Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
October 30, 2025
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, October 30, 2025** 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, October 30, 2025
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 – *Jasmine Correa/John Holden*
2. Serenoa POA Update – *David Landry/Gene Mastrangeli*

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

1. Review of Pond Requests
2. Update on Pond 18 Flip

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

1. Review of Landscape Requests
2. Consideration of Landscape Proposals
   a. #128268 to Remove Tree from Conservation Area - $1,500.00 – *Previously Presented* **EXHIBIT 3**
   b. #129133 for Edgemont Sign Enhancement - $2,999.93 – *Previously Presented* **EXHIBIT 4**

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

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

1. Review of Field Requests
2. Consideration of Field Operation Proposals
   a. Platinum Exterior Services Proposal #1606 for Sidewalk Cleaning - $15,528.56 **EXHIBIT 6**
   b. Update on Proposal Requests for Repairs to Monuments, Fences, and Monument Lighting Along Sawgrass Bay Blvd

E. District Engineer – *Greg Woodcock, Stantec*

1. Update on Edgemont Punch List Proposal Requests
2. Update on Determination of Edgemont Fence Location

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

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

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

1. Consideration FY 2025 Achieved Goals and Objectives Report **EXHIBIT 8**
2. Adoption of **Resolution 2026-01 Amending and Restating Authorization of Disbursement of Funds** **EXHIBIT 9**
3. Adoption of **Resolution 2026-02 Designating Registered Agent** **EXHIBIT 10**
4. Discussion on November 20/December 18 Meeting Schedule

FOURTH ORDER OF BUSINESS: **CONSENT AGENDA**

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

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

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

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

FIFTH ORDER OF BUSINESS: LIAISON REPORTS

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

1. Review of Landscape Scoresheets **EXHIBIT 15**
2. Discussion on Revised Landscape Scoresheets and Visual Inspection Calendar **EXHIBIT 16**
3. Report on Sunshine Water Irrigation at 17530 Blazing Star Circle *(Holden)* **EXHIBIT 17**
4. Discussion on Landscape Grievance (McQueen) **WALK-ON EXHIBIT A**

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

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

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

A. Next Workshop Agenda Discussion Items

1. Emergency Reporting Process
2. Liaison Roles

B. Next Meeting Agenda Items

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

EIGHTH ORDER OF BUSINESS: NEXT WORKSHOP ATTENDANCE CHECK

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

Thursday, November 13, 2025
at 10:00 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

NINTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

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

Thursday, November 20, 2025
at 10:00 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

TENTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY **EXHIBIT 19**
(To be Included in the Meeting Minutes)

ELEVENTH ORDER OF BUSINESS: ADJOURNMENT

EXHIBIT 1

STEADFAST
ENVIRONMENTAL

Avalon Groves CDD Aquatics

Inspection Date:

10/15/2025 1:04 PM

Prepared by:

Matt Goldrick

Account Manager

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

SITE: 22

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Small patches of nuisance grasses and filamentous algae present around the perimeter. Both will be addressed during an upcoming maintenance event.

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: 23

Condition: Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

Algae is clinging to submerged grasses. Fortunately, this will make it easier to treat both simultaneously. Next visit will include multiple treatments for growth like this in several ponds.

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: 24

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Water clarity has exposed bottom-dwelling growth. This is likely benthic algae, which tends to stay in deeper, colder parts of ponds. Technicians will monitor for surfacing and treat if needed.
No nuisance grasses observed.

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

SITE: 25

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving

Comments:

Most of the filamentous algae present is decaying from a treatment last week. A technician will inspect and re-treat if needed next service.
Any nuisance grasses present will be addressed at that tie as well.

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: 26

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving

Comments:

Only a few small patches of decaying filamentous algae are remaining after last week's treatment. This pond will also be inspected and re0treated if needed. No nuisance grasses observed.

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

SITE: 27

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Submerged filamentous algae present. Technicians will monitor for surfacing. Mild nuisance grass growth will be treated following inspections.

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: 28

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Only a few small patches of submerged algae present. A quick application of algaecide will begin to clear this growth.
No nuisance grasses present.

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

SITE: 29

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Another pond with clear water and benthic algae. Technicians will treat for what is present near the shoreline while watching for surfacing further in.
No nuisance growth observed. Lily growth will be maintained.

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: 30

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Another pond with algae clinging to submerged grasses. This pond was treated last week and should show signs of decay shortly. Technicians will continue to monitor and re-treat as needed. Lily growth will be cut back as well.

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: 31

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Any filamentous algae present is decaying from last week's treatment. A technician will inspect next visit and re-treat if needed.
No nuisance grasses observed.

WATER: ✕ Clear Turbid Tannic

ALGAE: N/A ✕ Subsurface Filamentous ✕ Surface Filamentous Planktonic Cyanobacteria

GRASSES: ✕ N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

MANAGEMENT SUMMARY

80

Summer may be officially over, but growing season will still be here for a few weeks. Daily temperatures in the 80's and sudden rain events brought on by late season hurricanes will continue to fuel vegetative and algal growth. An array of herbicides and algaecides are always available should rapid growth occur after a large rain event.

This time of year, technicians are extra vigilant of ensuring drainage and outflow structures are free of debris as to not impede function should a storm hit.

Ponds were overall in good condition during today's inspection. Minimal algal and nuisance grass growth across all ponds. Given these conditions and incoming weather changes, technicians will likely shift to a more prevention-based mindset rather than staying ahead of rapid growth. As we move into the cooler months, technicians will continue maintenance and begin applying preventative products to exposed shorelines as water level recede.

I have included a separate log below with my findings on other ponds not listed here.

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:

Ponds/Stormwater System

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
209	2025-10-21 1	Williams	17543 Blazing Star Circle	Pond 12 / palms at Serenoa large amount of algae growth in pond - extremely low levels - pond bank vegetation	10/23 vendor response: The technician will be out today as it happens, and we are also deploying a boat to address the specific issue on pond 12. I believe one of the supervisors was in communication with Matt Goldrick about it. 10/23 additional vendor response: We hit this one hard today. Residents will notice the pond may have an odor from the dead algae and slightly turn blue from dye. 10/23 email to resident: The pond vendor was out today and treated the pond. They said that residents will notice the pond may have an odor from the dead algae and slightly turn blue from dye. Thank you for letting us know about the pond.	23-Oct
203	2025-10-11 1	Holden	3855 Goldenrod Court	Dead Fish & trash present the day after the observation & cleaning by Steadfast.	Natural Pond Flip	11-Oct
201	2025-10-10 1	Montminy	3440 Twin Flower Ct	We have hundreds of dead fish in our pond on Twin Flowers pond 18. I don't understand why this has happened. There is an aweful smell of dead fish here. This needs to be addressed asap please.	Natural Pond Flip	11-Oct
200	2025-10-10 1	Donnelly	17727 Blazing Star Circle	Hi Avalon Groves Team, Algae Growth on pond #12 in the Palms at Serenoa has gotten significantly worse and the pond no longer looks healthy. Also there are several dead trees around the pond - will those be removed soon? Any update on tree replacement?	10/23 vendor response: The technician will be out today as it happens, and we are also deploying a boat to address the specific issue on pond 12. I believe one of the supervisors was in communication with Matt Goldrick about it. 10/23 additional vendor response: We hit this one hard today. Residents will notice the pond may have an odor from the dead algae and slightly turn blue from dye.	23-Oct
196	2025-09-30 1	Correa	17246 Bay Cedar Way	Residents have noticed that there is a significant amount of debris around Pond 18. Please have the area cleaned and the debris removed at your earliest convenience. Thank you!	Vendor response: Pond 18 was serviced by Steadfast on 10/8/25 as this was there scheduled time to come and treat the ponds. I have attached the log from that visit. You will see on the log that they did pick	Ongoing treatments as required

Printed: Oct 15, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 15, 2025

Job: SE1032 Avalon Groves CDD
Title: Account Inspection
Added By: Matt Goldrick
Log Notes:
Inspected the following ponds per board and district management requests.

12 - Notable filamentous algae present. Most of it appears to be decaying. A treatment by boat to treat further and digest algae is scheduled for next week. Algae is completely normal this time of year. The water clarity is better than normal, which allows more sunlight to penetrate and feed growth. A few tips for prevention:
- I noticed other fountains kick on while on this pond, but not its own fountain. Check the fountain controls to ensure it is functioning correctly.
- Installing aeration will keep water moving and oxygen/nutrients circulating which make algal growth difficult.

18 - The recent fish kill is from a pond flip. This is a completely normal occurrence, especially this time of year. The size and species of fish are the key factors in this determination. I also reviewed treatment logs of this pond to ensure we have not been over-applying product.

49 - Lily growth has not reached a point of concern quite yet. A mass kill is not advised. Small "parceled out" treatments will be administered to cut back growth.

55 - Most of the large swaths of nuisance grasses are decaying. one more treatment should finish them off.

Wed, Oct 15, 2025, 1:54 PM

84°F

64°F

Wind: 12 mph
Humidity: 92%
Total Precip: 0"

Printed: Oct 8, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 8, 2025

Job: SE1032 Avalon Groves CDD
Title:
Added By: David Smeltz
Log Notes:
Treated ponds for:(Grasses and Algae)
18,28,29,30,31,32,33,40,49,38,27,37,26,25,55
(Picked up minimal trash on 18)
Weather Conditions:
Partly cloudy with mist and fog

Wed, Oct 8, 2025, 1:06 PM

89°F
71°F

Wind: 13 mph
Humidity: 93%
Total Precip: 0"

Attachments: 0

Shirley M. Conley

From: Heath Beckett
Sent: Friday, October 10, 2025 8:20 PM
To: Dmontminy@comcast.net; mgoldrick@steadfastalliance.com; lsmith@steadfastalliance.com; Shirley M. Conley; Michael P. Bush; seat3 @avalongrovescdd.com; seat1@avalongrovescdd.com
Subject: RE: CDD - Avalon Groves Field Maintenance Request [#201]

Good evening,

Thank you for letting us know about pond 18. This appears to be a Pond Turnover. I have seen this at all of the communities I manage this year. This is a natural occurrence that happens sometimes. Please see information below.

I am sure that Matt, with Steadfast, will send someone out on Monday to double check this and retrieve any fish that mother nature/wildlife has not taken care of by then. The odor that the residents are smelling is not dead fish typically, it is the release of gasses like hydrogen sulfide which happens during a pond turnover.

By ensuring the entire pond is well-oxygenated, the habitat available to fish expands beyond just the near-surface levels. For additional water clarity and nutrient balance, using pond filter systems can also help support long-term pond health.

Understanding Pond Turnover

Pond turnover is a natural process that occurs when water layers in a pond mix due to temperature changes. This phenomenon typically happens in the spring and fall, causing significant changes in the pond's ecosystem.

During warmer months, a pond's water column becomes stratified. The upper layer, or epilimnion, is warm and rich in oxygen due to photosynthesis and exposure to the air.

The deeper layer, or hypolimnion, remains cooler and contains less oxygen.

A sudden change in temperature, such as a heavy rain or dropping air temperatures, can disrupt this stratification.

The cooler, oxygen-poor bottom layer rises, while the warmer, oxygen-rich top layer sinks.

This movement equalizes the temperature throughout the pond and mixes dissolved oxygen levels.

When the pond turns over, the redistribution of oxygen can cause previously settled organic material to rise, leading to murky water and the release of gases like hydrogen sulfide.

Low dissolved oxygen levels during turnover can stress fish and other aquatic life. In severe cases, fish may die or appear gasping for air at the surface.

Preventing pond turnover often involves maintaining consistent oxygen levels throughout the water column.

Aeration systems, such as those offered by Vertex Aeration, introduce oxygen at various depths, reducing the likelihood of stratification and subsequent turnover.

Physical Processes of Pond Turnover

Pond turnover occurs twice a year due to changes in temperature and density in the water column. These changes lead to the mixing of water layers, influenced by various physical processes.

Please let me know if you have any other questions.

Thanks,

Heath Beckett
District Manager
P. 321.263.0132 x536

Vesta District Services

Your Community.
Our Commitment.

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

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From: MachForm <mailer@forms-db.com>
Sent: Friday, October 10, 2025 6:16 PM
To: mgoldrick@steadfastalliance.com; lsmith@steadfastalliance.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 [#201]

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	- Other

Message
We have hundreds of dead fish in our pond on Twin Flowers pond 18.
I don't understand why this has happened. There is an aweful smell of dead fish here. This needs to be addressed asap please.

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

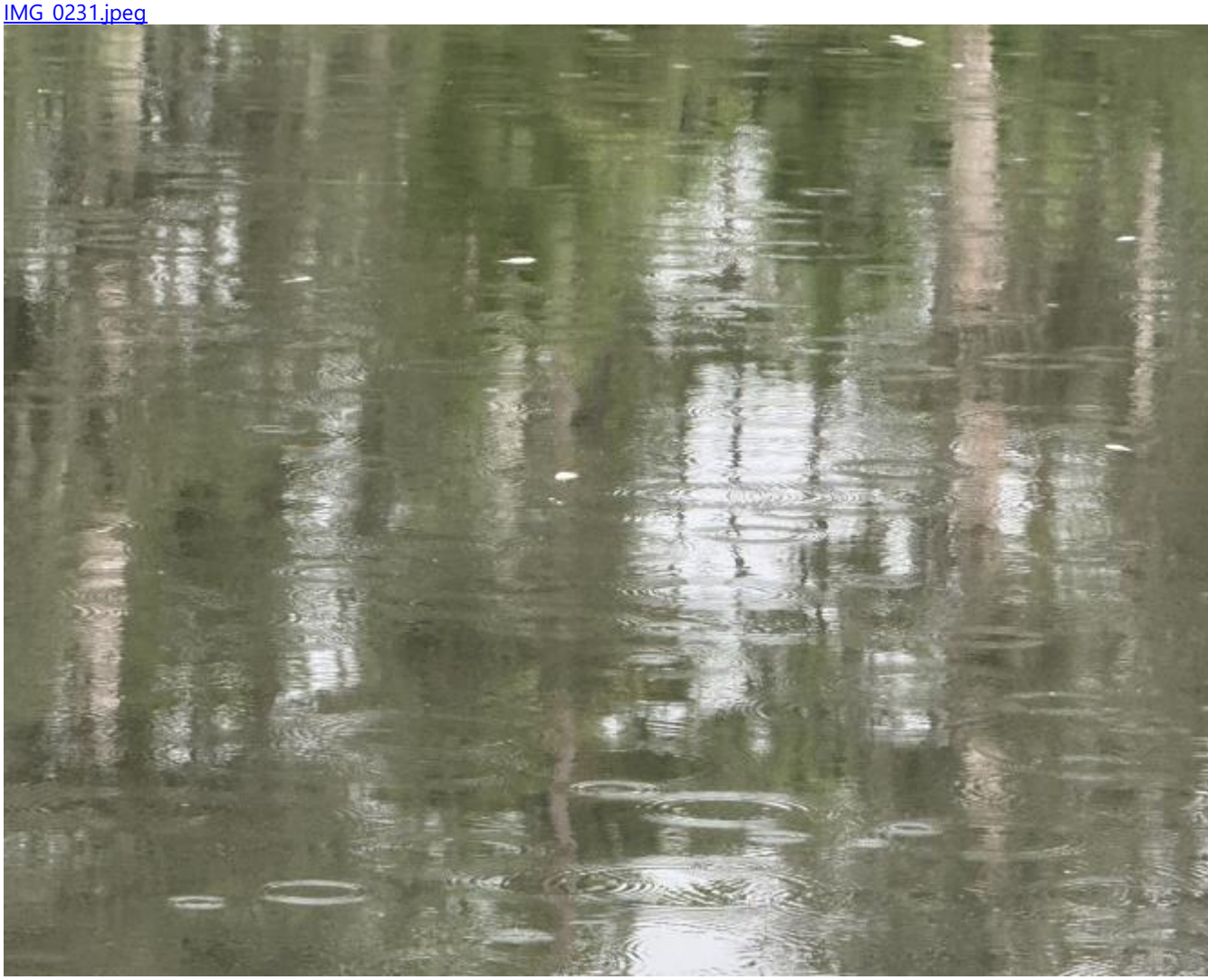
Acceptance	- I have read and agree with the Terms and Conditions.

Upload a File (Limit 5)

IMG_0233.jpeg

IMG_0230.jpeg

IMG_0231.jpeg



IMG_0232.jpeg

Printed: Oct 23, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 23, 2025

Job: SE1032 Avalon Groves CDD
Title: Pond 12 Treatment
Added By: Matt Goldrick
Log Notes:
Applied stronger algaecide and dye via boat. All algae mats and many submerged areas treated. Dye was added during the second pass, so some mats will still appear untreated.

Weather Conditions:
Partly cloudy with fog

Thu, Oct 23, 2025, 9:54 AM

84°F
63°F

Wind: 11 mph
Humidity: 93%
Total Precip: 0"

Attachments: 3

EXHIBIT 2

Avalon Groves CDD October Report

- **9/22 Mow, string trimmed, hard edged all areas. Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Detail section 3 completed. Mulch was added to Village 3 that was missed during phase 1 & 2 of the mulch installation. The gas line was buried from roundabout to the clubhouse; Sod replacement will be necessary to return the property to original state. A valve box was ran over by the gas line crew causing a mainline break that was repaired.**

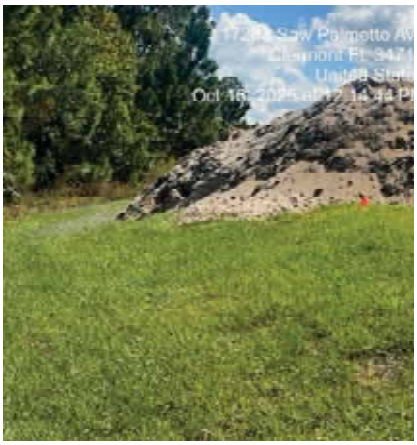
DOWN TO EARTH
LANDSCAPE & IRRIGATION

- **9/29 Mow, string trimmed, hard and soft edged all areas. Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Trimming of grasses to monuments signs completed. Replacement installation to the median and Village 1 commenced. The gas line project moved up the road towards Village 1, the contractors were politely asked not to park on newly installed turf.**

DOWN TO EARTH
LANDSCAPE & IRRIGATION

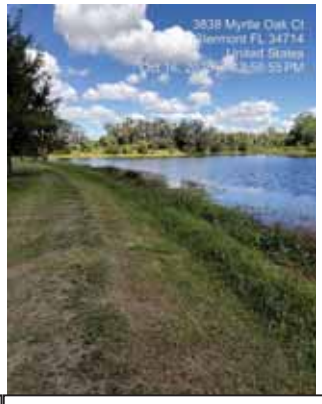
- **8/6 Mow, string trimmed, hard edged all areas. Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Monitoring newly installed turf and plant material. Electrical box work next to pond 39 left piles of soil, this was lined trimmed down.**

- **8/13 Mow, string trimmed, hard and soft edged all areas. Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Monitoring newly installed turf and plant material. Inspection of Village 3 found newly blocked accesses point, Pool construction on residential properties piling soil on District property.**



DOWN TO EARTH

LANDSCAPE & IRRIGATION



- **8/20 Mow, string trimmed, hard edged all areas. Daily litter patrol along Sawgrass Blvd to include advertising signage removal. Monitoring newly installed turf and plant material. Erosion control project completed, St Augustine will be installed in easement where some damage occurred.**

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: 1

Date: Oct. 8, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Acc2

POC Info: Lake

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 80

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	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
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	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	16	17	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	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
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	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	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	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
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 Lakes Ballfields

Branch: Mt Dora

Report Type: Monthly

Controller Name: Edgemont

Date: Oct. 13, 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: 80

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

Irrigation Zones

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

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: Basswood

Date: Oct. 7, 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: 80

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	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
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	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	1 hrs 0 mins	0 hrs 45 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

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

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Ladams

Customer: Avalon Groves CDD

Branch: Mt Dora

Report Type: Monthly

Controller Name: 3

Date: Oct. 7, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Acc2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 4 p.m.

Seasonal Adjustment: 80

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	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
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	10	12	13	14
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	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 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: Spoke

Additional Comments:

Down To Earth Lawn & Ornamental Report

Property: Avalon Graves **Date:** 9/2/25

Applicator Information:

Name - Alex + Paul **Turf Application** ☐ **Time in** ☐

I.D. Card # - JE251116 **Ornamental Application** ☐ **Time out** ☐

Turf Application Information

Fertilization	Weed Control	Disease & Insect
Liquid: ☒	Liquid: ☒	Insect Control (per 1000 Sq. Ft.)
Granular: ☐	Herbicide(s) Used:	1) KFS 12oz
Analysis: 0-0-52	1) Dismiss 13oz (200 cal)	Rate/ M
Application Rate: (lbs. N or K / 1000 Sq. Ft.)	Rate/ M	2)
Analysis: Iron	2) Manor .5oz	Rate/ M
Application Rate: (lbs. N or K / 1000 Sq. Ft.)	Rate/ M	3)
Analysis:	3) Octane 2oz	Rate/ M
Application Rate: (lbs. N or K / 1000 Sq. Ft.)	Rate/ M	Target Pest:
Area(s) Treated:	(Per 1000 Sq. Ft.)	Disease Control (Per 1000 Sq. Ft.)
SqFt Treated:	Area(s) Treated:	1)
Gal/Lbs.	Granular: ☐	Rate/ M
	Herbicide Used:	2)
	1)	Rate/ M
	Area(s) Treated:	3)
		Rate/ M
		Target Pest:
	Total Sq.Ft. Treated	Total Sq.Ft.Treated
	Total Gal/Lbs. 600	Total Lbs.

Ornamental Application Information

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

Comments & Observations:

Turf was treated with weed control, insect control and liquid fertilizer.

Technician's Signature

Wind Direction/Speed

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
204	2025-10-14	McKenzie	2532 alligator flag ct	Mowing of the common area behind our home is no longer being mowed. Please cut up to the fence line. Thanks!!	access blocked by pool installation debris 10/16 still no access due to fence install on easment and two homes having pool installs	
182	2025-09-11	Yi	17402 Saw Palmetto Ave, Clermont, 34714	17402 Saw Palmetto Ave Second email/request. The CDD lawn service is using the path between our home and neighbor's home as an access point. Please ask them to stop using that area. We have new sod, and they have damaged a sprinkler head. If you need more information, please contact me at (610)743-0960.	Resident is non responsive to DTE.	
181	2025-09-11	McQueen	3440 Yellowtop Loop	My back yard is growing Bahia and weeds bc DTE is not mulching the yards it is just blowing it on my property.	Discussed at September meeting DTE is an independent contractor, District is indeminified 10/28 DTE emailed will schedule meeting w/resident	
174	2025-09-05	Irizarry	2543 Alligator Flag Ct	Theres a dried or thunderstruck tree in the reserve behind my property which poses an imminent danger to my property and family. I reached out to the SJRWMD regarding issue and they sent an email/letter authorizing removal. Please find below and advise how this could be managed before any storm or weather can bring it down over my backyards. Appreciate your help! Paul	SJRWMD #1531924 (135777-18) Serenoa Vlg Tree Removal Authorization 9/11 vendor response: Good evening, Board presented with proposal at September's meeting.	
165	2025-08-27	Barrett	17354 Blazing Star Circle	POND 4: Sometime ago a storm knocked down trees back of our residence. We filed a work order with Yellowstone which closed the file without informing us. Please field review this situation and let us know if it can be corrected. Thanking you in advance. Anthony W. Barrett 17354 BlazingStar Circle Palms at Serenoa Lot 56		

EXHIBIT 3

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/.

EXHIBIT 4

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

Estimate: #129133

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
Edgemont Sign Enhancement	October 20, 2025	Justin Sarka	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep				$325.00
Pickup and Delivery Fee	Dollar	1	$64.99	$64.99
Pine Bark Mulch	Cubic Yard	2	$64.00	$128.00
Irrigation Modification	Each	1	$2,130.00	$2,130.00
Dwarf Oleander	3 Gallon	2	$23.42	$46.84
Blue Daze "Blue My Mind"	1 Gallon Plant	30	$10.17	$305.10
			Subtotal	**$2,999.93**
			Estimated Tax	$0.00
			Job Total	**$2,999.93**

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/.

Scope of Work;

- Add irrigation zone.
- Install plant material.
- Install mulch.

Proposed By:

Justin Sarka
Down to Earth

09/23/2025
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/.

EXHIBIT 5

FIELD OPERATIONS REPORT

FOR

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

OCTOBER **2025**

AVALON GROVE

- DTE.
  - Meeting scheduled with Justin to inspect the resident's home for lawn clippings encroaching on their lawn.
- Power Pole Installation.
  - Completed.
- Ongoing Issues With Street Lights.
  - Cords from the lights are hanging. (Village 3)
  - Out Lights.
  - Lights That Are Not Dimming Correctly.
  - Base Of Lights. (Collars)
    - Materials will be shipped the week of the 3rd.
- Village 3 Pressure Washing.
  - Completed, I will inspect when I'm on site before the meeting.
- Community Entrance Repairs.
  - I have contacted Juan from Outdoor Ninja.
    - The proposal will be sent over before the meeting.
- Steadfast.
  - I met with Matt onsite to go over any pond issues and how we are going to treat them in the future.
  - When we were onsite, we didn't notice any dead fish from the previous pond flip.
- Edgemont Fence.
  - Has been fixed.

- Pond 18

AVALON GROVE

- Pond 12

- Pond 58.

- Pond 13.

- Pond 19

- Pond 17

- Pond 16

AVALON GROVE

- Pond 20.

AVALON GROVE

- Pond 28

AVALON GROVE

- Roundabout on Butterfly Pea Ct

- Park Green Space Gold Crest Loop

AVALON GROVE

- Park Next Off Basswood Lane

- Work is being done in Village 3 behind the homeowner's house.

- Work that has been ongoing in the community.
    - Pipe being wielded and sidewalks that have been torn up. Total of 9

- Roundabout Past Village 3

AVALON GROVE

- Edgemont Pond 59 and Green Space Leading to it.

THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM

Field Operations

Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
206	2025-10-21	LANDRY	17555 SAWGRASS BAY BLVD	It was reported to the POA that a few water bottles filled with urine tossed at the conservation area, near the 2nd light pole as you turn into the Edgemont community.	10/22 email: Thank you for letting us know.	
138-188	7/2025-9/2025	Multiple Requests		Monument, brown fence, and villae entrance sign repair requests 138, 153, 156, 173, 188	Proposal presented at September meeting declined. Additional proposals being sought	

Streetlights

Entry #	Date Create	Name	Message	Response	Resolution / Date
41	2025-10-16	Ellis	The solar panel seems to be missing from the light pole.So the light's not working, and it's very dark out.		
40	2025-10-10	VERO	#2 - at entrance to Village 2		
39	2025-09-23	Borges	2400 Palm Park Loop		
38	2025-09-20	Steger	The street light in front of 17160 Goldcrest Loop Clermont FL 34714 is not working. Please put in a work order to repair.		
37	2025-09-09	Prabhu	17156 Goldcrest Loop Clermont FL 34714. Streets light in front of my house not working, this was reported on 8/18 and no action so far. What is the timeframe to fix this?	Listed on 9/18 Streetlight audit	
152	2025-08-18	Prabhu	Streetlights Village 3 - Serenoa Lakes Not Working Want to bring to your attention that the street light I front my home #121 is not working for several weeks now. Called the 1800 number, no response	Listed on 9/18 Streetlight audit	
36	2025-08-12	Likeum	Hi Address of the light is North corner of the 2425 Southlawn Ln in village 3 lot	Listed on 9/18 Streetlight audit	
35	2025-07-29	Mastrangeli	Reporting street light Pole #42 that on any given night is either out and not working for a couple days, Flickers off and on, or is dimmer then normal. I also don't think the secondary brightness level when walking under the light is working either.	Listed on 9/18 Streetlight audit	

EXHIBIT 6

Hi Heath, Gabe, and Michael!

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

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

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

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

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

Have a great day!
Platinum Exterior Services LLC

Review and approve

AGREEMENT FOR SIDEWALK AND CURB MAINTENANCE SERVICES 2026-2028

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

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

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

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

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

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

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

Exhibit A: Proposal
Exhibit B: Insurance Certificate with Endorsements

PLATINUM EXTERIOR SERVICES LLC
_____ By: _____
Its:_____

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

_____ By: _____
Its:_____

Exhibit A: Proposal

Exhibit B: Insurance

ESTIMATE

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

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

PLATINUM EXTERIOR SERVICES

Avalon Groves CDD

Bill to

Michael Bush
CDD
17345 Bracken Fern Lane
Clermont, FL 34714

Estimate details

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

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

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

Total **$15,528.56**

Note to customer

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

Accepted date

Accepted by

EXHIBIT 7

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer ~~to~~ the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 163922-1 Application No(s):

Project Name: Edgemont Phase (if applicable):

A. Request to Transfer: The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: _____
Signature of Permittee
DR Horton Inc.
Company Name
407.487.9961 / JCornwall@drhorton.com
Phone/email address

Peter Chichetto, Assistant Secretary
Name and Title
7835 Osceola Polk Line Road
Company Address
Davenport, Florida 33896
City, State, Zip

B. Agreement for System Operation and Maintenance Responsibility: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____
Signature of Representative of O&M Entity
Jere Earlywine, Registered Agent
Name and Title
_____
Email Address
850-692-7300
Phone

Avalon Groves CDD
Name of Entity for O&M
107 W College Ave
Address
Tallahassee, FL 32301
City, State, Zip
_____
Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation (if filed before 1995)
- ☐ Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)

EXHIBIT 8

Avalon Groves
Community Development District

Performance Measures/Standards
& Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Avalon Groves Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: Michael Aube (Sep 30, 2024 17:17 EDT) Date: 09/30/24
Print Name: Michael Aube
Avalon Groves Community Development District

District Manager: Date: 10/2/2024
Print Name: Kyle Darin
Avalon Groves Community Development District

The Avalon Groves Community Development District FY 2025 Report of Achieved Goals and Objectives was approved on September 25, 2025.

Heath Beckett, District Manager

Gene Mastrangeli, Chairman
Board of Supervisors
Avalon Groves Community
Development District

EXHIBIT 9

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT AMENDING AND RESTATING RESOLUTION 2016-18 AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR EFFECTIVE DATE

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

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") typically meet monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board meets on a monthly basis and may cancel regularly scheduled monthly meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, establishing meeting schedules outside of monthly meetings may interfere with the timely approval of disbursements and payment of expenses; and

WHEREAS, the District previously adopted Resolution 2016-18, which authorized the District Manager and Chairperson of the Board to disburse funds for payment of certain expenses of the District without prior approval of the Board; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interest of the District, and necessary for the conduct of District business, to amend and restate Resolution 2016-18 to establish a revised policy governing the disbursement of funds without prior approval by the Board, as set forth below.

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

SECTION 1. Continuing Expenses. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
2. The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.
3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
4. The invoice amount will not cause payments to exceed the adopted budget of the District.

SECTION 2. Non-Continuing Expenses. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; 2) repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses not exceeding $2,500 with approval of the District Manager;
2. Non-Continuing Expenses greater than $2,500, but not exceeding $5,000, with approval of the Chairman of the Board of Supervisors.
3. Non-Continuing Expenses, for minor repairs to the improvements directly under the purview of the Field Services Manager, not exceeding $1,000 with approval of the Field Services Manager.

SECTION 3. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 30TH DAY OF OCTOBER 2025.

ATTEST:

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

EXHIBIT 10

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered administrative office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

1. **DESIGNATION OF REGISTERED AGENT.** K. Bennett Davenport is hereby designated as Registered Agent for the District.

2. **REGISTERED OFFICE.** The District's Registered Office shall be located at 107 W. College Avenue, Tallahassee, Florida 32301.

3. **FILING.** In accordance with Section 189.014, Florida Statutes, the District's Secretary is hereby directed to file certified copies of this resolution with Lake County and the Florida Department of Commerce.

4. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 30th day of October 2025.

ATTEST**:**

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson, Board of Supervisors

EXHIBIT 11

MINUTES OF WORKSHOP
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, September 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

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

THIRD ORDER OF BUSINESS: Audience Comments

A moment of silence was observed.

Comments were heard on landscape concerns: maintenance along fences, mowing frequency, pond mowing, organic matter blowing onto residents' property and ponds, mowing to residents' property lines, mulching, definition of wetlands, signage for conservation areas, overhanging trees, and dead trees in the conservation and buffer areas.

It was noted that the District does not maintain conservation and buffer areas which are to be left in their natural state; however, Supervisors will confirm with staff the process for a permit modification to address trees that may be deemed a safety hazard.

Comments were also heard on pond 4 landscape and garbage and weeds along the District/Waterleaf perimeter fence line.

Residents were advised to submit requests via the Avalon Groves CDD website and contact the landscape liaisons with questions.

Additional comments were heard on trimming along fence lines, providing homeowners with guidelines for landscape maintenance along fence lines, the landscape maintenance contract, and the landscape scoresheet.

Supervisors advised of a 3" mulch or bed dressing border along fences adjoining CDD property that was recommended by the landscape vendor at the August meeting.

Further comments were heard on frequently missed areas of mowing and treating Cedars around the ponds for blight.

FOURTH ORDER OF BUSINESS: Discussion Items

A. Landscape and Environmental – Gabriel Ruperez/Carl Weston

Supervisors discussed formulating a list of residents' concerns and questions to present to the landscape and pond vendors for a response and to ensure satisfactory resolution.

Documentation of property damage caused during construction at the end of Sawgrass Bay Blvd. was discussed.

1. Exhibit 1: Landscape Scoresheets
2. Exhibit 2: PAS Landscape Committee Grievance – Fence/Lawn Edging
3. Exhibit 3: Drafted 2025/2026 Calendar for Landscape Audit and Revised Audit Worksheet

   Mr. Weston presented the revised audit worksheet and calendar for discussion.

Supervisors discussed the MachForm notification process, dissemination of information to Supervisors, liaison roles, cleaning up the request list and having the request list included in the workshop agenda packet.

Mr. Holden agreed to create a list of questions and concerns related to ponds for further discussion with the vendor for inclusion in the next agenda packet.

Audience comments were heard on maintenance of landscape along fence lines bordering CDD property. Notifying residents of the recommendation to mulch/bed dressing a minimum of 3" on the CDD side when fences border or encroach onto CDD property was further discussed. It was noted there had been no directive from the CDD Board to deny HOA vendors access to maintain HOA property using CDD easements.

It was suggested that a map be marked to show the areas that are not being mowed to provide to the landscape vendor to address.

B. Amenities and Infrastructure – John Holden/Gene Mastrangeli

Mr. Holden raised a concern regarding his request for documentation on the fence that had not been received. Discussion followed on the fence installation and record requests, and landscape maintenance at the lift stations.

Mr. Mastrangeli provided an update on the revisions to process for requesting an easement encroachment agreement.

Further clarification on the list of concerns and questions for the pond vendor was given.

Mr. Mastrangeli advised of the streetlight vendor responsiveness and status on the repair requests.

C. Public Safety – Carl Weston/Robert Wolski

An update was provided on a recent safety meeting, noting additional road construction outside the District is expected to be more frequently used than Sawgrass Bay Blvd, future road work is to be completed in Edgemont to extend the road to Hancock, and the recently installed lighting, and that the traffic signal is anticipated to be active by mid-October.

D. Finance – Gene Mastrangeli/Robert Wolski

It was noted that while the District did not increase assessments for FY 2026, this would likely have to be considered for FY 2027, and expenditures need to be monitored more closely October through December as the new fiscal year begins but revenue is not received until December/January.

Supervisors discussed the merits of a reserve study in preparing for future expenditures for infrastructure.

E. Other Items

1. Exhibit 4: Review of Correspondence on CDD Mowing Practices and Fence Line Policy *(Holden)*

Discussion followed on communications with District staff and provision of requested records.

2. Exhibit 5: Review of FY 2026 Performance Standards and Measures

Supervisors discussed accountability and responding to resident requests. Discussion returned to the lists of landscape and pond maintenance concerns residents have presented.

Mr. Holden volunteered to follow up on the removal of a Pulte sign at Village 3.

FIFTH ORDER OF BUSINESS: Next Meeting Announcements

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on September 25, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

The next *Avalon Groves Community Development District workshop is scheduled for 10 a.m. on October 9, 2025 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.*

SIXTH ORDER OF BUSINESS: Adjournment

The workshop was adjourned at 12:18 p.m.

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

Workshop Minutes were accepted by vote of the Board of Supervisors at a publicly noticed meeting held on October 30, 2025.

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

EXHIBIT 12

MINUTES OF MEETING

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District was held on Thursday, September 25, 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
Kyle Darin	Regional Director, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Bennett Davenport	District Counsel, Kutak Rock LLP *(Virtually)*
Greg Woodcock	District Engineer, Stantec *(Virtually)*
Justin Sarka	Account Manager, Down to Earth Landscape & Irrigation
Matt Goldrick	Account Manager, Steadfast Environmental
Shannon Bernard	Palms at Serenoa HOA CAM
Jasmine Correa	Palms at Serenoa HOA Assistant CAM

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

Comments were heard on mowing (closed chute mowing, and organic material blowing into the ponds) and the Edgemont fence, the agenda packet, and the ethics policy.

Mr. Darin responded to a question on the infrastructure operation and maintenance items and the bond repayments that are funded by the CDD assessments. Discussion followed on the cost-benefit of purchasing property in a CDD.

THIRD ORDER OF BUSINESS: ETHICS POLICY – SUPERVISOR CODE OF CONDUCT

A. Exhibit 1: Discussion on Proposed Ethics Policy – Supervisor Code of Conduct *(Weston)*

Supervisors and staff discussed the presented policy draft. Mr. Davenport noted that some of the policy items overlapped the Rules of Procedure and recommended those items be deferred for a separate review of the District's Rules of Procedure.

Mr. Davenport was directed to present a revised draft for further discussion at the next meeting.

FOURTH ORDER OF BUSINESS: STAFF & VENDOR REPORTS

A. Community Managers

1. Palms at Serenoa HOA Update – *Shannon Bernard/John Holden*

Ms. Bernard introduced Ms. Correa who may attend future meetings as her schedule allows. She advised the hog trapping cost-share proposal will be on the next HOA meeting agenda.

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

Mr. Mastrangeli noted POA concerns about ponds in village 3. Staff and vendors are aware and working to address.

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

1. Review of Pond Requests through 9/18/2025

2. Review Supervisor-Prepared List on Pond Care and Maintenance *(Holden)*

Mr. Goldrick responded to Supervisor questions on report terms, treatment processes, lily pads, and the expectation of algae bloom between May and September, and success criteria for pond treatments.

Mr. Goldrick was asked to provide additional educational material that can be posted on the District's website.

In response to a question regarding limiting the report to the current month requests, Mr. Beckett advised that the report usually includes requests received in the prior month and/or that are still marked as open.

Mr. Goldrick responded to a question regarding organic material being blown into the ponds, stating that run-off containing fertilizer has a greater impact on nuisance growth than the depositing of grass clippings.

3. Exhibit 3: Consideration of Steadfast Aquatic Maintenance Services Agreement Amendment 3 for Cost-of-Living Increase - $42,972.00/Yr (Annual Increase of $1,452.00)

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board approved Amendment 3 to the aquatic maintenance services agreement with Steadfast Environmental to accommodate a cost-of-living increase, for a total of $42,972.00 per year, for Avalon Groves Community Development District.

Mr. Goldrick was asked to review the condition of pond 12

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

Mr. Sarka responded to Supervisor questions. The irrigation breaks at the end of Sawgrass Bay Blvd. were discussed. Mr. Beckett confirmed he had the name and phone number of the vendor performing work in the area.

1. Review of Open Landscape Requests through 9/18/2025

   Mr. Sarka advised that most of the requests had been addressed, the log just needs to be updated.

2. Review List of Palms at Serenoa Residents Landscape Concerns *(Weston)*

   Mr. Weston relayed concerns regarding weed encroachment on residents' grass and mowing being performed with an open chute. He noted that weed control is not applied to Bahia, and the landscape liaisons will work with Down To Earth on the open chute mowing issue.

   The matter of the shrubs and irrigation on the Sunshine Water property was discussed. Mr. Weston will research ownership, irrigation access and maintenance responsibility.

   Access to CDD-maintained property in Village 3 was discussed.

3. Consideration of Down To Earth Proposals

   a. Exhibit 5: #128268 to Remove Tree from Conservation Area - $1,500.00

      Mr. Sarka advised the proposal was provided in response to a resident contacting SJRWMD to obtain approval to fell the tree. He noted the tree was dead last year prior to hurricane season. Consideration of this item was postponed until the next meeting.

      Mr. Weston will report on additional trees in the conservation/wetland buffer areas that may need to be considered for future removal pending SJRWMD approval.

   b. Exhibit 6: #128264 to Address Erosion Between Ponds 57 and 64 - $6,280.05

      Mr. Sarka provided information on the site conditions. Discussion followed. Supervisors acknowledged the need to prioritize projects based on revenue availability.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Ruperez, WITH ALL IN FAVOR, the Board approved Down To Earth proposal #128264 to address erosion between ponds 57 and 64 in the amount of $6,280.05, for Avalon Groves Community Development District.

   c. Walk-on Exhibit A: #129133 for Edgemont Sign Enhancement - $2,999.93

Consideration of this item was deferred to the December agenda.

Mr. Sarka advised he could be available to review the irrigation report with Supervisors individually if necessary.

D. Exhibit 7: Field Manager – *Michael Bush, Vesta District Services*

Mr. Bush reviewed the Field Manager Report and responded to Supervisor questions. It was noted that the file upload stripped out some of the pictures in the report. *[Note: agenda packet on website updated with re-uploaded exhibit 7 on 10/22/2025].*

1. Open Field Requests through 9/18/2025
2. Exhibit 8: Update on Light Contractor Service
   a. Open Streetlight Requests through 9/18/2025
3. Consideration of Field Operation Proposals
   a. Exhibit 9: Consideration of Swine Solutions Proposals for Renewal of Hog Trapping Services – *Previously Presented*
      i. 1-Year Term - $22,200-yr + $385 per trap
      ii. 3-Year Term - $19,800-yr + $385 per trap

      Mr. Davenport explained that the agreement parties would be the District and vendor. Any agreements with the POA and/or HOA for reimbursement would be separate cost-share agreements. The termination clauses are standard for District agreements. If the HOA wishes to enter into a cost-share agreement in the future, the District would likely need to request additional traps, which would affect the current pricing.

On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Ruperez, WITH ALL IN FAVOR, the Board approved a 3-year term with Swine Solutions for hog trapping services, for Avalon Groves Community Development District.

   b. Exhibit 10: Consideration of Proposals to Repair Monuments, Fences, and Monument Lighting Along Sawgrass Bay Blvd
      i. Rapid Response Proposal - $155,736.00

         This proposal was tabled. Staff were directed to request proposals from other vendors.

      ii. Proposal Pending
   c. Walk-on Exhibit B: Consideration of Proposals for Village 3 Entrance Sidewalk and Curb Pressure Washing
      i. Mighty Clean Pressure Washing #5005 - $750.00
      ii. Under Pressure Pressure Washing #165 - $835.20

Mr. Beckett explained these vendors provide acid washing. It was noted this was a POA-generated request. Pricing and funding to reinstate the rust inhibitor system were discussed.

On a MOTION by Mr. Wolski, SECONDED by Mr. Weston, OPPOSED by Mr. Holden, the Board approved Mighty Clean Pressure Washing proposal #5005 to pressure washing the Village 3 entrance sidewalk and curb in the amount of $750.00, for Avalon Groves Community Development District.

E. District Engineer – *Greg Woodcock, Stantec*

1. Update on Edgemont Turn Lane

Mr. Woodcock explained the water retention was associated with an inlet that was clogged with debris and sediment. Stantec was able to unclog it while on site. Mr. Woodcock recommended the landscape vendor address this going forward. He will forward the location to the District Manager.

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

1. Exhibit 11: Discussion on Easement Encroachments and Policy Update *(Mastrangeli)*

a. Easement Encroachment Log

i. Unapproved Easement Encroachment at 17438-17434 Saw Palmetto *(Weston)*

Mr. Davenport presented options for Supervisors to consider: an agreement allowing the fence to remain in place subject to removal if CDD requires access, an easement agreement requiring a modification of a 10’ gate to permit District access, a demand to remove the encroaching portion of the fence. He explained that while the easement agreement includes language acknowledging the District’s right to remove obstructions, the District has the right to remove obstructions to its property without an agreement in place. He explained that obstruction removal would require District Engineer involvement and possibly a recent survey to confirm removal is only within the easement.

Discussion followed on the non-compliance of the resident at 17418 Saw Palmetto to install a 10’ gate per the agreement terms and the installation of a lock on the existing gate.

Staff will review the easements for new obstructions and draft a letter to residents.

b. Palms at Serenoa Map Updates

c. Revised License Agreement for Fence Installation

Mr. Davenport discussed the proposed process modification by the POA and HOA to require a District Management approval letter prior to their approval of improvements.

Board direction for the 10' gate requirement was previously given and Mr. Davenport had incorporated that change to the license agreement.

2. Exhibit 12: Discussion on District Policy for Landscape Requests Such as #181 and #347

Mr. Davenport discussed the indemnification terms in vendor agreements and recommended residents be directed to the District Manager who could research claims, obtain staff and vendor input and present action items for the Board's consideration if required. Allowing staff to address resident concerns and claims limits the liability risks to the District and to Supervisors personally.

It was suggested that the efficacy of the liaison roles be discussed at the workshop.

3. Exhibit 13: Discussion on Edgemont Fence Repairs

a. Outdoor Ninja Proposal #2025-EDG-01-31 - $13,300.00

i. Panel Repairs - $5,420.00

ii. Post Reinforcement - $7,880.00

Mr. Beckett reviewed the proposal options. A survey (estimated at $2,575.00) would be required to confirm the official location of the fence installation.

Mr. Darin noted the fence was part of the punch list for the Edgemont project completion approval. Mr. Woodcock has submitted a revised list to vendors for quotes to complete the remaining items DR Horton will not address. Mr. Davenport reminded Supervisors of the reserve fund connected to the bonds that could be transferred to the acquisition construction fund to finance some of the remaining punch list items.

Board consensus was for the District Manager to authorize the fence repair in two locations.

Mr. Davenport offered to provide a recommendation on how to proceed with conveying improvements to another entity.

Discussion moved to V. CONSENT AGENDA.

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

1. Discussion on District's Performance Measures/Standards

a. Exhibit 14: Consideration of Report of FY 2025 Achieved Goals and Objectives

b. Exhibit 15: Adoption of **Resolution 2025-14 Establishing Performance Measures/Standards & Annual Reporting Form for FY 2026**

On a MOTION by Mr. Ruperez, SECONDED by Mr. Weston, OPPOSED by Mr. Holden, the Board approved the adoption of **Resolution 2025-14, Establishing Performance Measures/Standards & Annual Reporting Form for FY 2026**, for Avalon Groves Community Development District.

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

This item was discussed out of order prior to III.G. District Manager Report.

A. Exhibit 16: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 21, 2025

B. Exhibit 17: Consideration and Acceptance of the Unaudited August 2025 Financial Statements

Mr. Beckett noted a correction to be made in paragraph 2 of the summary page to indicate the District is under budget.

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

Discussion moved back to III.G.1.b. Adoption of Resolution 2025-14 Establishing Performance Measures/Standards & Annual Reporting Form for FY 2026, before proceeding to XII. ADJOURNMENT. The remaining agenda items were deferred to the next meeting.

SIXTH ORDER OF BUSINESS: LIAISON REPORTS

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

1. Exhibit 18: Review of Landscape Scoresheets

2. Exhibit 19: Discussion on Revised Landscape Scoresheets & Visual Inspection Calendar

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

1. Exhibit 20: Update on Pulte Sign Posted on District Property (Holden)

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

D. Finance – *Gene Mastrangeli/Robert Wolski*

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

Mr. Holden requested to be copied on fence communications.

A. Next Workshop Agenda Items

B. Next Meeting Agenda Items

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

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

The next *Avalon Groves Community Development District workshop is scheduled for 10 a.m. on October 9, 2025 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida 34714.*

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

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on October 23, 2025 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

Quorum was not confirmed.

ELEVENTH ORDER OF BUSINESS: **EXHIBIT 21: ACTION ITEMS SUMMARY**

District Manager

- Post educational material on the ponds provided by Steadfast on the website *[Posted 10/17/2025]*
- Discuss the conservation area trees and SJRWMD permit modification requirements with Mr. Woodcock
- Connect with Ms. Johnson on rust solution
- Authorize Outdoor Ninja to fix the Edgemont fence panels at two locations

TWELFTH ORDER OF BUSINESS: **ADJOURNMENT**

On a MOTION by Mr. Ruperez, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:07 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 October 30, 2025.

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

EXHIBIT 13

Avalon Groves
Financial Summary
September 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	$ 465,101						
Trust Balances (Restricted to DS)		274,533	837,357	288,525	85,889	290,309	86,331
Trust Balances (Restricted to A&C)		0	1	17,256	5	88,514	11,014
Less: Accounts Payable	30,201	-	-	-	-	-	-
Less: Due to Other Funds	-	-	-	-	-	-	-
Net Cash Balance	$ 434,900	$ 274,533	$ 837,358	$ 305,781	$ 85,894	$ 378,823	$ 97,344
Plus: Prepaids & Deposits	9,056	-	-	-	-	-	-
Plus: Assessments Receivable	-	-	-	-	-	-	-
Plus: Due from Other Funds	-	-	-	-	-	-	-
Less: Deferred Revenue	-	-	-	-	-	-	-
Net Current Assets	443,956	274,533	837,358	305,781	85,894	378,823	97,344
Cash Available to Spend	434,900						

Analysis of Revenues & Expenditures

	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	**1,321,676**	**181,409**	**534,805**	**221,582**	**196,354**	**351,163**	**132,415**
Expenses:							
Administrative	125,891						
Insurance	31,836						
Debt Service Administration	21,708						
Utilities	307,780						
Physical Environment	614,187						
Principal Payments		50,000	155,000	75,000	80,000	135,000	40,000
DS Interest		122,669	376,441	133,404	112,738	202,450	89,275
Total Expenses:	**1,101,403**	**172,669**	**531,441**	**208,404**	**192,738**	**337,450**	**129,275**
Transfers In/Out	-	-	(20,822)	(60,000)	-	80,822	-
Profit (Loss)	**$ 220,273**	**$ 8,741**	**$ (17,458)**	**$ (46,822)**	**$ 3,617**	**$ 94,536**	**$ 3,140**

Avalon Groves CDD
Summary for September 2025

At the end of September there was spendable cash in the amount of $434,900. This cash balance is net of items, such as, accounts payable and any monies due to others. There are no assessments outstanding which means that 100% of assessments have been collected by the tax collector and forwarded to the District.

By the end of September, 100.00% of the annual budget is "expected" to be expended. Expenses through the month of September amount to
$1,101,403 which is 83.28% of the budget for the fiscal year. This means the District is under budget through September.

The largest expenditures are for physical environment at $614,817. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal. The second largest category of expenditures is utilities amounting to $307,780 which encompass electric; streetlights; and water.

Although the total expenses only use 83.284% of the budget there are several items that are either overbudget or have expended more than the 100.00% of the budget already this year.

The Disclosure Report had a budget of $5,408 but actually cost $6,408 this works out to be 119% of the budget for that expense.

Bank fees are currently 178% of the allocated budget due to the purchase of check stock.

Miscellaneous expenses are also overbudget at 522% of budgeted amount due to Fire District taxes imposed on the District.

The other expense overbudget is Hardscape Repair & Maintenance, which was budgeted at $15,000 but has already incurred $22,477 worth of expenses, that works out to be 150% of the budget for that expense.

Landscape replenishment is currently at 112% of the budgeted amount of $76,000.
Lastly, Lake & Pond Maintenance has a budget of $54,600 and the District spent $58,245, 124.99% of the budget.

Avalon Groves
Community Development District

Financial Statements
(Unaudited)

September 30, 2025

CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995-2025

Avalon Groves CDD
Balance Sheet
September 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	$ 465,101	$ -	$ 20.00	$ -	$ -	$ -	$ -	465,121
3	Trust Accounts:								
4	Revenue Fund	-	71,885	237,514	166,327	65,237	106,872	54,129	701,964
5	Interest Fund	-	43	133	15,193	1,313	14,952	16	31,650
6	Reserve Fund	-	202,554	599,495	105,297	19,310	168,200	32,169	1,127,025
7	Prepayment Fund	-	18	125	1,593	-	250	-	1,986
8	Sinking Fund	-	33	90	22	30	35	17	227
9	Principal	-	-	-	40	-	-	-	40
10	Cost Of Issuance	-	-	-	-	-	-	(1)	(1)
11	Bond Redemption	-	-	-	53	-	0	-	53
12	Acquisition & Construction	-	0	1	17,256	5	88,514	11,014	116,790
13	Accounts Receivable	-	-	-	-	-	-	-	-
14	On-Roll Assessments Receivable	-	-	-	-	-	-	-	-
15	Due From Other Funds	-	-	-	-	-	-	-	-
16	Undeposited Funds	-	-	-	-	-	-	-	-
17	Prepaid Expenses	8,515	-	-	-	-	-	-	8,515
18	Deposits	541	-	-	-	-	-	-	541
19	**TOTAL ASSETS**	**474,157**	**274,533**	**837,378**	**305,781**	**85,894**	**378,823**	**97,344**	**2,453,911**
20	**LIABILITIES**								
21	Accounts Payable	30,201	-	-	-	-	-	-	30,201
22	On-Roll Deferred Revenue	-	-	-	-	-	-	-	-
23	Accrued Expenses	-	-	-	-	-	-	-	-
24	Due To Other Funds	-	-	-	-	-	-	-	-
25	**TOTAL LIABILITIES**	**30,201**	-	-	-	-	-	-	**30,201**
26	**FUND BALANCE**								
27	Nonspendable								
28	Prepaid & Deposits	541	-	-	-	-	-	-	541
29	Capital Reserves	-	-	-	-	-	-	-	-
30	Operating Capital	220,425	-	-	-	-	-	-	220,425
31	Unassigned	222,990	274,533	837,378	305,781	85,894	378,823	97,344	2,202,743
32	**TOTAL FUND BALANCE**	**443,956**	**274,533**	**837,378**	**305,781**	**85,894**	**378,823**	**97,344**	**2,423,709**
33	**TOTAL LIABILITIES & FUND BALANCE**	**474,157**	**274,533**	**837,378**	**305,781**	**85,894**	**378,823**	**97,344**	**2,453,911**

Avalon Groves CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to September 30, 2025

		FY 2025 Adopted Budget	FY 2025 Month of September	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1	**REVENUES**					
2	Special Assessment	$ 1,319,762	$ -	$ 1,321,676	$ 1,914	100%
3	Serenoa POA Cost Share Agreement	2,790	-	-	(2,790)	0%
4	Interest Income	-	-	-	-	0%
5	Misc. Revenue	-	-	-	-	0%
6	**TOTAL REVENUES**	**$ 1,322,552**	**$ -**	**$ 1,321,676**	**$ (876)**	**100.15%**
7	**EXPENDITURES**					
8	**GENERAL ADMINISTRATIVE**					
9	Supervisor Compensation	$ 12,000	$ 1,000	$ 11,400	$ (600)	95%
10	District Management Services	34,608	2,884	34,608	-	100%
11	Bank Fees	150	-	267	117	178%
12	Auditing	3,800	-	3,250	(550)	86%
13	Regulatory and Permit Fees	175	-	175	-	100%
14	Legal Advertisements	4,000	-	1,733	(2,267)	43%
15	Engineering Services	40,000	2,326	32,422	(7,578)	81%
16	Legal Services	60,000	6,385	32,335	(27,665)	54%
17	Technology & Website Admin.	2,015	30	1,875	(140)	93%
18	Miscellaneous (Appraisal, Mailing, Etc.)	1,500	694	7,826	6,326	522%
19	**TOTAL GENERAL ADMINISTRATIVE**	**158,248**	**13,318**	**125,891**	**(32,357)**	**79.55%**
20	**INSURANCE**					
21	Insurance	35,000	-	31,836	(3,164)	91%
22	**TOTAL INSURANCE**	**35,000**	**-**	**31,836**	**(3,164)**	**90.96%**
23	**DEBT SERVICE ADMIN.**					
24	Disclosure Report	5,408	-	6,408	1,001	119%
25	Arbitrage Rebate Report	2,000	-	1,300	(700)	65%
26	Trustee Fees	17,500	-	14,000	(3,500)	80%
27	**TOTAL DEBT SERVICE ADMINISTRATION**	**24,908**	**-**	**21,708**	**(3,200)**	**87.15%**
28	**UTILITIES:**					
29	Utilities-Electricity	20,000	819	8,068	(11,932)	40%
30	Streetlights	295,000	21,990	280,920	(14,080)	95%
31	Utility Water	45,000	501	18,792	(26,208)	42%
32	**TOTAL UTILITIES:**	**360,000**	**23,311**	**307,780**	**(52,220)**	**85.49%**
33	**PHYSICAL ENVIRONMENT:**					
34	Lake & Pond Maintenance	54,600	3,460	68,245	13,645	124.99%
35	Landscape Maintenance	314,715	27,110	300,958	(13,757)	96%
36	Landscape - Replenishment	76,000	1,286	84,756	8,756	112%
37	Wetland Mitigation & Monitoring	49,800	-	26,200	(23,600)	53%
38	Field Management	6,489	541	6,489	-	100%
39	Field Contingency	88,900	-	36,433	(52,467)	41%
40	Hardscape Repairs & Maint.	15,000	-	22,477	7,477	150%
41	Stormwater Reporting	25,000	267	13,308	(11,692)	53%
42	Porter Services	10,000	-	4,929	(5,071)	49%
43	Pond Plantings and Erosion Control	15,000	-	-	(15,000)	0%
44	Fountain Repair	2,700	-	396	(2,304)	15%

		FY 2025 Adopted Budget	FY 2025 Month of September	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Midge Fly Treatment	53,592	-	26,796	(26,796)	50%
46	Playground Repairs & Maint.	9,000	-	2,250	(6,750)	25%
47	Wildlife Removal	18,600	1,550	18,600	-	100%
48	Reserve Study	5,000	2,350	2,350	(2,650)	47%
49	**TOTAL PHYSICAL ENVIRONMENT**	**744,396**	**36,564**	**614,187**	**(130,209)**	**82.51%**
50	**TOTAL EXPENDITURES**	**1,322,552**	**73,193**	**1,101,403**	**(221,149)**	**83.28%**
51	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**(73,193)**	**220,273**	**220,273**	
52	**OTHER FINANCING SOURCES & USES**					
53	Transfers In	-	-	-	-	
54	Transfers Out	-	-	-	-	
55	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	**-**	
56	**NET CHANGE IN FUND BALANCE**	**-**	**(73,193)**	**220,273**	**220,273**	
57	Fund Balance - Beginning			223,683	223,683	
58	**FUND BALANCE - ENDING - PROJECTED**	**$ -**		**$ 443,956**	**$ 443,956**	

Avalon Groves CDD
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 to September 30, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 170,338	$ 170,585	$ 247
3	Lot Closings	-	-	-
4	Interest	-	10,825	10,825
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**170,338**	**181,409**	**11,072**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2024	62,106	61,406	(700)
10	May 1, 2025	62,106	61,263	(844)
11	November 1, 2025	60,981	-	(60,981)
12	Principal Retirement			
13	May 1, 2025	45,000	-	(45,000)
14	Principal Prepayment	-	50,000	50,000
15	**TOTAL EXPENDITURES**	**168,088**	**172,669**	**4,581**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**2,250**	**8,741**	**6,491**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-	-	-
19	Transfers Out	-	-	-
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
21	**NET CHANGE IN FUND BALANCE**	**2,250**	**8,741**	**6,491**
22	Fund Balance - Beginning		265,792	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 2,250**	**$ 274,533**	**$ 272,283**

** 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, 2024 to September 30, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 500,600	$ 501,326	$ 726
3	Lot Closings	-	-	-
4	Interest	-	33,479	33,479
5	Prepayments		-	-
6	**TOTAL REVENUES**	**500,600**	**534,805**	**34,205**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2024	190,897	188,663	(2,234)
10	May 1, 2025	188,663	187,778	(884)
11	November 1, 2025	185,303	-	(185,303)
12	Principal Retirement			
13	May 1, 2025	125,000	-	(125,000)
14	Principal Prepayment	-	155,000	155,000
15	**TOTAL EXPENDITURES**	**498,966**	**531,441**	**32,475**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**1,634**	**3,364**	**1,730**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-		-
19	Transfers Out	-	(20,822)	(20,822)
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**(20,822)**	**(20,822)**
21	**NET CHANGE IN FUND BALANCE**	**1,634**	**(17,458)**	**(19,093)**
22	Fund Balance - Beginning		854,816	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,634**	**$ 837,357**	**$ 835,723**

** 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, 2024 to September 30, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 210,250	$ 210,555	$ 305
3	Lot Closings	-	-	-
4	Interest	-	10,461	10,461
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**210,250**	**221,016**	**10,766**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2024	67,330	67,330	0
10	May 1, 2025	66,074	66,074	0
11	November 1, 2025	66,074	-	(66,074)
12	Principal Retirement			
13	* November 1, 2024	75,000	75,000	-
14	November 1, 2025	75,000	-	(75,000)
15	Principal Prepayment	-	-	-
16	**TOTAL EXPENDITURES**	**207,148**	**208,404**	**1,256**
17	**REVENUES OVER (UNDER) EXPENDITURES**	**3,103**	**12,612**	**9,510**
18	**OTHER FINANCING SOURCES (USES)**			
19	Transfers In	-	-	-
20	Transfers Out	-	(67,306)	(67,306)
21	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**(67,306)**	**(67,306)**
22	**NET CHANGE IN FUND BALANCE**	**3,103**	**(54,693)**	**(57,796)**
23	Fund Balance - Beginning		343,218	
24	**FUND BALANCE - ENDING - PROJECTED**	**$ 3,103**	**$ 288,525**	**$ 285,422**

** 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, 2024 to September 30, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 193,100	$ 193,380	$ 280
3	Lot Closings	-	-	-
4	Interest	-	2,970	2,970
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**193,100**	**196,350**	**3,250**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2024	56,369	56,369	-
10	May 1, 2025	56,369	56,369	-
11	November 1, 2025	55,469	-	(55,469)
12	Principal Retirement			
13	May 1, 2025	80,000	-	(80,000)
14	Principal Prepayment	-	80,000	80,000
15	**TOTAL EXPENDITURES**	**191,838**	**192,738**	**900**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**1,263**	**3,612**	**2,350**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-	-	-
19	Transfers Out	-	-	-
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**
21	**NET CHANGE IN FUND BALANCE**	**1,263**	**3,612**	**2,350**
22	Fund Balance - Beginning		82,277	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 1,263**	**$ 85,889**	**$ 84,627**

** 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, 2024 to September 30, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 336,400	$ 336,888	$ 488
3	Lot Closings	-	-	-
4	Interest	-	10,844	10,844
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**336,400**	**347,732**	**11,332**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2024	101,325	101,225	(100)
10	May 1, 2025	101,225	101,225	-
11	November 1, 2025	99,622	-	(99,622)
12	Principal Retirement			
13	May 1, 2025	135,000	-	(135,000)
14	Principal Prepayment	-	135,000	135,000
15	**TOTAL EXPENDITURES**	**335,847**	**337,450**	**1,603**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**553**	**10,282**	**9,729**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-	80,822	80,822
19	Transfers Out	-	(12,030)	(12,030)
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**68,792**	**68,792**
21	**NET CHANGE IN FUND BALANCE**	**553**	**79,074**	**78,521**
22	Fund Balance - Beginning		211,235	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 553**	**$ 290,309**	**$ 289,756**

** 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, 2024 to September 30, 2025

		FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1	**REVENUES**			
2	Special Assessments	$ 128,675	$ 128,862	$ 187
3	Lot Closings	-	-	-
4	Interest	-	3,136	3,136
5	Prepayments	-	-	-
6	**TOTAL REVENUES**	**128,675**	**131,998**	**3,323**
7	**EXPENDITURES**			
8	Interest Expense			
9	* November 1, 2024	44,638	44,638	0
10	May 1, 2025	44,638	44,638	0
11	November 1, 2025	43,838	-	(43,838)
12	Principal Retirement			
13	May 1, 2025	40,000	-	(40,000)
14	Principal Prepayment	-	40,000	40,000
15	**TOTAL EXPENDITURES**	**128,475**	**129,275**	**800**
16	**REVENUES OVER (UNDER) EXPENDITURES**	**200**	**2,723**	**2,523**
17	**OTHER FINANCING SOURCES (USES)**			
18	Transfers In	-	-	-
19	Transfers Out	-	(2,287)	(2,287)
20	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**(2,287)**	**(2,287)**
21	**NET CHANGE IN FUND BALANCE**	**200**	**436**	**236**
22	Fund Balance - Beginning		85,895	
23	**FUND BALANCE - ENDING - PROJECTED**	**$ 200**	**$ 86,331**	**$ 86,131**

** 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, 2024 to September 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	-	-	566	5	3,431	417	4,419
5	**TOTAL REVENUES**	**-**	**-**	**566**	**5**	**3,431**	**417**	**4,419**
6	**EXPENDITURES**							
7	Dissemination Agent	-	-	-	-	-	-	-
8	Trust Fund Accounting	-	-	-	-	-	-	-
9	Arbitrage	-	-	-	-	-	-	-
10	Trustee Fees	-	-	-	-	-	-	-
11	Requisitions	-	-	-	-	-	-	-
12	**TOTAL EXPENDITURES**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
13	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**-**	**566**	**5**	**3,431**	**417**	**4,419**
14	**OTHER SOURCES (USES)**							
15	Transfer In	-	-	7,306	-	12,030	2,287	21,623
16	Transfer Out	-	-	-	-	-	-	-
17	**TOTAL OTHER SOURCES (USES)**	**-**	**-**	**7,306**	**-**	**12,030**	**2,287**	**21,623**
18	**NET CHANGE IN FUND BALANCE**	**-**	**-**	**7,871**	**5**	**15,461**	**2,704**	**26,042**
19	Fund Balance - Beginning	0	21	9,385	-	73,053	8,310	90,768
20	**FUND BALANCE - ENDING - PROJECTED**	**$ 0**	**$ 21**	**$ 17,256**	**$ 5**	**$ 88,514**	**$ 11,014**	**$ 116,810**

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

		Bank United (Operating Account)
Balance per Bank Statement	$	477,380.01
Construction Cash in Operating Account		(20.00)
Plus: Deposits in Transit		-
Less: Outstanding Checks		12,258.81
Adjusted Bank Balance	**$**	**465,101.20**
Beginning Bank Balance per Books		541,955.97
Deposits		-
Disbursements		76,854.77
Balance per Book	**$**	**465,101.20**

Avalon Groves Community Development District
Check Register
FY2025

Date	Number	Name	Memo	Deposit	Payments	Balance
9/30/2024		**Beginning of Year**				**265,180.64**
10/02/2024	100224ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 7/22/24 - 8/22/24		2,625.04	262,555.60
10/02/2024	100224ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/22/24 -8/22/24		56.30	262,499.30
10/02/2024	100224ACH3	Sunshine Water Services	Goldcrest Loop Playground 7/22/24 -8/22/24		13.63	262,485.67
10/03/2024	100324ACH1	SECO Energy	16920 Sawgrass Bay Blvd 8/15/24 - 9/16/24		110.00	262,375.67
10/03/2024	100324ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15/24 - 9/16/24		42.00	262,333.67
10/03/2024	100324ACH3	SECO Energy	17325 Sawgrass Bay Blvd 8/15/24 - 9/16/24		359.00	261,974.67
10/03/2024	100324ACH4	SECO Energy	17052 Basswood Lane 8/15/24 - 9/16/24		43.00	261,931.67
10/03/2024	100324ACH5	SECO Energy	17650 Sawgrass Bay Blvd 8/15/24 - 9/16/24		92.00	261,839.67
10/09/2024	100924ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/26/24 - 8/29/24		261.12	261,578.55
10/21/2024	100286	Steadfast Environmental, LLC	Invoice: SE-25151 (Reference: Aquatic Insecticide / Larvicide applications for ponds 1-65.)		13,398.00	248,180.55
10/21/2024	100287	Fountain Design Group, Inc.	Invoice: 34471A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	248,005.55
10/21/2024	100288	BIO-TECH CONSULTING, INC.	Invoice: 181733 (Reference: Mitigation Monitoring.)		5,900.00	242,105.55
10/21/2024	100289	Down to Earth	Invoice: 115144 (Reference: Landscape Maintenance.)		27,110.25	214,995.30
10/22/2024	1711	Egis Insurance and Risk Advisors	Insurance FY 10/1/24 - 10/1/25 Policy # 100124288		31,836.00	183,159.30
10/28/2024	1712	Carl M. Weston	BOS Meeting 10/24/24		200.00	182,959.30
10/28/2024	1713	Eugene J. Mastrangeli	BOS Meeting 10/24/24		200.00	182,759.30
10/28/2024	1714	Michael W. Aube	BOS Meeting 10/24/24		200.00	182,559.30
10/28/2024	1715	Robert J. Wolski	BOS Meeting 10/24/24		200.00	182,359.30
10/28/2024	100290	Orlando Sentinel	Invoice: 101196267000 (Reference: Legal Advertising.)		156.00	182,203.30
10/28/2024	100291	Down to Earth	Invoice: 117701 (Reference: Monthly Irrigation Billing.)		861.55	181,341.75
10/28/2024	100292	Vesta District Services	Invoice: 422529 (Reference: Management Fees Oct 24.)		3,424.75	177,917.00
10/28/2024	100293	Stantec Consulting Services,Inc	Invoice: 2297356 (Reference: General Consulting.)		595.35	177,321.65
10/30/2024	100294	Kutak Rock LLP	Invoice: 3468770 (Reference: General Counsel.)		2,153.00	175,168.65
10/30/2024			Deposit	81.99		175,250.64
10/30/2024			Deposit	7,179.17		182,429.81
10/31/2024		**End of Month**		**7,261.16**	**90,011.99**	**182,429.81**
11/01/2024	110124ACH1	SECO Energy	17650 Sawgrass Bay Blvd 9/16/24 - 10/15/24		98.00	182,331.81
11/01/2024	110124ACH2	SECO Energy	17052 Basswood Lane 9/16/24 - 10/15/24		39.00	182,292.81
11/01/2024	110124ACH3	SECO Energy	17325 Sawgrass Bay Blvd 9/16/24 - 10/15/24		327.00	181,965.81
11/01/2024	110124ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/16/24 - 10/15/24		38.00	181,927.81
11/01/2024	110124ACH5	SECO Energy	16920 Sawgrass Bay Blvd 9/16/24 - 10/15/24		74.00	181,853.81
11/06/2024	110624ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/22/24 - 9/24/24		59.60	181,794.21
11/06/2024	110624ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 8/22/24 - 9/24/24		2,774.27	179,019.94
11/06/2024	110624ACH3	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/29/24 - 9/27/24		234.08	178,785.86
11/06/2024	110624ACH4	Sunshine Water Services	Goldcrest Loop Playground 8/22/24 - 9/24/24		13.60	178,772.26
11/08/2024	100295	Vesta District Services	Invoice: 423010 (Reference: Management Fees Nov 24.)		3,424.75	175,347.51
11/08/2024	100296	Down to Earth	Invoice: 118482 (Reference: Landscape Maintenance Oct 24.) Invoice: 121470 (Reference: Monthl...		32,060.41	143,287.10
11/08/2024	100297	SchoolNow	Invoice: INV-SN-248 (Reference: Website Hosting.)		1,515.00	141,772.10
11/08/2024	100298	HV Solar Lighting	Invoice: 251 (Reference: Street Light Project Oct 24.) Invoice: 250 (Reference: Light Install...		41,360.00	100,412.10
11/08/2024	100299	Steadfast Environmental, LLC	Invoice: SE-25081 (Reference: Routine Aquatic Maintenance 10/24.)		3,370.14	97,041.96
11/08/2024	100300	Clean Star Services	Invoice: 13553 (Reference: Trash Service Oct 24.)		310.00	96,731.96
11/14/2024			Deposit	33,316.02		130,047.98
11/21/2024			Deposit	145,126.65		275,174.63
11/25/2024	1716	DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	274,999.63
11/25/2024	100302	Vesta District Services	Invoice: 423154 (Reference: Dissemination Agent 10.24.) Invoice: 423125 (Reference: Billable ...		5,468.00	269,531.63
11/25/2024	100303	Down to Earth	Invoice: 120335 (Reference: Irrigation Repairs after Controller Replacement.)		1,506.62	268,025.01
11/25/2024	100304	Clean Star Services	Invoice: 13771 (Reference: Monthly Trash Collection - October 2024.)		310.00	267,715.01
11/25/2024	100305	Stantec Consulting Services,Inc	Invoice: 2308908 (Reference: General Consulting October 2024.)		3,690.00	264,025.01
11/25/2024	100306	Swine Solutions, LLC	Invoice: 548 (Reference: Monthly Trapping November 2024.)		1,550.00	262,475.01
11/25/2024			Deposit	155,155.88		417,630.89

Date	Number	Name	Memo	Deposit	Payments	Balance
11/30/2024				**333,598.55**	**98,397.47**	**417,630.89**
12/02/2024	120224ACH1	SECO Energy	16920 Sawgrass Bay Blvd 10/15/24 - 11/13/24		86.00	417,544.89
12/02/2024	120224ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/15/24 - 11/13/24		38.00	417,506.89
12/02/2024	120224ACH3	SECO Energy	17325 Sawgrass Bay Blvd 10/15/24 - 11/13/24		315.00	417,191.89
12/02/2024	120224ACH4	SECO Energy	17052 Basswood Lane 10/15/24 - 11/13/24		39.00	417,152.89
12/02/2024	120224ACH5	SECO Energy	17650 Sawgrass Bay Blvd 10/15/24 - 11/13/24		119.00	417,033.89
12/03/2024	100307	Kutak Rock LLP	Invoice: 3483891 (Reference: General Counsel thru 10/31/24.)		2,949.08	414,084.81
12/03/2024	100308	Down to Earth	Invoice: 122055 (Reference: Landscape Maintenance Nov 24.) Invoice: 124405 (Reference: - Brus...		30,789.02	383,295.79
12/03/2024	100309	HV Solar Lighting	Invoice: 286 (Reference: Installation of Lights.) Invoice: 287 (Reference: Street Light Proje...		20,680.00	362,615.79
12/03/2024	100310	Steadfast Environmental, LLC	Invoice: SE-25238 (Reference: Routine Aquatic Maintenance 11/24.)		3,370.14	359,245.65
12/03/2024	100311	Swine Solutions, LLC	Invoice: 549 (Reference: Monthly Trapping Service.)		1,550.00	357,695.65
12/04/2024	120424ACH1	Sunshine Water Services	Goldcrest Loop Playground 9/24/24 - 10/23/24		13.63	357,682.02
12/04/2024	120424ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/24/24 - 10/23/24		54.07	357,627.95
12/04/2024	120424ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 9/27/24 - 10/28/24		1,404.42	356,223.53
12/04/2024	120424ACH4	Sunshine Water Services	Paragon Ln - Playground Irrigation 9/27/24 - 10/28/24		237.88	355,985.65
12/06/2024	1717	Regions Bank.			7,000.00	348,985.65
12/11/2024	1718	Carl M. Weston	BOS Meeting 12/5/24		200.00	348,785.65
12/11/2024	1719	Eugene J. Mastrangeli	BOS Meeting 12/5/24		200.00	348,585.65
12/11/2024	1720	Robert J. Wolski	BOS Meeting 12/5/24		200.00	348,385.65
12/11/2024	100312	BIO-TECH CONSULTING, INC.	Invoice: 182424 (Reference: Mitigation Monitoring.)		2,000.00	346,385.65
12/11/2024	100313	Vesta District Services	Invoice: 423461 (Reference: Management Fees Dec 24.)		3,424.75	342,960.90
12/11/2024	100314	Steadfast Environmental, LLC	Invoice: SE-25517 (Reference: Midge Fly Treatment.)		6,699.00	336,261.90
12/11/2024	100315	Stantec Consulting Services,Inc	Invoice: 2322778 (Reference: General consulting thru 11/30/24.)		523.65	335,738.25
12/11/2024			Deposit	2,100,924.37		2,436,662.62
12/12/2024	100316	Vesta District Services	Invoice: 423557 (Reference: Billable Expenses - Nov 2024.)		30.00	2,436,632.62
12/16/2024	1721	John Holden	BOS Meeting 12/5/24		200.00	2,436,432.62
12/20/2024	100317	Down to Earth	Invoice: 128488 (Reference: - Monthly Irrigation Inspection Billing.)		717.13	2,435,715.49
12/23/2024	100318	Kutak Rock LLP	Invoice: 3499953 (Reference: General consulting thru 11/30/24.)		216.50	2,435,498.99
12/27/2024			Deposit	248,288.36		2,683,787.35
12/31/2024	100319	Steadfast Environmental, LLC	Invoice: SE-26007 (Reference: Difference in price per addendum beginning 10/24.)		269.58	2,683,517.77
12/31/2024	100320	Clean Star Services	Invoice: 14003 (Reference: Monthly Trash Service.)		310.00	2,683,207.77
12/31/2024				**2,349,212.73**	**83,635.85**	**2,683,207.77**
01/02/2025	100321	BIO-TECH CONSULTING, INC.	Invoice: 177069 (Reference: Mitigation Monitoring.) Invoice: 174099 (Reference: Mitigation Mo...		5,400.00	2,677,807.77
01/02/2025	100322	Down to Earth	Invoice: 125452 (Reference: Landscape Maintenance Dec 24.)		27,110.25	2,650,697.52
01/02/2025	100323	Steadfast Environmental, LLC	Invoice: SE-25439 (Reference: Routine Aquatic Maintenance 12/24.) Invoice: SE-26035 (Referenc...		6,830.14	2,643,867.38
01/02/2025	100324	Swine Solutions, LLC	Invoice: 556 (Reference: Monthly Trapping Service.)		1,550.00	2,642,317.38
01/02/2025	010225ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 10/28/24 - 11/25/24		221.96	2,642,095.42
01/02/2025	010225ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 10/28/24 - 11/25/24		555.26	2,641,540.16
01/02/2025	010225ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/28/24 - 11/25/24		50.46	2,641,489.70
01/02/2025	010225ACH4	Sunshine Water Services	Goldcrest Loop Playground 10/28/24 - 11/25/24		13.99	2,641,475.71
01/02/2025	010225ACH5	SECO Energy	16920 Sawgrass Bay Blvd 11/13/24 - 12/13/24		86.00	2,641,389.71
01/02/2025	010225ACH6	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 11/13/24 - 12/13/24		39.00	2,641,350.71
01/02/2025	010225ACH7	SECO Energy	17325 Sawgrass Bay Blvd 11/13/24 - 12/13/24		338.00	2,641,012.71
01/02/2025	010225ACH8	SECO Energy	17052 Basswood Lane AvalonGroves1!		40.00	2,640,972.71
01/02/2025	010225ACH9	SECO Energy	17650 Sawgrass Bay Blvd 11/13/24 - 12/13/24		120.00	2,640,852.71
01/07/2025	100325	HV Solar Lighting	Invoice: 308 (Reference: Street Light - Edgemont Base Jan. 2025.) Invoice: 307 (Reference: St...		20,680.00	2,620,172.71
01/08/2025	100326	Fountain Design Group, Inc.	Invoice: 35146A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	2,619,997.71
01/08/2025	100327	Vesta District Services	Invoice: 424074 (Reference: Management Fees Jan 25.)		3,424.75	2,616,572.96
01/09/2025	1722	Carl M. Weston	BOS Meeting 1/2/25		200.00	2,616,372.96
01/09/2025	1723	Eugene J. Mastrangeli	BOS Meeting 1/2/25		200.00	2,616,172.96
01/09/2025	1724	John Holden	BOS Meeting 1/2/25		200.00	2,615,972.96
01/09/2025	1725	Robert J. Wolski	BOS Meeting 1/2/25		200.00	2,615,772.96
01/10/2025	100328	Platinum Exterior Services LLC	Invoice: 1341 (Reference: Deposit for Pressure Cleaning.)		3,468.83	2,612,304.13
01/14/2025	100329	Stantec Consulting Services,Inc	Invoice: 2335708 (Reference: 2025 FY General Consulting - Dec 2024 & Jan 2025.)		1,410.00	2,610,894.13
01/15/2025	100330	Vesta District Services	Invoice: 424186 (Reference: Billable Expenses - Dec 2024.)		940.29	2,609,953.84
01/17/2025	100331	Kutak Rock LLP	Invoice: 3512700 (Reference: General Counsel Dec 24.)		3,389.49	2,606,564.35
01/17/2025	100332	Orlando Sentinel	Invoice: 107314890000 (Reference: Legal Advertising.)		112.25	2,606,452.10

Date	Number	Name	Memo	Deposit	Payments	Balance
01/23/2025			Deposit	45,287.35		2,651,739.45
01/28/2025	1726	Carl M. Weston	BOS Meeting 1/23/25		200.00	2,651,539.45
01/28/2025	1727	Eugene J. Mastrangeli	BOS Meeting 1/23/25		200.00	2,651,339.45
01/28/2025	1728	Gabriel Ruperez	BOS Meeting 1/23/25		200.00	2,651,139.45
01/28/2025	1729	John Holden	BOS Meeting 1/23/25		200.00	2,650,939.45
01/28/2025	1730	Robert J. Wolski	BOS Meeting 1/23/25		200.00	2,650,739.45
01/28/2025	100333	Down to Earth	Invoice: 130897 (Reference: Remove Fallen Palm.)		309.98	2,650,429.47
01/28/2025	100334	Steadfast Environmental, LLC	Invoice: SE-25347 (Reference: Partial billing of the fall Midge fly treatment.)		6,699.00	2,643,730.47
01/28/2025	100335	Swine Solutions, LLC	Invoice: 562 (Reference: Monthly Trapping Service.)		1,550.00	2,642,180.47
01/30/2025	100336	Clean Star Services	Invoice: 14237 (Reference: Trash Service Jan 25.)		310.00	2,641,870.47
01/31/2025	013125ACH1	SECO Energy	17650 Sawgrass Bay Blvd 12/13/24 - 1/14/25		130.00	2,641,740.47
01/31/2025	013125ACH2	SECO Energy	17052 Basswood Lane 12/13/2024 TO 01/14/2025		43.00	2,641,697.47
01/31/2025	013125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 12/13/24 - 1/14/25		360.00	2,641,337.47
01/31/2025	013125ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/13/24 - 1/14/25		41.00	2,641,296.47
01/31/2025	013125ACH5	SECO Energy	16920 Sawgrass Bay Blvd 12/13/24 - 1/14/25		100.00	2,641,196.47
01/31/2025				**45,287.35**	**87,298.65**	**2,641,196.47**
02/04/2025	100337	HV Solar Lighting	Invoice: 346 (Reference: Install Lights.) Invoice: 347 (Reference: Street Light Project Feb 2...		20,680.00	2,620,516.47
02/04/2025	100338	Down to Earth	Invoice: 127462 (Reference: Landscape Maintenance Jan 25.) Invoice: 132295 (Reference: Monthl...		33,779.02	2,586,737.45
02/05/2025	020525ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/19/24 - 12/23/24		59.99	2,586,677.46
02/05/2025	020525ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 11/19/24 - 12/23/24		834.98	2,585,842.48
02/05/2025	020525ACH3	Sunshine Water Services	Paragon Ln - Playground Irrigation 11/25/24 - 12/30/24		226.30	2,585,616.18
02/05/2025	020525ACH4	Sunshine Water Services	Goldcrest Loop Playground 11/20/24 - 12/23/24		13.63	2,585,602.55
02/10/2025	100339	Vesta District Services	Invoice: 424702 (Reference: Management Fees Feb 25.)		3,424.75	2,582,177.80
02/10/2025	100340	Stantec Consulting Services,Inc	Invoice: 2350312 (Reference: General consulting thru 1/31/25.)		1,533.00	2,580,644.80
02/11/2025			Deposit	38,761.13		2,619,405.93
02/12/2025	1731	Disclosure Technology Services LLC	Reference: DTS MUNI - CDASaaS, 1 Year Subscription FY24/25		1,000.00	2,618,405.93
02/19/2025	100341	Steadfast Environmental, LLC	Invoice: SE-26269 (Reference: Stocking of Pond.)		6,500.00	2,611,905.93
02/19/2025	100342	Vesta District Services	Invoice: 424818 (Reference: Billable Expenses - Jan 2025.)		1,519.95	2,610,385.98
02/20/2025	100343	Platinum Exterior Services LLC	Invoice: 1341-1 (Reference: Final Payment.)		8,093.93	2,602,292.05
2/28/2025				**38,761.13**	**77,665.55**	**2,602,292.05**
03/03/2025	1732	Carl M. Weston	BOS Meeting 2/27/25		200.00	2,602,092.05
03/03/2025	1733	Eugene J. Mastrangeli	BOS Meeting 2/27/25		200.00	2,601,892.05
03/03/2025	1734	Gabriel Ruperez	BOS Meeting 2/27/25		200.00	2,601,692.05
03/03/2025	1735	John Holden	BOS Meeting 2/27/25		200.00	2,601,492.05
03/03/2025	1736	Robert J. Wolski	BOS Meeting 2/27/25		200.00	2,601,292.05
03/03/2025	100344	Kutak Rock LLP	Invoice: 3526955 (Reference: General Counsel Jan.)		4,863.50	2,596,428.55
03/03/2025	100345	Down to Earth	Invoice: 131565 (Reference: Landscape Maintenance Feb 25.) Invoice: 135456 (Reference: Monthl...		27,443.32	2,568,985.23
03/03/2025	100346	Vesta District Services	Invoice: 424934 (Reference: Management Fees Mar 25.)		3,424.75	2,565,560.48
03/03/2025	100347	Steadfast Environmental, LLC	Invoice: SE-26186 (Reference: Routine Aquatic Maintenance Feb 25.)		3,460.00	2,562,100.48
03/03/2025	100348	Clean Star Services	Invoice: 14467 (Reference: Trash Service Feb 25.)		310.00	2,561,790.48
03/04/2025	030425ACH1	SECO Energy	17650 Sawgrass Bay Blvd 1/14/25 - 2/13/25		127.00	2,561,663.48
03/04/2025	030425ACH2	SECO Energy	17052 Basswood Lane 1/14/25 - 2/13/25		40.00	2,561,623.48
03/04/2025	030425ACH3	SECO Energy	17325 Sawgrass Bay Blvd 1/14/25 - 2/13/25		336.00	2,561,287.48
03/04/2025	030425ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 1/14/25 - 2/13/25		39.00	2,561,248.48
03/04/2025	030425ACH5	SECO Energy	16920 Sawgrass Bay Blvd 1/14/25 - 2/13/25		105.00	2,561,143.48
03/07/2025	100349	Swine Solutions, LLC	Invoice: 570 (Reference: Monthly Trapping Service.)		1,550.00	2,559,593.48
03/07/2025	030725ACH1	Sunshine Water Services	Goldcrest Loop Playground 12/23/24 - 1/22/25		13.67	2,559,579.81
03/07/2025	030725ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 12/23/24 - 1/22/25		31.21	2,559,548.60
03/07/2025	030725ACH3	Sunshine Water Services	Basswood Ln Island Irrigation 12/23/25 - 1/22/25		737.75	2,558,810.85
03/07/2025	030725ACH4	Sunshine Water Services	Paragon Ln - Playground Irrigation 12/30/24 - 1/28/25		209.89	2,558,600.96
03/10/2025	100350	HV Solar Lighting	Invoice: 363 (Reference: Street Light Project March 25.) Invoice: 362 (Reference: Light Insta...		20,680.00	2,537,920.96
03/10/2025	100351	Stantec Consulting Services,Inc	Invoice: 2364257 (Reference: General Consulting Feb 25.)		1,980.00	2,535,940.96
03/11/2025	100352	Fly by Night, Inc.	Invoice: 1000726 (Reference: Bat Houses.)		1,846.37	2,534,094.59
03/13/2025	100353	Vesta District Services	Invoice: 425345 (Reference: Billable Expenses - Feb 2025.)		2,270.38	2,531,824.21
03/13/2025	100354	Orlando Sentinel	Invoice: 112469429000 (Reference: Legal Advertising.)		108.75	2,531,715.46
03/14/2025			Deposit	23,845.61		2,555,561.07
03/18/2025	100355	Dibartolomeo, McBee, Hartley & Barnes, P	Invoice: 90108295 (Reference: Audit Services thru September 2024.)		3,250.00	2,552,311.07

Date	Number	Name	Memo	Deposit	Payments	Balance
03/18/2025	100356	Down to Earth	Invoice: 136280 (Reference: Reconnect Main line to new pipe.) Invoice: 136279 (Reference: Irr...		13,714.23	2,538,596.84
03/25/2025	1738	Regions Bank.			1,504,478.48	1,034,118.36
03/26/2025	100357	Swine Solutions, LLC	Invoice: 580 (Reference: Trapping Services.)		1,550.00	1,032,568.36
03/28/2025	100358	Clean Star Services	Invoice: 14697 (Reference: Trash Service Mar 25.)		597.50	1,031,970.86
03/31/2025	100359	Steadfast Environmental, LLC	Invoice: SA-10114 (Reference: Routine Aquatic Maintenance 3.25.)		3,460.00	1,028,510.86
03/31/2025	100360	Down to Earth	Invoice: 134618 (Reference: Landscape Maintenance Mar 25.)		27,110.25	1,001,400.61
03/31/2025				**23,845.61**	**1,624,737.05**	**1,001,400.61**
04/01/2025	1739	Carl M. Weston	BOS Meeting 3/27/25		200.00	1,001,200.61
04/01/2025	1740	Eugene J. Mastrangeli	BOS Meeting 3/27/25		200.00	1,001,000.61
04/01/2025	1741	Gabriel Ruperez	BOS Meeting 3/27/25		200.00	1,000,800.61
04/01/2025	1742	John Holden	BOS Meeting 3/27/25		200.00	1,000,600.61
04/01/2025	1743	Regions Bank.	Annual Trustee Fees Series 2017		3,500.00	997,100.61
04/01/2025	1744	Robert J. Wolski	BOS Meeting 3/27/25		200.00	996,900.61
04/01/2025	1745	Regions Bank.	Annual Trustee Fees Series 2017 A-1		3,500.00	993,400.61
04/01/2025	1746	Regions Bank.	Annual Trustee Fees Series 2021		3,500.00	989,900.61
04/01/2025	100361	Down to Earth	Invoice: 137831 (Reference: Monthly Irrigation Inspection Billing.)		539.46	989,361.15
04/01/2025	100362	HV Solar Lighting	Invoice: 392 (Reference: Streetlight Installation.) Invoice: 393 (Reference: Street Light Pro...		20,680.00	968,681.15
04/01/2025	100363	Vesta District Services	Invoice: 425411 (Reference: Management Fees April 25.)		3,424.75	965,256.40
04/03/2025	040325ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 1/28/25 - 2/28/25		108.56	965,147.84
04/03/2025	040325ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 1/22/25 - 2/25/25		524.57	964,623.27
04/03/2025	040325ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 1/22/25 - 2/25/25		22.71	964,600.56
04/03/2025	040325ACH4	Sunshine Water Services	Goldcrest Loop Playground 1/22/25 - 2/25/25		13.67	964,586.89
04/03/2025	040325ACH5	SECO Energy	16920 Sawgrass Bay Blvd 2/13/25 - 3/17/25		102.00	964,484.89
04/03/2025	040325ACH6	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 2/13/25 - 3/17/25		41.00	964,443.89
04/03/2025	040325ACH7	SECO Energy	17325 Sawgrass Bay Blvd 2/13/25 - 3/17/25		362.00	964,081.89
04/03/2025	040325ACH8	SECO Energy	17052 Basswood Lane 2/13/25 - 3/17/25		43.00	964,038.89
04/03/2025	040325ACH9	SECO Energy	17650 Sawgrass Bay Blvd 2/13/25 - 3/17/25		106.00	963,932.89
04/04/2025	100364	Fountain Design Group, Inc.	Invoice: 35865A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	963,757.89
04/04/2025	100365	Kutak Rock LLP	Invoice: 3541552 (Reference: General Counsel Feb 25.)		3,911.34	959,846.55
04/07/2025	100366	Stantec Consulting Services,Inc	Invoice: 2377736 (Reference: General Consulting Mar 25.)		1,125.00	958,721.55
04/14/2025	100367	Vesta District Services	Invoice: 425898 (Reference: Billable Expenses - Mar 2025.)		1,373.55	957,348.00
04/14/2025	100368	Orlando Sentinel	Invoice: 114161113000 (Reference: Legal Advertising.)		112.25	957,235.75
04/16/2025	100369	Steadfast Environmental, LLC	Invoice: SA-11356 (Reference: Midge Fly Treatment.)		6,699.00	950,536.75
04/22/2025	100370	Kutak Rock LLP	Invoice: 3553351 (Reference: General Counsel Mar 25.)		1,908.49	948,628.26
04/25/2025	100371	Swine Solutions, LLC	Invoice: 589 (Reference: Monthly trapping services.)		1,550.00	947,078.26
04/29/2025	1747	Carl M. Weston	BOS Meeting 4/24/25		200.00	946,878.26
04/29/2025	1748	Eugene J. Mastrangeli	BOS Meeting 4/24/25		200.00	946,678.26
04/29/2025	1749	Gabriel Ruperez	BOS Meeting 4/24/25		200.00	946,478.26
04/29/2025	1750	John Holden	BOS Meeting 4/24/25		200.00	946,278.26
04/29/2025	1677	Robert J. Wolski	BOS Meeting 4/24/25		200.00	946,078.26
04/30/2025			Deposit	24,585.89		970,664.15
04/30/2025				**24,585.89**	**55,322.35**	**970,664.15**
05/01/2025	100372	BIO-TECH CONSULTING, INC.	Invoice: 184550 (Reference: Mitigation Monitoring.)		3,500.00	967,164.15
05/01/2025	100373	Vesta District Services	Invoice: 425987 (Reference: Management Fees May 25.)		3,424.75	963,739.40
05/01/2025	100374	Steadfast Environmental, LLC	Invoice: SA-11066 (Reference: Routine Aquatic Maintenance April 25.)		3,460.00	960,279.40
05/01/2025	100375	Clean Star Services	Invoice: 14921 (Reference: Trash Service April 25.)		579.00	959,700.40
05/01/2025	100376	Down to Earth	Invoice: 138024 (Reference: Landscape Maintenance April 25.) Invoice: 140215 (Reference: Clea...		1,629.06	958,071.34
05/02/2025	100377	HV Solar Lighting	Invoice: 409 (Reference: Street Light Project May 25.) Invoice: 408 (Reference: Light Install...		20,680.00	937,391.34
05/02/2025	050225ACH1	SECO Energy	16920 Sawgrass Bay Blvd 3/17/25 - 4/15/25		91.00	937,300.34
05/02/2025	050225ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 3/17/25 - 4/15/25		38.00	937,262.34
05/02/2025	050225ACH3	SECO Energy	17325 Sawgrass Bay Blvd 3/17/25 - 4/15/25		327.00	936,935.34
05/02/2025	050225ACH4	SECO Energy	17052 Basswood Lane 3/17/25 - 4/15/25		39.00	936,896.34
05/02/2025	050225ACH5	SECO Energy	17650 Sawgrass Bay Blvd 3/17/25 - 4/15/25		109.00	936,787.34
05/08/2025	100378	Steadfast Environmental, LLC	Invoice: SA-11943 (Reference: Midge Fly Treatment.)		6,699.00	930,088.34
05/08/2025	050825ACH1	BANK UNITED	Business Checks		266.91	929,821.43
05/13/2025	100379	Down to Earth	Invoice: 141995 (Reference: Wire Repairs.)		2,217.74	927,603.69
05/14/2025	051425ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 2/25/25 - 3/24/25		615.01	926,988.68

Date	Number	Name	Memo	Deposit	Payments	Balance
05/14/2025	051425ACH2	Sunshine Water Services	Goldcrest Loop Playground 2/21/25 - 3/25/25		13.73	926,974.95
05/14/2025	051425ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 2/25/25 - 3/24/25		19.74	926,955.21
05/15/2025	051525ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 2/28/25 - 3/28/25		143.99	926,811.22
05/15/2025	100380	Vesta District Services	Invoice: 426649 (Reference: Billable Expenses - Apr 2025.)		658.84	926,152.38
05/22/2025	100381	Stantec Consulting Services,Inc	Invoice: 2397474 (Reference: General Consulting April 25.)		5,504.20	920,648.18
05/27/2025	1679	Carl M. Weston	BOS Meeting 5/22/25		200.00	920,448.18
05/27/2025	1680	Eugene J. Mastrangeli	BOS Meeting 5/22/25		200.00	920,248.18
05/27/2025	1681	Gabriel Ruperez	BOS Meeting 5/22/25		200.00	920,048.18
05/27/2025	1751	John Holden	BOS Meeting 5/22/25		200.00	919,848.18
05/27/2025	1752	Robert J. Wolski	BOS Meeting 5/22/25		200.00	919,648.18
05/27/2025	100382	Kutak Rock LLP	Invoice: 3567893 (Reference: General Counsel Apr 25.)		2,446.00	917,202.18
05/28/2025	100383	Clean Star Services	Invoice: 15156 (Reference: Trash Service May 25.)		610.00	916,592.18
05/30/2025	100384	Swine Solutions, LLC	Invoice: 603 (Reference: Trapping Services.)		1,550.00	915,042.18
05/30/2025			Deposit	15,865.33		930,907.51
05/30/2025			Deposit	12,517.04		943,424.55
5/31/2025				**28,382.37**	**55,621.97**	**943,424.55**
06/02/2025	060225ACH1	SECO Energy	16920 Sawgrass Bay Blvd 4/15/25 - 5/14/25		107.00	943,317.55
06/02/2025	060225ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 4/15/25 - 5/14/25		44.00	943,273.55
06/02/2025	060225ACH3	SECO Energy	17325 Sawgrass Bay Blvd 4/15/25 - 5/14/25		355.00	942,918.55
06/02/2025	060225ACH4	SECO Energy	17052 Basswood Lane 4/15/25 - 5/14/25		46.00	942,872.55
06/02/2025	060225ACH5	SECO Energy	17650 Sawgrass Bay Blvd 4/15/25 - 5/14/25		137.00	942,735.55
06/02/2025	100385	Vesta District Services	Invoice: 426735 (Reference: Management Fees June 25.)		3,424.75	939,310.80
06/04/2025	100386	Steadfast Environmental, LLC	Invoice: SA-11866 (Reference: Routine Aquatic Maintenance May 25.) Invoice: SA-12484 (Referen...		10,159.00	929,151.80
06/04/2025	100387	Down to Earth	Invoice: 140638 (Reference: Landscape Maintenance May 25.) Invoice: 144343 (Reference: Irriga...		28,320.40	900,831.40
06/04/2025	100388	Platinum Exterior Services LLC	Invoice: 1401 (Reference: Pressure washing Sidewalks & Curbs.)		3,965.80	896,865.60
06/04/2025	100389	HV Solar Lighting	Invoice: 436 (Reference: Street Light Project June 25.)		2,600.00	894,265.60
06/04/2025	100390	LLS Tax Solutions Inc.	Invoice: 003763 (Reference: Arbitrage Services.)		650.00	893,615.60
06/06/2025	1753	David Jordan Lake County Tax Collector	Account #2424260001-000-01800		6,261.26	887,354.34
06/09/2025	100391	Down to Earth	Invoice: 144479 (Reference: Conservation Cutbacks.) Invoice: 144848 (Reference: Landscape Ins...		17,802.08	869,552.26
06/10/2025	100392	Vesta District Services	Invoice: 427131 (Reference: Billable Expenses - May 2025.)		127.87	869,424.39
06/10/2025	100393	Stantec Consulting Services,Inc	Invoice: 2406000 (Reference: General Consulting May 25.)		2,710.90	866,713.49
06/11/2025	061125ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 3/28/25 - 4/29/25		186.25	866,527.24
06/11/2025	061125ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 3/25/25 - 4/29/25		707.39	865,819.85
06/11/2025	061125ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 3/25/25 - 4/29/25		22.25	865,797.60
06/11/2025	061125ACH4	Sunshine Water Services	Goldcrest Loop Playground 3/25/25 - 4/29/25		13.86	865,783.74
06/12/2025	1754	Regions Bank.	Annual Trustee Fees Series 2022		3,500.00	862,283.74
06/12/2025	1755	Regions Bank.	Annual Trustee Fees Series 2021		3,500.00	858,783.74
06/12/2025	061225ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 5/5/25 - 5/19/25		161.73	858,622.01
06/12/2025	061225ACH2	Sunshine Water Services	17851 Blazing Star Circle Irrigation 5/5/25 - 5/19/25		107.73	858,514.28
06/16/2025	100394	Orlando Sentinel	Invoice: 117420815000 (Reference: Legal Advertising.)		114.00	858,400.28
06/24/2025	100395	BIO-TECH CONSULTING, INC.	Invoice: 185198 (Reference: Mitigation Monitoring.)		5,900.00	852,500.28
06/24/2025	100396	Kutak Rock LLP	Invoice: 3581950 (Reference: General Counsel May 25.)		3,458.69	849,041.59
06/30/2025	100397	Steadfast Environmental, LLC	Invoice: SA-12388 (Reference: Routine Aquatic Maintenance June 25.)		3,460.00	845,581.59
06/30/2025	100398	Clean Star Services	Invoice: 15389 (Reference: Trash Service June 25.)		630.00	844,951.59
06/30/2025	100399	Swine Solutions, LLC	Invoice: 621 (Reference: Monthly Trapping Service.)		1,550.00	843,401.59
06/30/2025	100400	Down to Earth	Invoice: 143883 (Reference: Landscape Maintenance June 25.)		27,110.25	816,291.34
06/30/2025			Deposit	19,596.85		835,888.19
06/30/2025				**19,596.85**	**127,133.21**	**835,888.19**
07/01/2025	1756	Carl M. Weston	BOS Meeting 6/26/25		200.00	835,688.19
07/01/2025	1757	Eugene J. Mastrangeli	BOS Meeting 6/26/25		200.00	835,488.19
07/01/2025	1758	Gabriel Ruperez	BOS Meeting 6/26/25		200.00	835,288.19
07/01/2025	1759	John Holden	BOS Meeting 6/26/25		200.00	835,088.19
07/01/2025	1760	Robert J. Wolski	BOS Meeting 6/26/25		200.00	834,888.19
07/01/2025	100401	HV Solar Lighting	Invoice: 454 (Reference: Street Light Project July 25.) Invoice: 453 (Reference: Light Instal...		20,680.00	814,208.19
07/02/2025	070225ACH1	SECO Energy	16920 Sawgrass Bay Blvd 5/14/25 - 6/13/25		124.00	814,084.19
07/02/2025	070225ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 5/14/25 - 6/13/25		45.00	814,039.19
07/02/2025	070225ACH3	SECO Energy	17325 Sawgrass Bay Blvd 5/14/25 - 6/13/25		366.00	813,673.19

Date	Number	Name	Memo	Deposit	Payments	Balance
07/02/2025	070225ACH4	SECO Energy	17052 Basswood Lane 5/14/25 - 6/13/25		47.00	813,626.19
07/02/2025	070225ACH5	SECO Energy	17650 Sawgrass Bay Blvd 5/14/25 - 6/13/25		145.00	813,481.19
07/03/2025	100402	Vesta District Services	Invoice: 427200 (Reference: Management Fees July 25.)		3,424.75	810,056.44
07/03/2025	100403	Down to Earth	Invoice: 146992 (Reference: Irrigation Repairs.)		392.55	809,663.89
07/03/2025	100404	Stantec Consulting Services,Inc	Invoice: 2418289 (Reference: General Consulting June 25.)		4,558.75	805,105.14
07/07/2025	1761	Regions Bank.	Annual Trustee Fees Series 2019		3,500.00	801,605.14
07/08/2025	100405	Down to Earth	Invoice: 147304 (Reference: Playground Mulch Refresh.) Invoice: 147303 (Reference: Running Ma...		29,663.39	771,941.75
07/08/2025	070825ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 5/5/25 - 5/19/25		107.73	771,834.02
07/09/2025	070925ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 4/29/25 - 5/28/25		195.45	771,638.57
07/09/2025	070925ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 4/23/25 - 5/22/25		855.00	770,783.57
07/09/2025	070925ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 4/22/25 - 5/21/25		13.57	770,770.00
07/09/2025	070925ACH4	Sunshine Water Services	Goldcrest Loop Playground 4/23/25 - 5/21/25		13.67	770,756.33
07/14/2025	100406	Fountain Design Group, Inc.	Invoice: 36617A (Reference: Replace Capacitors.) Invoice: 36665A (Reference: QUARTERLY CLEANI...		396.30	770,360.03
07/14/2025	100407	HV Solar Lighting	Invoice: 465 (Reference: Street Light Project July 25.) Invoice: 464 (Reference: Street Light...		30,139.20	740,220.83
07/14/2025	071425ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 5/5/25 - 6/4/25		13.61	740,207.22
07/14/2025	071425ACH2	Sunshine Water Services	17851 Blazing Star Circle Irrigation 5/5/25 - 5/28/25		13.61	740,193.61
07/16/2025	100408	HV Solar Lighting	Invoice: 438 (Reference: Light Installation.)		18,080.00	722,113.61
07/16/2025	100409	Rowland DE LLC	Invoice: 1491B (Reference: Stormwater cleanup.)		13,041.00	709,072.61
07/16/2025	100410	Vesta District Services	Invoice: 427594 (Reference: Billable Expenses - June 2025.)		250.50	708,822.11
07/17/2025	100411	Kutak Rock LLP	Invoice: 3596156 (Reference: General Counsel June 25.)		2,807.50	706,014.61
07/21/2025	100412	BIO-TECH CONSULTING, INC.	Invoice: 183196 (Reference: Baseline Mitigation Monitoring.)		3,500.00	702,514.61
07/28/2025	100413	Down to Earth	Invoice: 149541 (Reference: Palm Replacement.)		3,187.98	699,326.63
07/30/2025	100414	Clean Star Services	Invoice: 15629 (Reference: Trash Service July 25.)		610.00	698,716.63
07/30/2025	100415	Steadfast Environmental, LLC	Invoice: SA-13355 (Reference: Routine Aquatic Maintenance.)		3,460.00	695,256.63
07/31/2025	100416	Down to Earth	Invoice: 146566 (Reference: Landscape Maintenance July 25.)		27,110.25	668,146.38
07/31/2025				**0.00**	**167,741.81**	**668,146.38**
08/01/2025	080125ACH1	SECO Energy	16920 Sawgrass Bay Blvd 6/13/25 - 7/15/25		132.00	668,014.38
08/01/2025	080125ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 6/13/25 - 7/15/25		49.00	667,965.38
08/01/2025	080125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 6/13/25 - 7/15/25		299.00	667,666.38
08/01/2025	080125ACH4	SECO Energy	17052 Basswood Lane 6/13/25 - 7/15/25		50.00	667,616.38
08/01/2025	080125ACH5	SECO Energy	17650 Sawgrass Bay Blvd 6/13/25 - 7/15/25		157.00	667,459.38
08/04/2025	100417	Swine Solutions, LLC	Invoice: 631 (Reference: Trapping Services.)		1,550.00	665,909.38
08/04/2025	100418	HV Solar Lighting	Invoice: 470 (Reference: Street Light Project Aug 25.)		2,600.00	663,309.38
08/04/2025	100419	Down to Earth	Invoice: 150155 (Reference: Irrigation Repairs.) Invoice: 150154 (Reference: Irrigation Repai...		4,051.85	659,257.53
08/05/2025	1762	Carl M. Weston	BOS Meeting 7/24/25		200.00	659,057.53
08/05/2025	1763	Eugene J. Mastrangeli	BOS Meeting 7/24/25		200.00	658,857.53
08/05/2025	1764	Gabriel Ruperez	BOS Meeting 7/24/25		200.00	658,657.53
08/05/2025	1765	John Holden	BOS Meeting 7/24/25		200.00	658,457.53
08/05/2025	1766	Robert J. Wolski	BOS Meeting 7/24/25		200.00	658,257.53
08/06/2025	100420	HV Solar Lighting	Invoice: 472 (Reference: Street Light Project Aug 25.) Invoice: 471 (Reference: Light Install...		19,390.40	638,867.13
08/06/2025	080625ACH1	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 5/21/25 - 6/20/25		20.58	638,846.55
08/06/2025	080625ACH3	Sunshine Water Services	Paragon Ln - Playground Irrigation 5/28/25 - 6/26/25		208.19	638,638.36
08/06/2025	080625ACH4	Sunshine Water Services	Goldcrest Loop Playground 5/21/25 - 6/20/25		17.14	638,621.22
08/06/2025	080625ACH5	Sunshine Water Services	17344 Blazing Star Circle Irrigation 6/4/25 - 6/25/25		18.86	638,602.36
08/06/2025	080625ACH7	Sunshine Water Services	17851 Blazing Star Circle Irrigation 5/28/25 - 6/26/25		18.91	638,583.45
08/06/2025	080625ACH6	Sunshine Water Services			2,044.78	636,538.67
08/06/2025	080625ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 5/22/25 - 6/20/25		942.53	635,596.14
08/14/2025	100421	Orlando Sentinel	Invoice: 121488303000 (Reference: Legal Advertising.)		296.00	635,300.14
08/18/2025	100422	Stantec Consulting Services,Inc	Invoice: 2435620 (Reference: General Consulting thru 7/31/25.)		7,060.41	628,239.73
08/18/2025	100423	Vesta District Services	Invoice: 428100 (Reference: Management Fees Aug 25.)		3,424.75	624,814.98
08/20/2025	100424	Down to Earth	Invoice: 151105 (Reference: Mulch installation.) Invoice: 151107 (Reference: Main Line Leak. ...		28,307.50	596,507.48
08/20/2025	100425	Vesta District Services	Invoice: 428042 (Reference: Billable Expenses - July 2025.)		43.64	596,463.84
08/21/2025	1767	Regions Bank.			51,907.87	544,555.97
08/21/2025	1768	LAKE COUNTY PROPERTY APPRAISER	NAL File for Non Ad Valorem Assessment		50.00	544,505.97
08/27/2025	1769	Carl M. Weston	BOS Meeting 8/21/25		200.00	544,305.97
08/27/2025	1770	Eugene J. Mastrangeli	BOS Meeting 8/21/25		200.00	544,105.97
08/27/2025	1771	Gabriel Ruperez	BOS Meeting 8/21/25		200.00	543,905.97

Date	Number	Name	Memo	Deposit	Payments	Balance
08/27/2025	1772	John Holden	BOS Meeting 8/21/25		200.00	543,705.97
08/27/2025	1773	Robert J. Wolski	BOS Meeting 8/21/25		200.00	543,505.97
08/27/2025	100426	Swine Solutions, LLC	Invoice: 640 (Reference: Monthly Trapping Services.)		1,550.00	541,955.97
8/31/2025				**0.00**	**126,190.41**	**541,955.97**
09/02/2025	100427	HV Solar Lighting	Invoice: 494 (Reference: Light Installation.) Invoice: 493 (Reference: Street Light Project S...		21,990.40	519,965.57
09/02/2025	090225ACH1	SECO Energy	16920 Sawgrass Bay Blvd 7/15/25 - 8/14/25		168.00	519,797.57
09/02/2025	090225ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 7/15/25 - 8/14/25		46.00	519,751.57
09/02/2025	090225ACH3	SECO Energy	17325 Sawgrass Bay Blvd 7/15/25 - 8/14/25		361.00	519,390.57
09/02/2025	090225ACH4	SECO Energy	17052 Basswood Lane 7/15/25 - 8/14/25		47.00	519,343.57
09/02/2025	090225ACH5	SECO Energy	17650 Sawgrass Bay Blvd 7/15/25 - 8/14/25		149.00	519,194.57
09/03/2025	100428	Steadfast Environmental, LLC	Invoice: SA-14067 (Reference: Routine Aquatic Maintenance Aug.)		3,460.00	515,734.57
09/03/2025	100429	Clean Star Services	Invoice: 15866 (Reference: Monthly Trash Collection Aug 25.)		640.00	515,094.57
09/03/2025	100430	Down to Earth	Invoice: 148839 (Reference: Landscape Maintenance Aug 25.) Invoice: 153073 (Reference: Irriga...		28,466.32	486,628.25
09/04/2025	090425ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 6/25/25 - 7/25/25		206.68	486,421.57
09/04/2025	090425ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 6/20/25 - 7/26/25		2,953.07	483,468.50
09/04/2025	090425ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 6/25/25 - 7/25/25		21.06	483,447.44
09/04/2025	090425ACH4	Sunshine Water Services	Goldcrest Loop Playground 6/25/25 - 7/25/25		17.31	483,430.13
09/08/2025	100431	Kutak Rock LLP	Invoice: 3622519 (Reference: Legal Services July 25.)		2,802.50	480,627.63
09/09/2025	100432	Vesta District Services	Invoice: 428432 (Reference: Management Fees Sept 25.)		3,424.75	477,202.88
09/11/2025	100433	Orlando Sentinel	Invoice: 123136477000 (Reference: Legal Advertising.)		98.25	477,104.63
09/11/2025	100434	Custom Reserves, LLC	Invoice: R1555.25 (Reference: Reserve Study.)		2,350.00	474,754.63
09/17/2025	100435	Vesta District Services	Invoice: 428499 (Reference: Billable Expenses - August 2025.)		30.00	474,724.63
09/17/2025	100436	Fly by Night, Inc.	Invoice: 1000727 (Reference: Installation of Bat Boxes.)		1,847.04	472,877.59
09/17/2025	100437	LLS Tax Solutions Inc.	Invoice: 003745 (Reference: Arbitrage Services.)		650.00	472,227.59
09/19/2025	091925ACH1	Sunshine Water Services			42.59	472,185.00
09/19/2025	091925ACH2	Sunshine Water Services			42.59	472,142.41
09/19/2025	091925ACH3	Sunshine Water Services			262.44	471,879.97
09/22/2025	100438	Stantec Consulting Services,Inc	Invoice: 2454978 (Reference: Engineering Services Aug-2025.)		2,326.27	469,553.70
09/22/2025	100439	Ronald L Vail Plumbing Inc.	Invoice: 40408468 (Reference: Backflow Testing.)		267.00	469,286.70
09/22/2025	100440	Down to Earth	Invoice: 154319 (Reference: Irrigation Repairs.)		955.50	468,331.20
09/29/2025	1774	Carl M. Weston	BOS Meeting 9/25/25		200.00	468,131.20
09/29/2025	1775	Eugene J. Mastrangeli	BOS Meeting 9/25/25		200.00	467,931.20
09/29/2025	1776	Gabriel Ruperez	BOS Meeting 9/25/25		200.00	467,731.20
09/29/2025	1777	John Holden	BOS Meeting 9/25/25		200.00	467,531.20
09/29/2025	1778	Robert J. Wolski	BOS Meeting 9/25/25		200.00	467,331.20
09/29/2025	100441	Clean Star Services	Invoice: 16104 (Reference: Trash Service Sept 25.)		680.00	466,651.20
09/29/2025	100442	Swine Solutions, LLC	Invoice: 657 (Reference: Monthly Trapping Service.)		1,550.00	465,101.20
9/30/2025				**0.00**	**76,854.77**	**465,101.20**

EXHIBIT 14

RET Proposal/Invoice

RET2025-Sawgrass-001
Tuesday September 16th, 2025

FROM:
Recovered Energy Technologies
C/O Deeson Outdoor Solutions
8968 CR 766
Webster Florida

TO:
Avalon Groves CDD
250 International Pkwy #208
Lake Mary, FL 32746

DESCRIPTION	UNITS	UNIT PRICE	AMOUNT
1. Remove and dispose of broken light	1	$ 1,200.00	$ 1,200.00
2. Delivery to site	1	$ 250.00	$ 250.00
3.Installation of complete matching unit	1	$ 5,900.00	$ 5,900.00
		TOTAL	$ 7,350.00

TERMS & CONDITIONS

50% Deposit 50% on Completion

NOTES

1) Complete lighting package matching the lights along Sawgrass Boulevard.

Approved:

Recovered Energy Technologies USA Inc.

EXHIBIT 15

VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	UNSATISFACTORY	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	XX		Please make sure all ponds are line trimmed with every service.
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	XX		
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	XX		
WEED CONTROL – TURF AREAS (reasonably free of weeds)	XX		
WEED CONTROL – BED AREAS (reasonably free of weeds)	XX		Some areas along SB need to be sprayed, particularly in the median in front of Palms.
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	XX		
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	XX		
CLEANLINESS (debris free, leaf litter, landscape debris, grass clippings)	XX		
MULCHING (distributed appropriately, bare areas, recommended is 3")	XX		Part one completed and looks good. Part two to be done in October.
WATER/IRRIGATION MANAGEMENT	XX		Irrigation pipes (purple) above ground. Please remove. If proposal is needed, please bring to next meeting. Particularly by SB/Pacific
PRIOR MAINTENANCE ITEMS ADDRESSED	XX		Several W/O issued by residents about line trimming next to fences. We may need to send out communication.

Location: Edgemont | PAS | V1 | V2 | V3 | Alton Serenoa (V4)

Date: 9/01/25

Auditor: Ruperez, Gabe

VISUAL INSPECTION AUDIT SHEET

LANDSCAPE MAINTENANCE	SATISFACTORY	UNSATISFACTORY	NOTE / REASON
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	XX		Please make sure all ponds are line trimmed with every service.
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	XX		
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	XX		
WEED CONTROL – TURF AREAS (reasonably free of weeds)	XX		
WEED CONTROL – BED AREAS (reasonably free of weeds)	XX		Area with weeds have been sprayed
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	XX		
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	XX		
CLEANLINESS (debris free, leaf litter, landscape debris, grass clippings)	XX		
MULCHING (distributed appropriately, bare areas, recommended is 3")	XX		Please make sure the inside of the gates in village three is completed
WATER/IRRIGATION MANAGEMENT	XX		Irrigation pipes (purple) above ground. Please remove. If proposal is needed, please bring to next meeting. P articularly by SB/Pacific- Remains open
PRIOR MAINTENANCE ITEMS ADDRESSED	XX		Yes, irrigation above pending

Location: Edgemont | PAS | V1 | V2 | V3 | Alton Serenoa (V4)

Date: 9/15/25

Auditor: Ruperez, Gabe

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)	✓				Check with property line between 17530 Blazing Star Cir. And Sunshine Water station.
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	✓				
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	✓				
WEED CONTROL – TURF AREAS (reasonably free of weeds)	✓				Same as above.
SHRUB & TREE TRIMMING (frequency and height)	✓				
WEED CONTROL – BED AREAS (reasonably free of weeds)	✓				
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	✓				
WATER/IRRIGATION MANAGEMENT	✓				
PRIOR MAINTENANCE ITEMS ADDRESSED				✓	.

Location: Edgemont | PAS | V1 | V2 | V3 | Alton Serenoa (V4)
Date: 9 October 2025
Auditor: Weston | Ruperez

NOTE: (supporting documents)

EXHIBIT 16

VISUAL INSPECTION AUDIT SHEET

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

Location: Edgemont | PAS | V1 | V2 | V3 | Alton Serenoa (V4)
Date: 10 September 2025
Auditor: Weston | Ruperez

NOTE: (supporting documents)

Visual Inspection Audit Calendar

October 2025–September 2026

October 2025

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

January 2026

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February 2026

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2026

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2026

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2026

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2026

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2026

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2026

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

EXHIBIT 17

From: Seat2 <Seat2@avalongrovescdd.com>
Sent: Thursday, October 9, 2025 4:55 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>; Shirley M. Conley <SConley@vestapropertyservices.com>
Subject: Re: I was not aware of this limitation. I think it should be changed.

Mr. Beckett,

Good afternoon. This missive is for your information and inclusion as an agenda item for the 10/30/2025 board meeting. Please ensure I will be able to connect digitally as I will be out of town on 10/30/2025 and will have to attend the meeting using the MS Teams link.

Sunshine water utility (hereinafter Sunshine) came out today and located the meter necessary for the irrigation of the bushes that surround the water distribution center appurtenant to the CDD property at 17530 Blazing Star Cir, Clermont, FL 34714. This was done at no cost to the CDD, or the HOA, and the meter is registered to the Palms at Serenoa HOA to the best of my knowledge and belief. Sunshine dug it out and placed a new cover over it to allow it to be connected to an irrigation system. This meter is listed by Sunshine as belonging to the Palms HOA even though I believe it is on CDD property. Now that this is done the CDD may decide if they want to connect it to the irrigation system that surrounds the bushes appurtenant to the Sunshine distribution station. I do not know anything further about the functionality of that irrigation shunt or where it was once connected, if it ever was. I have asked for this information, but to date do not recall receiving same from CDD management. I do know the bushes have an irrigation system because I can see it.

Thank you again for your kind attention to this matter as it is important to many CDD and HOA residents for the aesthetic beauty it affords them.

Sincerely,

John Holden

Enclosures: Two Site Pictures (not sent due to technical issues)

WALK-ON
EXHIBIT A

From: Josie <josieatpas@gmail.com>
Sent: Monday, October 27, 2025 11:02:06 AM
To: Seat1 <Seat1@avalongrovescdd.com>; Seat2 <Seat2@avalongrovescdd.com>; hbeckett@vestapropertyservices.com <hbeckett@vestapropertyservices.com>
Subject: 3440 Yellowtop Loop

I am writing to request that the CDD arrange to have their current company responsible for landscaping services to repair the damage done to the backyards on the South side of Yellowtop Loop along pond 17. Their failure to properly secure the mow decks has led to severe weed and crabgrass infestation.

Please let me know if you need any additional information in support of my request

Thank you,

Steve McQueen

3440 Yellowtop Loop

sjmcqueen@comcast.net

--

Josie McQueen

Landscape Chair

From: Andrew Davis <andrew.davis@down2earthinc.com>
Sent: Tuesday, October 28, 2025 3:29 PM
To: Seat5 <Seat5@avalongrovescdd.com>; Heath Beckett <hbeckett@vestapropertyservices.com>; Josie <josieatpas@gmail.com>
Cc: Shirley M. Conley <sconley@vestapropertyservices.com>; Justin Sarka <Justin.Sarka@down2earthinc.com>
Subject: RE: 3440 Yellowtop Loop

Good afternoon Steve and Josie,
Justin will contact you to schedule a site visit with the DTE management team to review this matter. I'm looking forward to meeting with you. Thank you

Respectfully,

Andrew Davis FCHP, BMPC
Branch Manager- Mt. Dora
27185 County Road 448A
Mount Dora, FL 32757
Work - (352) 385-7227
Cell – (352) 705-0675
Andrew.davis@down2earthinc.com
www.DTELandscape.com

Florida GI-BMP Certification #GV9330499-1

EXHIBIT 18

From: Seat2 <Seat2@avalongrovescdd.com>
Sent: Monday, September 15, 2025 9:18 AM
To: Shirley M. Conley <SConley@vestapropertyservices.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>; Bennett Davenport <Bennett.Davenport@kutakrock.com>; Justin Sarka <Justin.Sarka@down2earthinc.com>
Subject: Re: Sign removal

Shirley,

Top of the morning to you. The sign was removed by the contractor over the weekend. Kindly advise whomever needs to know that the area should be inspected for any issues that would interfere with mowing or walking, like a post hole that was not filled in properly or fallen nails, etc.

Sincerely,

John Holden

John Holden
Seat 2, Supervisor
Avalon Groves CDD
250 International Parkway, Suite 208,
Lake Mary, FL 32746
407-434-1460

From: Seat2 <Seat2@avalongrovescdd.com>
Sent: Friday, September 12, 2025 11:39 AM
To: Shirley M. Conley <SConley@vestapropertyservices.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>; Bennett Davenport <Bennett.Davenport@kutakrock.com>
Subject: Re: Sign removal

Goodmorning Shirley,

Another beautiful Florida day awaits us. I spoke with the agent for Pulte homes this morning concerning the task assigned to me at the Workshop on 9-11-2025. The sign will be removed today (if possible) or Monday at the latest. If the Vesta management company has any issue with this action that I have initiated or the way I communicated with an outside contractor please contact me instanter. I am new to your protocols and procedures and want to comply with them whenever it does not conflict with my fiduciary duties. I in no way represented to the contractor that I represented the board or the CDD management when I

requested that the sign be removed. If there is a written policy that you can send me that would be grand.

Next, I have been made aware that a motion concerning decorum will be introducedd at the next board meeting pursuant to management's request. Kindly send a copy of same to me instanted and all related documents and emails.

Finally, if Vesta does not wish the sign removed let me know now so I can stop the removal.

Sincerely,

John Holden

John Holden
Seat 2, Supervisor
Avalon Groves CDD
250 International Parkway, Suite 208,
Lake Mary, FL 32746
407-434-1460

From: Seat2 <Seat2@avalongrovescdd.com>
Sent: Thursday, September 11, 2025 4:46 PM
To: Shirley M. Conley <SConley@vestapropertyservices.com>
Cc: Michael P. Bush <mbush@vestapropertyservices.com>
Subject: Sign removal

RE: Facility ID: FLR20DT56-001
Serenoa Village 3 Phases 1-3
County: Lake

Shirley,
Good afternoon. At the workshop today a concern about a sign that is on CDD property was discussed. I was tasked with looking into it.
Near Serenoa Lakes (Village 3), on Sawgrass Bay Blvd, west of Saw Palmetto Ave, there is a sign. The sign is a notification to the public that storm water concerns may be reported to Pulte Home Company, LLC, (hereinafter Pulte) employees Ryan Bourdaeu, the Site Storm Water Representative (727)-214-7242 or Clifford Torres (407) 661-1514. I called both numbers to ascertain if the sign may be removed or if it is statutorily required to remain. There was no answer at either number, so a message was left on voice mail at each number asking for a reply.
I then called Pulte employee, Clint Ball at Phone: (407) 661-6207-4901, Vineland Road Suite 500 Orlando FL 32811 and again left a voice message. Next, I called Pulte employee

Tracey Fulton, Resource Planning - Community Manager at (407) 404-4535 and left a voice message and a text.
Finally, a message was left with James Zeumer, Vice President, Investor Relations at 404-978-6434.
I will keep you informed if I hear something from Pulte, but I suspect I may not. I have no way of knowing, at this time, if the sign may be removed. If anyone on the CDD staff knows if Pulte is required to remove the sign (at their own expense), kindly ask them to facilitate the removal.
I will discuss this at the next board meeting if it is placed on the agenda.
Sincerely,

John Holden

John Holden
Seat 2, Supervisor
Avalon Groves CDD
250 International Parkway, Suite 208,
Lake Mary, FL 32746
407-434-1460

EXHIBIT 19

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	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 Conservation Communication	4/24/2025		

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
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