporate liability. During the tour, I recorded possible issues and noted barriers of accessing several green belts.

Introduction

This report outlines considerations and evaluations related to trees that may need to be cut down due to possible, though minimal, damage to homeowners' property. The goal is to plan based on the risks associated with certain trees, the extent of potential damage, and appropriate steps for mitigation.

Identifying Trees at Risk

Trees can pose risks to residential properties. Common scenarios include:

- Branches overhanging homeowners' roofs and/or fences.
- Deadwood or diseased limbs or main trunks that occasionally fall due strong storms heavy rain and high wind), leading to snap or being a projectile object toward a property.

Assessment Criteria

To determine whether a tree should be removed, consider the following criteria:

1. Tree Health: Is the tree diseased, dying, or structurally compromised?
2. Location: How close is the tree to homes, fences, or other structures?

Recommendations

- Conduct yearly inspections of trees near property structures, especially after storms or strong winds i.e. hurricane.
- Consult with a certified arborist to assess tree health and risk level if and only when one of the two assessment criteria is met.
- Consider pruning overhanging branches or removing deadwood before opting for full removal.
- If roots and/or ground-level main trunk is questionable, explore root barriers or main trunk for further determination for next course of action.

When Tree Removal Is Justified

Tree removal should be considered when:

- The tree is dead, dying, or poses a safety hazard.
- Minor damage is persistent and cannot be mitigated through pruning or other interventions.
- The tree's location prevents effective maintenance or potential damage toward homeowners' property structures.
- There is a risk of escalation to more severe damage or injury.

Conclusion

While minor damage from trees may seem insignificant, it can accumulate over time and lead to greater costs or safety risks. Avalon Groves CDD should balance the aesthetic and environmental benefits of trees with practical considerations for preventative measurement against property damages. Professional assessment should be conducted once every five years. This includes targeted interventions, such as pruning or selective removal for often this provides the best outcomes. If the board decides to move forward by employing an arborist to evaluate, the assessment becomes a true baseline for future measurements.

Supporting Documents

- Location1: Yellowtop (PAS)

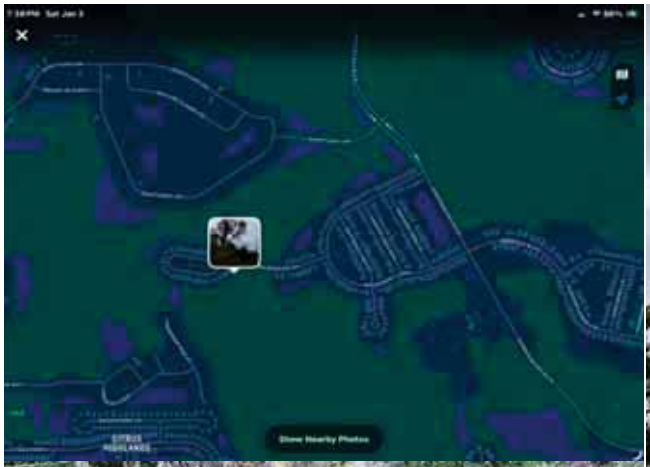
This tree is a dead pine tree and considered as a snag. It is about five feet into conservation zone. It has gone through a series of branches that fell into the conserve over a period of time.

- Location 2: Winged Elm/Blazing Star Cir. (PAS)

Facing West side. Facing East side

Mower is able to access the green belt on each side of the tree further away from the fence.

- Location: Basswood Lane (Village 1)



The main looks healthy and root system appears to be solid.

- Location 4: Serenoa Blvd. (Village 2)

Time will tell if and when this tree becomes a snag. Looks solid and healthy

- Location 5: Passionflower Cir. (Village 2)

Looks healthy and solid.

EXHIBIT 19

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

Estimate: #128268

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
Dead Tree Behind 2543 Alligator Flag Ct	October 6, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree Trimming				
Tree Removal	Each	1	$1,500.00	$1,500.00
			Subtotal	**$1,500.00**
			Estimated Tax	$0.00
			Job Total	**$1,500.00**

Scope of Work;

- Flush cut dead pine tree from conservation area.
- Remove debris

Proposed By:

Justin Sarka
Down to Earth

09/15/2025
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/.

Re: Item #1531924 (135777-18) Serenoa Village

Date : Thu, 28 Aug 2025 10:46:17 -0900
Subject : Item #1531924 (135777-18) Serenoa Village
========== Forwarded message ==========

Good morning Mr. Irizarry,

Thank you for contacting the District regarding the removal of one dead pine tree adjacent to 2543 Alligator Flag Ct within the conservation easement of Serenoa Village Subdivision. *A conservation easement is a legal agreement designed to preserve the property in its existing natural conditions and to prevent use that would impair the environmental value of the property. Pursuant to Section 704.06, Florida Statutes, prohibited uses include, but are not limited to, the removal or destruction of trees, shrubs or other vegetation and activities detrimental to wildlife habitat preservation.*

Although the recorded conservation easement prohibits the cutting and removal of vegetation, the District can authorize this action by letter when public safety is at issue. In this case, due to the potential hazard of the dead tree falling and causing damage to property, the tree may be removed/topped/felled. Please contact the owners of the conservation easement: Avalon Graves CDD to receive authorization in addition to the Districts authorization.

- No heavy equipment may enter the conservation easement or alter the ground surface of the conservation easement.
- No other impacts to the vegetation within the conservation easement may occur.
- The stump of the tree remains in place.

This letter applies to the requirements of the St. Johns River Water Management District and does not relieve you of meeting the requirements of local, county or other legally constituted authorities. This authorization is only for the removal/topping/felling of the tree as shown in the photos received by the District on Tuesday, August 19th, 2025.

Should you have any questions, or require any additional information, please do not hesitate to contact me.

Aliya K Brewster
Regulatory Scientist I
Division of Regulatory Services
St. Johns River Water Management District
P.O. Box 1429 • Palatka, FL 32178-1429
Office: (407)215-1461 Cell: (407)686-3593
Email: AKBrewst@sjrwmd.com

EXHIBIT 20

To: Avalon Groves CDD
c/o: Vesta Property Services

Date: October 29, 2025

Subject: Proposal for Fence Repair and Painting – Serenoa (Villa 1, Villa 2, and Villa 3)

Outdoor Ninja LLC is pleased to submit the following proposal for the **repair and painting of the wooden ranch-style fences** located at the entrances of **Serenoa Villas 1, 2, and 3**. **Scope of Work:**
- Inspect and repair any damaged, rotten, or broken fence boards and rails.
- Replace deteriorated sections as needed to restore full structural integrity.
- Sand, clean, and apply two coats of **brown exterior-grade paint** for a long-lasting finish.
- All materials, labor, tools, and equipment are included.

Location	Description	Total
Villa 1	Fence repair and brown painting – ranch style wood fence	$2,800.00
Villa 2	Fence repair and brown painting – ranch style wood fence	$2,600.00
Villa 3	Fence repair and brown painting – ranch style wood fence	$2,400.00
	Total Project Cost (All Three Villas)	$7,800.00

Terms & Conditions:
- Pricing includes all materials, paint, labor, and equipment.
- Estimated completion time: approximately 4–5 business days.
- A 50% deposit is required upon approval to schedule the work; the remaining balance is due upon completion.
- Work includes a **6-month warranty** on painting and repair workmanship.

We appreciate the opportunity to assist **Avalon Groves CDD** and **Vesta Property Services** in maintaining the beauty and integrity of the **Serenoa community**. Please feel free to contact us with any questions or to confirm approval so we may schedule the project accordingly.

Sincerely,

Juan Carlos Armas
Owner / Operator
Outdoor Ninja LLC
Licensed & Insured

EXHIBIT 21

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE LAKE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (**"Board"**) seeks to implement Section 190.006(3), *Florida Statutes,* and to instruct the Lake County Supervisor of Elections (**"Supervisor"**) to conduct the District's elections by the qualified electors of the District at the general election (**"General Election"**).

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

1. **GENERAL ELECTION SEATS.** Seat 3, held by Gabriel Ruperez, Seat 4, held by Robert Wolski, and Seat 5, held by Eugene Mastrangeli, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lake County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board may receive $200 per meeting for their attendance and no Board member shall receive more than $4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District

understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of December 2025.

AVALON GROVES
COMMUNITY DEVELOPMENT
DISTRICT

_____
CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

_____
SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Avalon Groves Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Lake County Supervisor of Elections located at 1898 E Burleigh Blvd, Tavares, FL 32778; Ph: (352) 343-9734. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lake County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Avalon Groves Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Lake County Supervisor of Elections.

Publish on or before May 25, 2026.

EXHIBIT 22

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, October 30, 2025 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
Gabriel Ruperez (S3)	Board Supervisor, Assistant Secretary
Robert Wolski (S4)	Board Supervisor, Assistant Secretary
Eugene Mastrangeli (S5)	Board Supervisor, Chair

Also present were:

John Holden	Board Supervisor, Assistant Secretary *(Virtually – Joined in-progress temporarily)*
Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Bennett Davenport	District Counsel, Kutak Rock LLP
Greg Woodcock	District Engineer, Stantec *(Virtually)*
Matt Goldrick	Account Manager, Steadfast Environmental
Justin Sarka	Account Manager, Down to Earth Landscape & Irrigation
Bismark Quiles	Irrigation Manager, Down to Earth Landscape & Irrigation

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

Comments were heard on landscape maintenance along the fence lines bordering CDD property with a request for a memo acknowledging CDD permission for vendors to access CDD property to complete maintenance functions for their clients, a Supervisor code of ethics, and the responsible party for the maintenance of irrigation and shrubs on the lift station lot within the Palms at Serenoa.

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

A. Community Managers

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

Ms. Correa provided an update on the fountain repairs on ponds 11 and 12. She was thanked for attending the CDD meeting.

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

Mr. Mastrangeli advised that there was nothing new to report on behalf of the Serenoa POA.

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

Mr. Goldrick presented the Aquatic Maintenance Report. He discussed the algae clearance due to the rain, and that lower temperatures should bring the algae bloom rate down. He responded to Supervisor and audience questions.

1. Review of Pond Requests

2. Update on Pond 18 Flip

Mr. Goldrick advised the pond flip was a natural occurrence and reviewed some factors that impact oxygen availability in ponds. He was advised of a report submitted by a resident to FWC regarding the pond flip.

Mr. Goldrick and Mr. Becket were asked to check with FWC to confirm closure and no further action is required of the CDD.

Discussion on emergency reporting procedures and when a claim is opened in FWC having a process in place. Educating the community was discussed and it was noted that a lot of information was added to the District's website.

Mr. Goldrick discussed conditions and maintenance of pond 12 and raised the option of installing an aerator. In response to a question on the lilies in pond 49, he advised that lily coverage of between 20-30% is fine. Lilies are generally left unless removal is requested by the Board.

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

Mr. Sarka advised that an area past Village 3 does not have irrigation. Mr. Quiles wants his team to confirm whether a mainline exists then, based on their findiings, proposals can be presented to either connect new irrigation to the existing mainline or to the Village 3 well. Discussion followed regarding interim watering for the new sod approximately $300 per watering required 2-3 times a week and options for sod replacement once the irrigation is installed.

Mr. Sarka also advised that it appears the POA vendor trimmed palm trees on CDD property at the Village 2 entrance. This has voided the warranty on the palm trees. Staff were asked to send a cease and desist letter to the POA requesting their vendor discontinue maintenance of CDD landscape.

Mr. Sarka was asked to review an overgrown area between Sawgrass and Avalon Groves.

Discussion followed on pool installation and dumping of dirt on CDD property. Staff were asked to send a letter to the residents requesting CDD property be

returned to its original state. Mr. Sarka advised that with the installation of a fence on private property pond 36 is inaccessible for mowing.

Mounds of dirt on the commercial property and truck use of CDD property and the impact on CDD landscape and Irrigation in the vicinity of the commercial property were discussed.

1. Review of Landscape Requests
2. Consideration of Landscape Proposals
   a. EXHIBIT 3: #128268 to Remove Tree from Conservation Area - $1,500.00 – *Previously Presented*

      Discussion followed on debris removal inside and outside the conservation area. Permission for felling the tree was obtained by the homeowner from SWFWMD. Consideration of this item was postponed until the next meeting to allow the area to dry out and private construction to be completed.

   b. EXHIBIT 4: #129133 for Edgemont Sign Enhancement - $2,999.93 – *Previously Presented*

      This was in response to the POA request. The cost to install new irrigation in the area was discussed. Mr. Sarka affirmed that installing Florida friendly plants during the rainy season would negate the need for irrigation. A proposal for native planting to be presented at the May meeting was requested.

Mr. Sarka was thanked for the work completed at the roundabout and for monthly communication with the liaisons.

Mr. Sarka was asked to follow up on the debris clean-up needed at Twin Flower Court.

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

Mr. Bush reviewed the Field Operations Report. It was noted that an update is still pending from the POA regarding ongoing rust inhibitor service at the mailboxes and entrance.

The sand piles on the Pacific side are growing vegetation. Staff were asked to reach out to the owners. Staging is occurring at the rear of the commercial property. Mr. Bush will look at the area after the meeting.

The decorative fence repairs along Sawgrass Bay Blvd were discussed.

1. Review of Field Requests
2. Consideration of Field Operation Proposals

a. EXHIBIT 6: Platinum Exterior Services Proposal #1606 for Sidewalk Cleaning - $15,528.56

The proposal was for a 3-year service agreement. Sidewalks are maintained by either Lake County or the POA/HOA. Lake County will repair sidewalks, but will not address cosmetic items such as pressure washing. A map highlighting the locations for service and a comparison quote were requested.

b. Update on Proposal Requests for Repairs to Monuments, Fences, and Monument Lighting Along Sawgrass Bay Blvd

Quotes should be available for the next meeting.

E. District Engineer – *Greg Woodcock, Stantec*

1. Update on Edgemont Punch List Proposal Requests

Mr. Woodcock advised that there were still outstanding items on the punch list associated with signage work, obstructions, and erosion. The cost for Site Master to address would likely be $23,000 - $26,000. The Construction Bond would cover approximately $19,000. An updated quote is pending. Mr. Davenport reviewed the construction requisition process.

2. Update on Determination of Edgemont Fence Location

Mr. Woodcock recommended that a survey for the fence location be completed if DR Horton does not provide an as-built survey, which would provide legal documentation of the current fence location.

Mr. Davenport discussed options for disposal, conveyance, or donation of the fence.

On a MOTION by Mr. Ruperez, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved proceeding with a survey to determine the Edgemont fence location in the amount of $2,575.00, for Avalon Groves Community Development District.

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

1. EXHIBIT 7: Acceptance of Operation and Maintenance Transfer of Environmental Resource Permit # 163922-1 (Edgemont)

Mr. Davenport discussed the stormwater system permit transfer.

On a MOTION by Mr. Ruperez, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved acceptance of the transfer of Environmental Resource Permit # 163922-1 to the District for operation and maintenance functions, for Avalon Groves Community Development District.

Mr. Davenport reminded Supervisors to complete their required 4 hours of ethics training by December 31, to be reported on the Form 1 due by July 1.

Mr. Beckett provided an update on letters sent to residents. Board direction was for staff to notice the resident who installed a 5-foot gate instead of the approved 10-foot gate. Supervisors discussed current and future access easement encroachments. Mr. Davenport reviewed access rights of the District.

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

1. EXHIBIT 8: Consideration FY 2025 Achieved Goals and Objectives Report

On a MOTION by Mr. Ruperez, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board approved reporting of the FY 2025 achieved goals and objectives, for Avalon Groves Community Development District.

2. EXHIBIT 9: Adoption of **Resolution 2026-01 Amending and Restating Authorization of Disbursement of Funds**

Mr. Beckett explained the amendment authorizes the Field Manager to approve non-continuing expenditures up to $1,000.00.

On a MOTION by Mr. Weston, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved adoption of **Resolution of 2026-01, Amending and Restating Authorization of Disbursement of Funds**, for Avalon Groves Community Development District.

3. EXHIBIT 10: Adoption of **Resolution 2026-02 Designating Registered Agent**

Mr. Beckett advised that the resolution names Mr. Davenport as the District's Registered Agent, replacing Mr. Earlywine.

On a MOTION by Mr. Ruperez, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-02, Designating Registered Agent** for Avalon Groves Community Development District.

4. Discussion on November 20/December 18 Meeting Schedule

Mr. Beckett explained that he would be on vacation scheduled November date and requested Supervisors consider combining the November and December regular meetings and holding the meeting on December 4, 2025. Mr. Ruperez advised that he would not be able to attend. The workshops would remain as scheduled.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Wolski, WITH ALL IN FAVOR, the Board approved rescheduling the November 20th and December 18th meetings to one meeting on December 4, 2025, at 10 a.m., for Avalon Groves Community Development District.

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 11: Acceptance of the Minutes of the Board of Supervisors Workshop Held September 11, 2025

B. EXHIBIT 12: Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 25, 2025

C. EXHIBIT 13: Acceptance of the September 2025 Unaudited Financial Report

D. EXHIBIT 14: Ratification of Approval of Sawgrass Bay Blvd/Saw Palmetto Ave Streetlight Replacement Proposal - $7,350.00 (Insurance Claim/Vehicle Collision)

Mr. Beckett advised the insurance claim for the streetlight had been received and the light had been reinstalled.

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

FIFTH ORDER OF BUSINESS: LIAISON REPORTS

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

1. EXHIBIT 15: Review of Landscape Scoresheets

Supervisors noted landscape was up to standard and Mr. Sarka was responding to them.

2. EXHIBIT 16: Discussion on Revised Landscape Scoresheets and Visual Inspection Calendar

This item was presented at a prior workshop, The calendar highlighted the dates the liaisons would complete their audits.

3. EXHIBIT 17: Report on Sunshine Water Irrigation at 17530 Blazing Star Circle *(Holden)*

Mr. Beckett reviewed the report created by Mr. Holden. Mr. Woodcock will confirm ownership.

4. WALK-ON EXHIBIT A: Discussion on Landscape Grievance (McQueen)

Mr. Beckett reviewed the grievance and advised the contractor is responsible for any damages. There has been communication between the residents and contractor representatives. District staff will be present for the meeting for information purposes only.

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

1. EXHIBIT 18: Report on Pulte Sign Posted on District Property (Holden)

Supervisors noted their appreciation of Mr. Holden for handling this item.

Mr. Mastrangeli advised that the power poles for Village 1 and Edgemont entrances were installed and provided an update on the communications with the vendor regarding their repairs. The vendor has changed their service contractor and is making changes to improve service of the lights. Thirteen of the lights that were out have been repaired, and the remaining lights are scheduled for repair in the next couple of weeks. A QR Code will be posted on each one of the poles so that residents can submit repair reports directly to the vendor. The vendor will maintain the list and report back to the District with

updates on the repair schedules. Software installation is planned for reporting of amperage so the vendor can be pro-active in their maintenance service.

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

Mr. Weston noticed progress is being made on the traffic light.

Mr. Wolski discussed the condition of the sidewalks and requested staff locate the repair sites and forward to Lake County Public Works department. Mr. Bush will spray the locations with neon paint and document the locations for reporting purposes. Supervisors requested an annual reporting of the sidewalks for submission to Lake County.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Mr. Wolski advised that the District is under budget for December. He thanked staff and Supervisors for making fiscally responsible decisions. Mr. Beckett advised the Reserve Study should be completed by the end of the year. Discussion followed on unspent funds and the future Reserve Fund. Mr. Davenport advised of some limitations on District investments due to utilizing public funds. A question was raised regarding insurance for accounts holding more than $250,000.00. Mr. Beckett will check with the Finance team on the protections in place for the accounts holding District funds.

SIXTH ORDER OF BUSINESS: **Supervisor Requests** *(Includes Next Meeting Agenda Item Requests)*

A. Next Workshop Agenda Items

1. Emergency Reporting Process
2. Liaison Roles – re-designation
3. Newsletter – purpose and content

B. Next Meeting Agenda Items

SEVENTH ORDER OF BUSINESS: **Audience Comments – New Business** *(Limited to 3 minutes per individual for non-agenda items)*

Mr. Mastrangeli responded to a question regarding the ACC's awareness of the CDD's easement encroachment process. Mr. Wolski responded to a question regarding the allocations for hog trapping cost share agreement. A revision on the cost share agreement will be reviewed at the next meeting. In response to a request for an update on the fence survey, staff recommended coordinating with the HOA and POA.

EIGHTH ORDER OF BUSINESS: **Next Workshop Attendance Check**

The next *Avalon Groves Community Development District workshop is scheduled for 10 a.m. on November 13, 2025 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.*

All Supervisors present affirmed their intent to attend the workshop.

NINTH ORDER OF BUSINESS: **Next Meeting Quorum Check**

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on December 4, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

Messrs. Mastrangeli, Weston, and Wolski affirmed their intent to attend the meeting in person.

TENTH ORDER OF BUSINESS: **Exhibit 19: Action Items Summary**

A. **District Manager**
   1. Try to contact the commercial property to see if they can remove the piles
   2. Contact Lake County regarding the sidewalks
   3. Ask accounting about the protections in place for CDD funds

ELEVENTH ORDER OF BUSINESS: **Adjournment**

On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:07 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 December 4, 2025.

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

EXHIBIT 23

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
DE				
DC				
DM	FWC – Close out the incident that Supervisor Holden opened up.	12/4/2025		
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		
DM	Alligator Flag Ct – buffer zone behind the home	12/4/2025		
DM	Supervisor Mastrangeli wants DR Horton to have some accountability with the Edgemont fence in this since they moved it onto the property. Reach out to the contractor that actually did the work.	12/4/2025		
DM	Try to contact the commercial property to see if they can remove the piles	10/30/2025		
DM/FM	Contact Lake County regarding the sidewalks	10/30/2025		12/4/2025 Continue to work with county on sidewalks
DM	Formalize information to let residents regarding the CDD landscape vendor will not mow up against the fence and that the residents are responsible for maintaining that area	8/21/2025		Preparing letter and will send to HOA by 11/5/25
DM	Reach out to homeowners with fences on easement regarding easement encroachment agreements.	6/26/2025		We are still working through this process as this will be discussed and finailized at the October 30th meeting.
FM				
DTE	Proposal for irrigation at ponds for budget discussion	3/27/2025		Pond 12 - trees & irrigation
Board	Send staff edits on Wetland	4/24/2025		

Avalon Groves – Outstanding Action Items FY 2025
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Assigned To:	Assignment	Date Assigned	Date Completed	Notes
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