



Your Community.
Our Commitment.

AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
October 22, 2026
10:00 a.m.

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

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



AVALON GROVES

COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors

Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, October 22, 2026 at 10:00 a.m. at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, FL 34714.**

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

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

Sincerely,

Heath Beckett

Heath Beckett
District Manager

CC: Attorney
Engineer
District Records





AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

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

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

Agenda

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

FIRST ORDER OF BUSINESS:

ROLL CALL

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

Staff/Vendors

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

SECOND ORDER OF BUSINESS:

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

THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

A. Community Managers

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

B. District Engineer – *Greg Woodcock, Stantec*

1. Presentation of Report on Erosion at Ponds 45, 46, and 47 (Village 3) **EXHIBIT 1**
2. Consideration of Pond Bank Repair Proposals **EXHIBIT 2**
 - a. Advanced Drainage Solutions - \$28,900.00
 - b. Site Masters - \$20,600.00
 - c. Steadfast - \$5,500.00
3. Update on Rights-of-Way Ownership including Goldcrest Loop Parking Areas (*as confirmed by Plats and Lake County Property Appraiser Website and Referenced in 9/28/2023 Minutes*)



THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE (Continued)

- C. Aquatic Maintenance Report – *Steadfast Environmental* **EXHIBIT 3**
 - 1. Presentation of Pond Requests – *No New Requests as of 10/14*
- D. Landscape Maintenance Report – *Justin Sarka, Down To Earth* **EXHIBIT 4**
 - 1. Update on Village 2 Entrance Project
 - 2. Update on Palms Lift Station Landscape and Irrigation Project
 - 3. Update on Palms Removed on Sawgrass Bay Blvd at Edgemont and Village 3
 - 4. Presentation of Landscape Requests **EXHIBIT 5**
- E. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 6**
 - 1. Presentation of Field Requests **EXHIBIT 7**
 - 2. Presentation of Streetlight Requests **EXHIBIT 8**
 - 3. Presentation of Hog Activity Report – *No New Requests as of 10/14* **EXHIBIT 9**
- F. District Counsel – *Bennett Davenport, Kutak Rock*
 - 1. Discussion on Personal Code of Conduct Censure Provision
- G. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Approval of the FY 2026 Report of Achieved Goals and Objectives **EXHIBIT 10**
 - 2. Discussion on Meeting and Workshop Cancellation Process
 - 3. Clarification on Form 1 Filing and Record Maintenance
 - 4. Update on Edgemont Fence Conveyance
 - 5. Clarification on Website Postings (*Internal Working Documents and Bank Statements*)
 - 6. Discussion on Revised Minutes of the Board of Supervisors Workshop Held August 13, 2026 (*Request for Timestamps for Revision Statements*) **EXHIBIT 11**

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 24, 2026 **EXHIBIT 12**
- B. Acceptance of the September 2026 Unaudited Financial Report **EXHIBIT 13**





FIFTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

- A. Response to Published Resignation Letter (Holden)
- B. Discussion on Defining Project Locations in Estimates (Holden)
- C. Next Workshop Agenda Items
- D. Next Meeting Agenda Items

SIXTH ORDER OF BUSINESS:

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

SEVENTH ORDER OF BUSINESS:

NEXT WORKSHOP ATTENDANCE CHECK

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

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

AGENDA DEADLINE
Noon – November 4, 2026

EIGHTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

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

Thursday, November 19, 2026
at 10:00 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 347146

AGENDA DEADLINE
Noon – November 11, 202

NINTH ORDER OF BUSINESS:

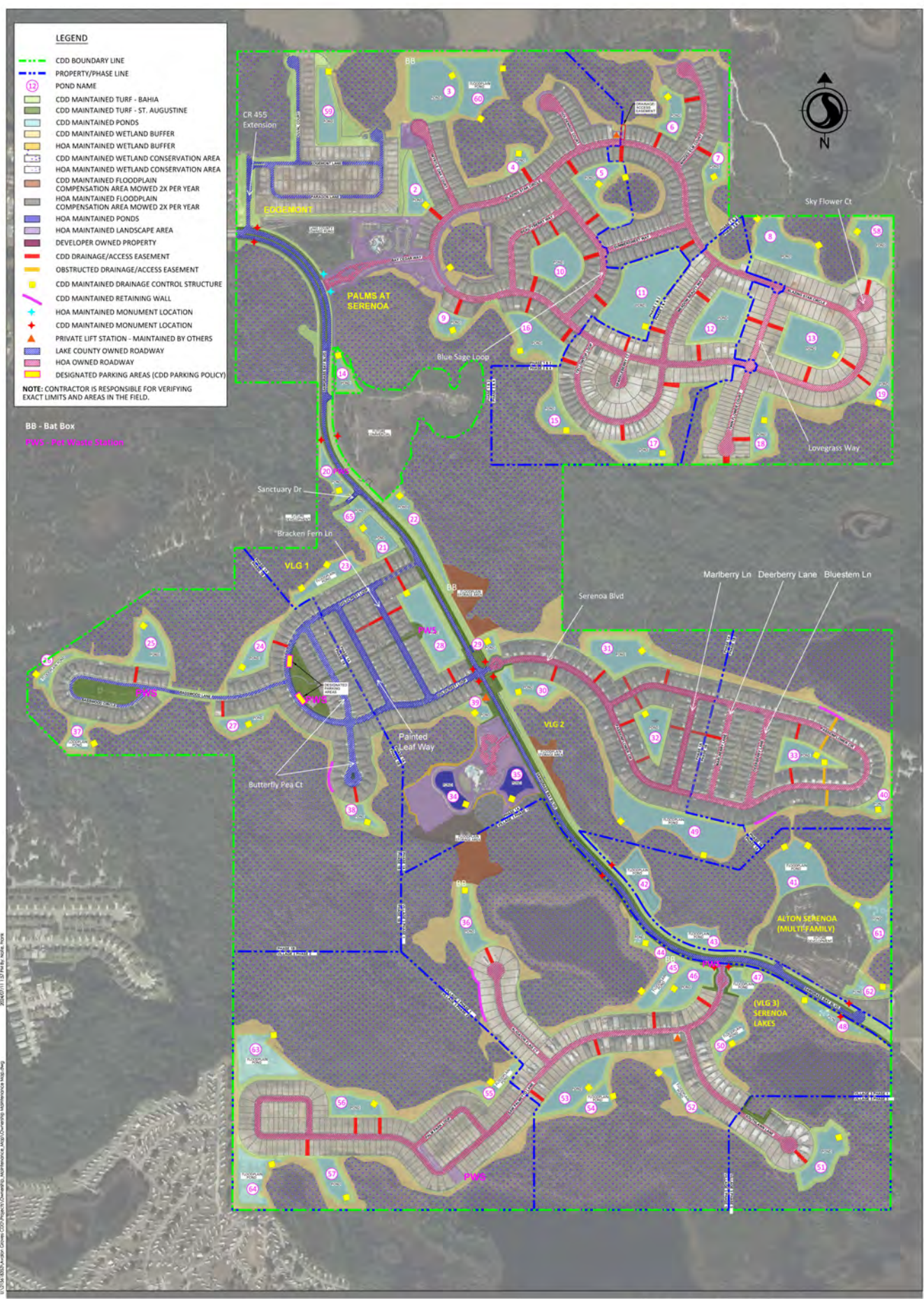
ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

TENTH ORDER OF BUSINESS:

ADJOURNMENT





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

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

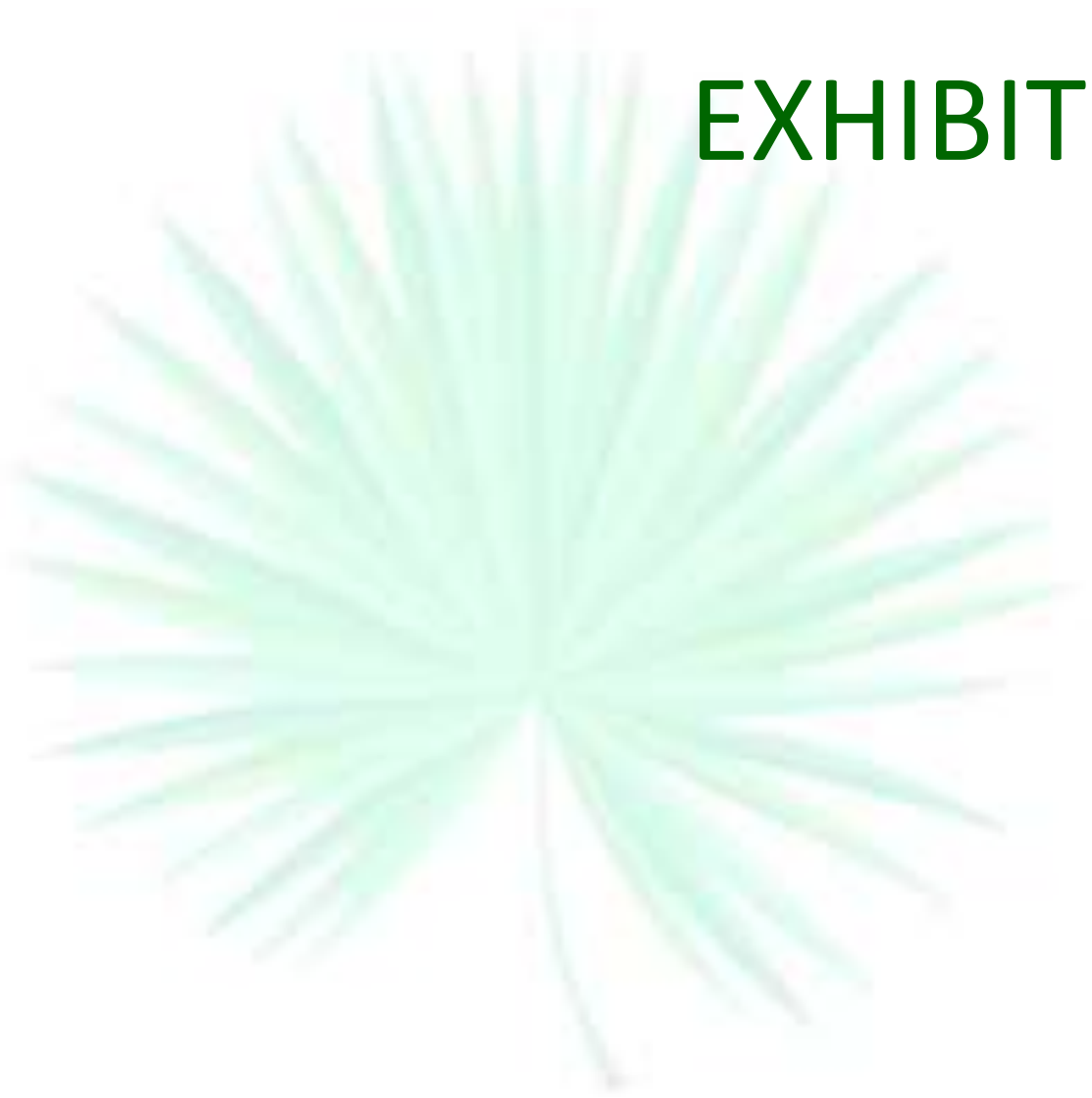


Stantec
Stantec Consulting Services Inc.
777 S. Harbour Island Blvd, Suite 600
Tampa, Florida 33602 Tel: 813.223.9000
www.stantec.com Fax: 813.223.0099
Certificate of Authorization #27013
FL Lic. # LC-C000170

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



EXHIBIT 1





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

Greg Woodcock

Project Manager

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com



Location Map:



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



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



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



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





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



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

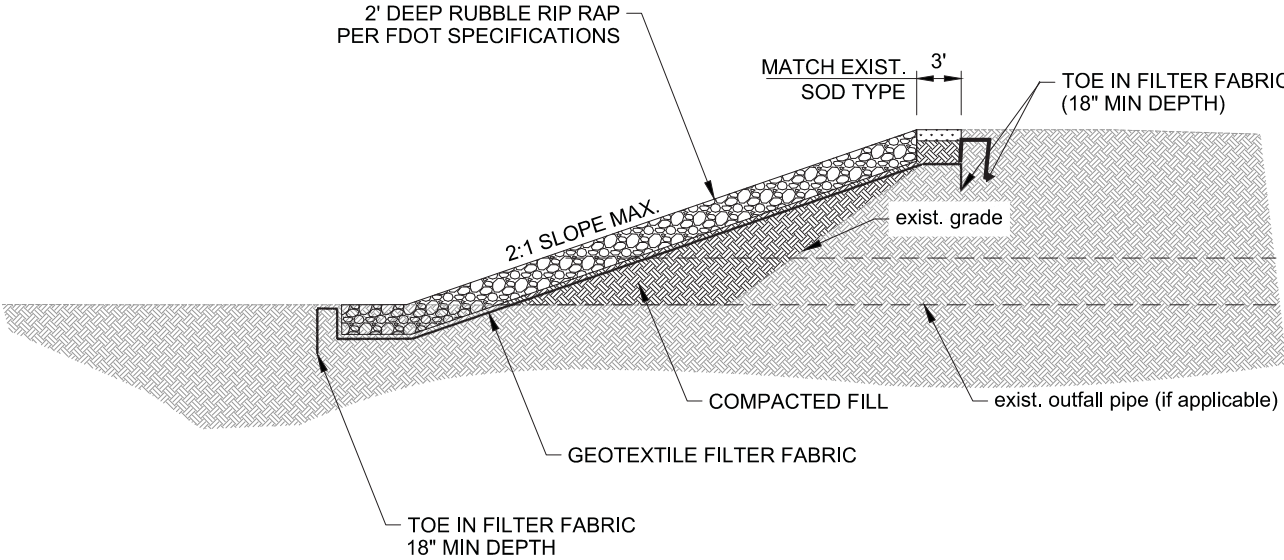


Location 7: Minor erosion observed at high-water line. Erosion is due to lack of turf and dry conditions and the large bare area from the high-water level to the existing water line. Recommend having the landscape or aquatics team review this area and provide recommendations for turf. Monitor for future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



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

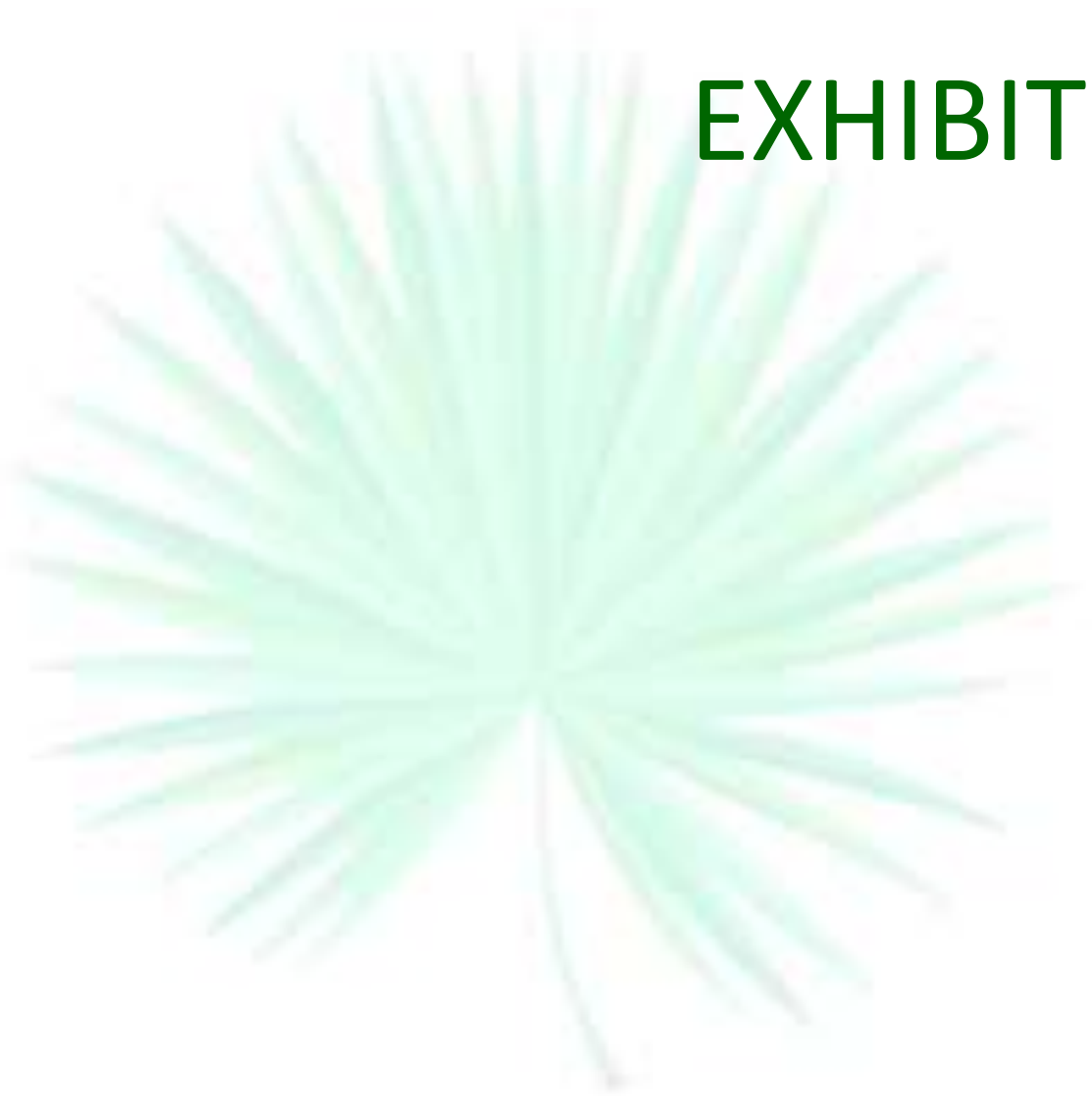




RIP RAP RESTORATION DETAIL
N.T.S.



EXHIBIT 2





Contractor	Cost for Repair By Location	Nots:
Advanced Drainage Solutions		
Location 1	\$1,275	
Location 2	\$875	
Location 3	\$800	
Location 4	\$1,450	
Location 5	\$1,450	
Location 6	\$1,450	
Location 7	\$0	
Location 8	\$21,600	
TOTAL Estimated Costs	\$28,900	
Sitemasters		
Location 1	\$1,200	
Location 2	\$400	
Location 3	\$800	
Location 4	\$1,400	
Location 5	\$1,400	
Location 6	\$1,400	
Location 7	\$0	
Location 8	\$12,800	
Location 8B MES	\$1,200	
TOTAL Estimated Costs	\$20,600	



Avalon Groves Pond 45, 46, 47 Erosion Repairs

Location	ADS	Site Masters	Steadfast
1	\$ 1,275.00	\$ 1,200.00	Inc.
2	\$ 875.00	\$ 400.00	Inc.
3	\$ 800.00	\$ 800.00	Inc.
4	\$ 1,450.00	\$ 1,400.00	<i>Not inc.</i>
5	\$ 1,450.00	\$ 1,400.00	<i>Not inc.</i>
6	\$ 1,450.00	\$ 1,400.00	<i>Not inc.</i>
7	<i>Not Inc.</i>	<i>Not inc.</i>	Inc.
8	\$ 21,600.00	\$ 12,800.00	Inc.
8B MES	<i>inc. in 8</i>	\$ 1,200.00	<i>Not inc.</i>
Total	\$ 28,900.00	\$ 20,600.00	\$ 5,500.00



Stormwater & Erosion Repair Proposal

Prepared For: Avalon Groves CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 08/28/2026

Proposal No. : 1315

Project Location: Pond 45-46-47

Project Overview

This project includes pond bank stabilization, erosion repairs, stormwater structure repairs, and vegetation clearing at eight identified locations in accordance with the Stantec review and recommendations. Work includes riprap stabilization, MES repairs, sand-cement bag protection, structure clearing, and restoration of disturbed areas with sod as applicable.

Scope of Work

Location 1 - Exposed Concrete Pipe / Skimmer

Install two rows of sand-cement bags over the exposed concrete pipe to protect the pipe. Install reinforcing in accordance with the engineer's direction without penetrating through the top of the bags, and maintain a minimum 6-inch clearance from the skimmer.

\$1,275

Location 2 - Flared End Section Vegetation Clearing

Clear vegetation a minimum of 5 feet around the existing flared end section. Remove generated debris from the work area.

\$875

Location 3 - Skimmer Clearing

Clear vegetation and accumulated material to provide a minimum 8-inch clear area below the skimmer and restore proper access/function around the structure.

\$800

Location 4 - MES Erosion / Undermining Repair

Excavate as necessary around undermined areas; place and compact No. 57 stone and riprap beneath the mitered end section; install riprap a minimum of 2 feet outward from the MES, extending from the top of the structure to normal water level; restore disturbed turf.

\$1,450

Location 5 - MES Erosion / Undermining Repair

Excavate as necessary around undermined areas; place and compact No. 57 stone and riprap beneath the mitered end section; install riprap a minimum of 2 feet outward from the MES, extending from the top of the structure to normal water level; restore disturbed turf.

\$1,450**Location 6 - MES Erosion / Undermining Repair**

Excavate as necessary around undermined areas; place and compact No. 57 stone and riprap beneath the mitered end section; install riprap a minimum of 2 feet outward from the MES, extending from the top of the structure to normal water level; restore disturbed turf.

\$1,450**Location 7 - Observation / No Construction Included**

No repair work is included at this time. Stantec recommends landscape/aquatics review for turf establishment and monitoring for future erosion.

N/C**Location 8 - 160 LF Riprap Bank Stabilization + MES Repair**

Install approximately 160 LF of riprap bank stabilization per the Stantec detail, including geotextile filter fabric, compacted fill as required, toe-in of filter fabric, FDOT-spec rubble riprap, and sod restoration. Repair erosion/undermining at the MES with compacted No. 57 stone and riprap beneath and a minimum of 2 feet outward from the structure, extending to normal water level.

\$21,600

Total Project Cost: \$28,900.00

Conditions & Assumptions

Work is based on the conditions and recommendations documented in the Stantec review and visible site conditions. Riprap work at Location 8 is based on approximately 160 linear feet. Material quantities may be field-adjusted to achieve the intent of the engineer's detail. Access and staging areas are assumed to be reasonably available for compact equipment and material delivery. Work near normal water level is subject to weather and pond elevations. Dewatering beyond ordinary localized means is excluded unless specifically added. Utility locates will be requested prior to excavation where applicable. ADS will remove ordinary construction debris generated by our work and restore disturbed work areas with sod as specified. One-year workmanship warranty is included. Warranty excludes damage caused by vehicles/equipment, tree roots, vandalism, abnormal storm events, changing water conditions, or conditions outside ADS control. Permits, engineering revisions, testing, and unforeseen subsurface repairs are excluded unless specifically stated.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date

Accepted by

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

PROPOSAL

Avalon Groves CDD

Ponds 45,46, 47 - Maintenance and Repairs

8/20/2026

Perform maintenance and erosion repairs as identified on report provided by District Engineer.

Location 1 - rip-rap bags over pipe at OCS	\$1,200
Location 2 - clear vegetation within 5' of MES	\$400
Location 3 - clear vegetation, remove soil buildup at skimmer	\$800
Location 4 - repair erosion at MES	\$1,400
Location 5 - repair erosion at MES	\$1,400
Location 6 - repair erosion at MES	\$1,400
Location 7 - no work at this time	\$0
Location 8A - 160' of rip-rap embankment	\$12,800
Location 8B - repair erosion at MES	\$1,200

TOTAL \$20,600





Steadfast Contractors Alliance DBA
 Steadfast Alliance
 30435 Commerce Drive
 Suite 102
 San Antonio FL 33576
 United States
 844-347-0702 |
office@steadfastalliance.com

Quote
 #EST000082
 10/13/2026

Bill To

c/o Vesta Property Services
 Avalon Groves CDD
 250 International Pkwy
 Suite 208
 Lake Mary FL 32746
 United States

Ship To

c/o Vesta Property Services
 Avalon Groves CDD
 250 International Pkwy
 Suite 208
 Lake Mary FL 32746
 United States

TOTAL

\$5,500.00

Expires: 11/12/2026

Expires

11/12/2026

Sales Rep**Description of Work**

Erosion control on ponds 44, 45, and 46 at Avalon Groves CDD.

Scope of work to include the following:

Location 1 - Install concrete bags around the outflow pipe staked to the ground with rebar. Bags not to impede within 6" of the structure.

Location 2 - Clear vegetation within 5' of the structure in the wetland buffer.

Location 3 - Clear vegetation within 8"-12" from the bottom of the outflow structure.

Locations 4, 5, and 6 are currently underwater and unserviceable.

Location 7 - Replace Bahia sod on washouts.

Location 8 - Lay stapled erosion mat over the stretch of washouts on the eastern bank. Cover with Bahia sod.

The MES is also underwater and unserviceable.

Estimated timeframe: 1 day

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Quantity	Item	Rate	Amount
1	Erosion Control Materials	\$5,500.00	\$5,500.00
Subtotal			\$5,500.00
Tax Total (%)			
Total			\$5,500.00



EST000082



Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote
#EST000082
10/13/2026

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

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

Accepted this _____ day of _____, 20 _____

Signature: _____ Printed Name and Title: _____

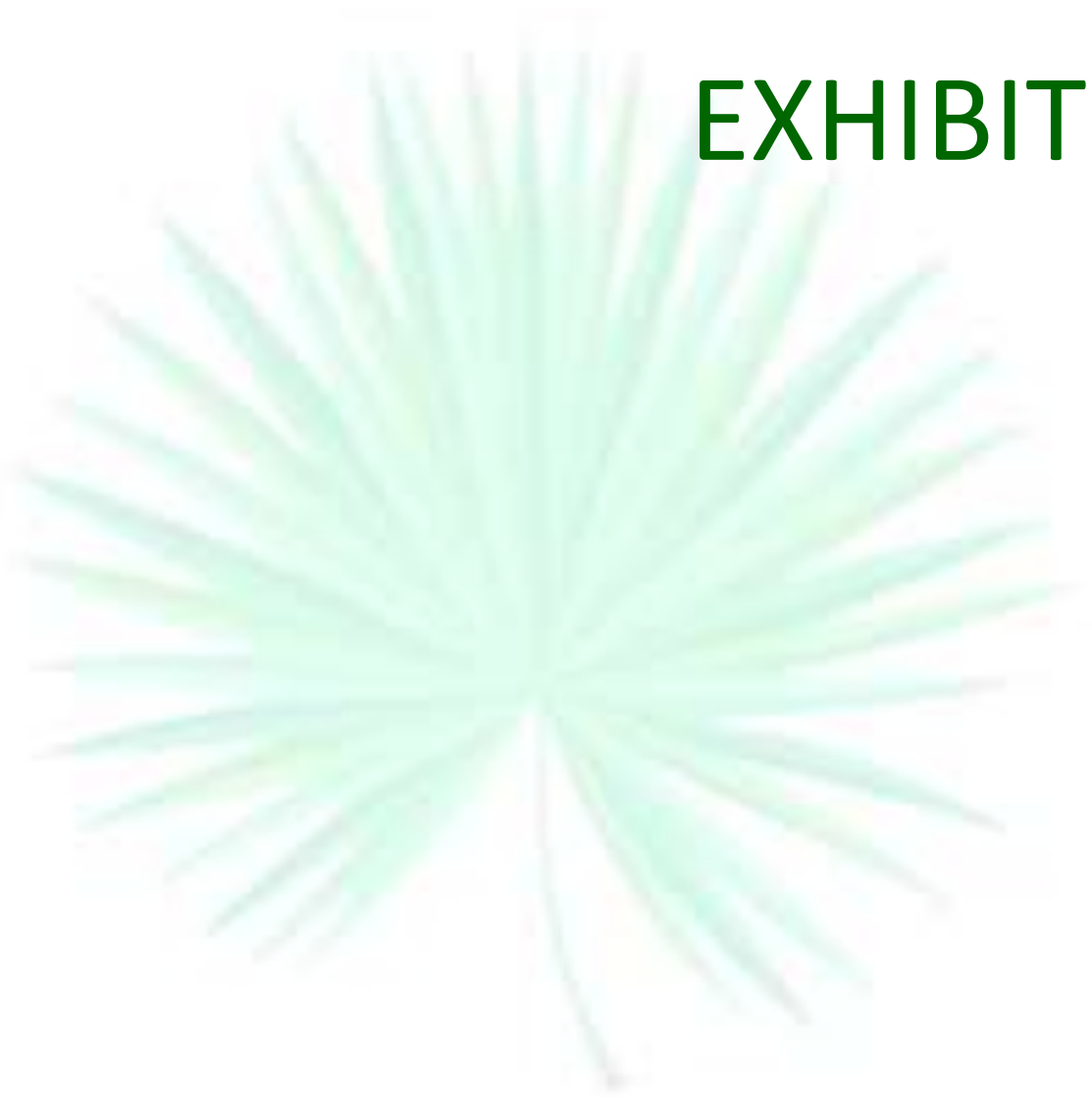
Representing (Name of Firm): _____



EST000082



EXHIBIT 3





Avalon Groves CDD Aquatics

Inspection Date:

10/13/2026 1:43 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 3

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Submersed vegetation has started to surface on the roadside edge. I'll note this to the tech for treatment later this week.
No algae observed.

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

SITE: 4

Condition: Excellent Great ☒Good Poor Mixed Condition Improving



Comments:

Water lilies are getting a little thick for my liking. The technician will add this into the rotation of lily treatments during service. He will likely start with those nearest the edge and work inward.
No algae observed.

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

Inspection Report

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild submersed vegetation present along sections of the perimeter. I will note any other ponds with growth like this and create a treatment plan for a technician to apply.
No algae observed.

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

SITE: 6

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Most of the filamentous algae present appears to be decaying from rain last week. A technician will inspect and treat if needed.
Floating vegetation by the edge of the pond will also be addressed at that time.

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



Inspection Report

SITE: 7

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:
Similar conditions as pond 6, but the algae is further into decay. A technician will also inspect and treat accordingly both algae and lilies here.

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

SITE: 8

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:
Mixed nuisance growth around the perimeter. Lily cutback will begin on the longer side; any emerged growth will be treated next service.
No algae observed.

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



Inspection Report

SITE: 9

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance grass growth around the perimeter. It's pennywort which likes to grow quickly here, but is also very receptive to herbicide treatments. A technician will address next service.
No algae observed, the buildup at the top is pollen.

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

SITE: 10

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Pennywort is present around the perimeter. It seems to be staying close to the shore which will make treatment much easier and more effective.
No algae observed.

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

Inspection Report

SITE: 11

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth at the water's edge. Much of it appears to be terrestrial weeds recently covered by water. A treatment next service should make quick work of clearing it.
No algae observed.
Beneficial plants are propagating well.

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

SITE: 12

Condition: Excellent Great ☒Good Poor Mixed Condition Improving



Comments:

Nuisance grasses present amid beneficial plants. Carefully targeted treatments are ongoing and will continue until fully cleared.
No algae observed.

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



MANAGEMENT SUMMARY



Summer is coming to a close and ponds are definitely feeling it. This is typically one of the most difficult times of year for aquatic management. Temperatures are still high, but slowly declining. Algal growth will continue to benefit off these conditions for a few more weeks. Daily rain is keeping things interesting as well. Bad news: it's going to feed vegetative and algal growth with new nutrients flushed into the ponds. Good news: water levels are slowly returning to where they should be and clearing terrestrial growth. All this means is pond conditions can change in a few days; improving or declining. Technicians are putting in efforts toward one last push to finish the season strong and set us up for an easy winter.

Seasonally good pond conditions today. The rain last week seems to have had overall positive effects here. No new algal blooms and most of the terrestrial weeds on exposed banks are submerged and drowning. This has opened up new space for aquatic weeds to move in, but the end of growing season is near which will make management and maintenance much easier for the next few months. We'll focus more on implementing more targeted applications for specific issues at that point.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA

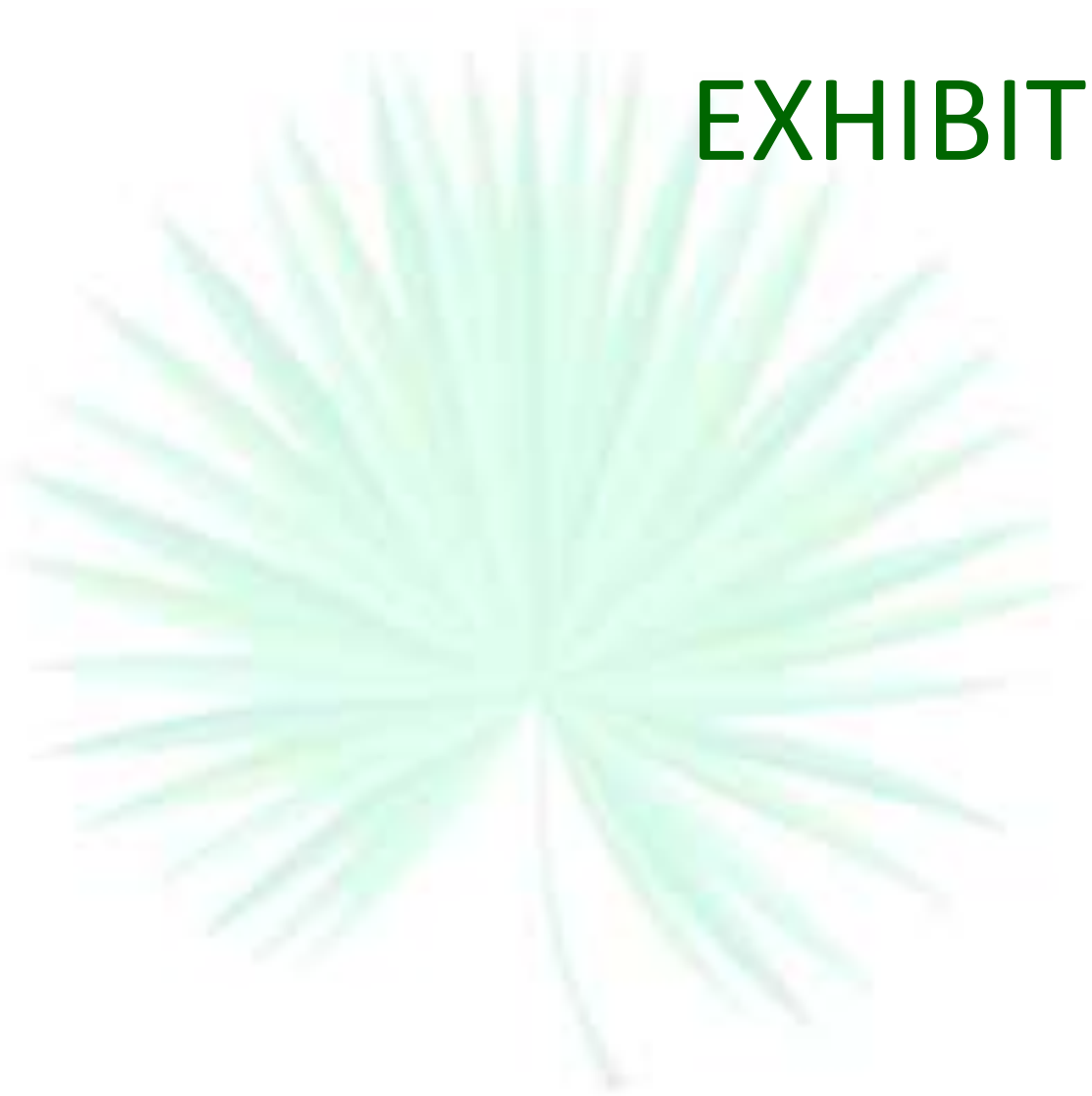


Avalon Groves CDD
Sawgrass Bay Blvd, Clermont

Gate Code:



EXHIBIT 4





Avalon Groves Community Development District September 2026 Landscape Report

- **8/31-9/4** Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in Section 2. Removed litter and advertising signs along CDD property. Seasonal rainfall continued throughout the month with improved site accessibility compared to August.
- **9/8-9/11** Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in Section 3. Removed litter and advertising signs along CDD property. Afternoon rain showers remained consistent but had less impact on scheduled maintenance activities.
- **9/14-9/18** Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in Section 1. Removed litter and advertising signs along CDD property. Increased turf growth from summer rainfall required continued mowing and edging throughout the community.
- **9/21-9/25** Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in Section 2. Removed litter and advertising signs along CDD property. Weed pressure remained active due to warm temperatures and regular rainfall patterns.
- **9/28-10/2** Mowed, string trimmed, edged, blown all CDD Property. Sprayed bed weeds in Section 3. Removed litter and advertising signs along CDD property. Afternoon rain showers continued to reduce herbicide effectiveness; bed weed applications were prioritized during morning hours to maximize control efforts.



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September 2026
Date: Sep 29, 2026 8:37 am
Inspector: Logan Adams

Site		Controller		Water Days as of Sep 29, 2026	
Name	Avalon Groves CDD	Name	Basswood	Program A	Sun , Tue , Fri
Address	17555 Sawgrass Bay Blvd.	Location		Program B	
City	Clermont	Model	SL1600	Program C	
ST	Florida	Modules	24	Program D	
Zip	34714	Controller ID	228901		

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Rotor	Pass									
2	Turf spray	Pass									
3	Turf spray	Pass									
4	Turf spray	Pass									
5	Turf spray	Pass									
6	Turf spray	Pass			1						
7	Turf spray	Pass									
8	Turf spray	Pass									
9	Turf spray	Pass									
10	Turf rotor	Pass									
11	Turf rotor	Pass									
12	Turf rotor	Pass									
13	Turf rotor	Pass			3						



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Turf rotor	Pass									
15	Turf rotor	Pass									
16	Turf rotor	Pass									





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September 2026
Date: Sep 24, 2026 8:43 am
Inspector: Logan Adams

Site		Controller		Water Days as of Sep 24, 2026	
Name	Avalon Groves CDD	Name	Ctrl 1	Program A	Sun , Tue , Fri
Address	17555 Sawgrass Bay Blvd.	Location		Program B	Mon , Wed , Thur , Sat
City	Clermont	Model	SL-CONNECT-HTR-TW (NO SLW)	Program C	Sun , Tue , Thur , Sat
ST	Florida	Modules	48	Program D	
Zip	34714	Controller ID	228898		

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2		Pass									
3		Pass									
4		Pass									
5		Pass									
6	Shrub Mp	Pass									
7	Turf Mp	Pass									
8		Pass									
9	Turf Mp	Pass			1						
10		Pass									
11	Turf Mp	Pass									
12	Shrub Mp	Pass									
13	Turf Mp	Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14		Pass									
15	Turf Mp	Pass									
16	Turf Mp	Pass									
17	Turf Mp	Pass			1						
18	Shrub Mp	Pass									
19		Pass									
20	Turf Mp	Pass									
21		Pass									
22	Spray	Pass									
23	Spray	Pass									
24		Pass									
25	Turf Mp	Pass									
26		Pass									
27	Turf Mp	Pass									
28	Shrub Mp	Pass									
29		Pass									
30		Pass									
31	Turf Mp	Pass									
32	Shrub Mp	Pass									
33	Spray	Pass			1						
34	Spray	Pass									
35	Spray	Pass									
36		Pass									
37		Pass									
38		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39		Pass									
40		Pass									
41		Pass									
42		Pass									
43		Pass									
44		Pass									
45		Pass									
46		Pass									
47		Pass									
48		Pass									
49		Pass									
50		Pass									
51		Pass									
52		Pass									
53		Pass									
54		Pass									
55		Pass									
56		Pass									
57		Pass									
58		Pass									
59		Pass									
60		Pass									
61		Pass									
62		Pass									
63		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
64		Pass									
65		Pass									
66		Pass									
67		Pass									
68		Pass									
69		Pass									
70		Pass									
71		Pass									
72		Pass									
73		Pass									
74		Pass									
75		Pass									
76		Pass									
77		Pass									
78		Pass									
79		Pass									
80		Pass									
81		Pass									
82		Pass									
83		Pass									
84		Pass									
85		Pass									
86		Pass									
87		Pass									
88		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
89		Pass									
90		Pass									
91		Pass									
92		Pass									
93		Pass									
94		Pass									
95		Pass									
96		Pass									





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September 2026
Date: Sep 24, 2026 8:45 am
Inspector: Logan Adams

Site		Controller		Water Days as of Sep 24, 2026	
Name	Avalon Groves CDD	Name	Ctrl 2	Program A	Sun , Tue , Fri
Address	17555 Sawgrass Bay Blvd.	Location		Program B	Mon , Thur , Sat
City	Clermont	Model	SL-CONNECT-HTR-TW (NO SLW)	Program C	
ST	Florida	Modules	48	Program D	
Zip	34714	Controller ID	228899		

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1		Pass									
2	Shrub Mp	Pass									
3	Shrub Mp	Pass									
4	Shrub Mp	Pass									
5		Pass									
6	Turf Mp	Pass									
7	Turf rotor	Pass									
8	Turf rotor	Pass									
9	Turf rotor	Pass									
10	Turf rotor	Pass									
11	Turf rotor	Pass									
12		Pass									
13		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Shrub Mp	Pass									
15	Shrub Mp	Pass									
16		Pass									
17		Pass									
18	Turf Mp	Pass									
19		Pass									
20	Turf Mp	Pass			1						
21		Pass									
22	Turf Mp	Pass									
23		Pass									
24		Pass									
25		Pass									
26		Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33	Shrub Mp	Pass									
34	Turf Mp	Pass			1						
35	Shrub Mp	Pass									
36	Turf Mp	Pass									
37	Shrub Mp	Pass									
38	Turf Mp	Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39		Pass									
40	Shrub Mp	Pass									
41	Turf Mp	Pass									
42	Shrub Mp	Pass									
43	Shrub Mp	Pass									
44	Turf Mp	Pass									
45	Turf Mp	Pass									
46	Turf Mp	Pass									
47	Shrub Mp	Pass			1						
48	Turf Mp	Pass									
49		Pass									
50		Pass									
51	Shrub Mp	Pass									
52		Pass									
53		Pass									
54	Turf Mp	Pass									
55	Turf Mp	Pass			1						
56		Pass									
57	Turf Mp	Pass									
58		Pass									
59	Turf rotor	Pass									
60	Turf rotor	Pass									
61	Turf rotor	Pass									
62		Pass									
63		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
64	Turf rotor	Pass									
65	Turf rotor	Pass									
66	Turf rotor	Pass									
67	Turf Mp	Pass									
68	Turf rotor	Pass									
69	Turf rotor	Pass									
70	Turf rotor	Pass									
71	Turf Mp	Pass									
72	Turf Mp	Pass									
73	Turf Mp	Pass									
74		Pass									
75	Turf Mp	Pass									
76		Pass									
77		Pass									
78		Pass									
79		Pass									
80		Pass									
81		Pass									
82		Pass									
83		Pass									
84		Pass									
85		Pass									
86		Pass									
87		Pass									
88		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
89		Pass									
90		Pass									
91		Pass									
92		Pass									
93		Pass									
94		Pass									
95		Pass									
96		Pass									





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September 2026
Date: Sep 24, 2026 8:48 am
Inspector: Logan Adams

Site		Controller		Water Days as of Sep 24, 2026	
Name	Avalon Groves CDD	Name	Ctrl 3	Program A	Sun , Tue , Fri
Address	17555 Sawgrass Bay Blvd.	Location		Program B	
City	Clermont	Model	SL-CONNECT-HTR-TW (NO SLW)	Program C	
ST	Florida	Modules	48	Program D	
Zip	34714	Controller ID	228900		

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Turf Mp	Pass									
2	Turf Mp	Pass			1						
3		Pass									
4		Pass									
5	Shrub Mp	Pass			2						
6	Turf Mp	Pass									
7	Turf Mp	Pass									
8	Turf Mp	Pass									
9	Turf Mp	Pass									
10		Pass									
11		Pass									
12	Turf Mp	Pass									
13	Shrub Mp	Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Turf Mp Bahia	Pass									
15		Pass									
16		Pass									
17		Pass									
18		Pass									
19		Pass									
20		Pass									
21		Pass									
22		Pass									
23		Pass									
24		Pass									
25		Pass									
26		Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33		Pass									
34		Pass									
35		Pass									
36		Pass									
37		Pass									
38		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39		Pass									
40		Pass									
41		Pass									
42		Pass									
43		Pass									
44		Pass									
45		Pass									
46		Pass									
47		Pass									
48		Pass									
49		Pass									
50		Pass									
51		Pass									
52		Pass									
53		Pass									
54		Pass									
55		Pass									
56		Pass									
57		Pass									
58		Pass									
59		Pass									
60		Pass									
61		Pass									
62		Pass									
63		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
64		Pass									
65		Pass									
66		Pass									
67		Pass									
68		Pass									
69		Pass									
70		Pass									
71		Pass									
72		Pass									
73		Pass									
74		Pass									
75		Pass									
76		Pass									
77		Pass									
78		Pass									
79		Pass									
80		Pass									
81		Pass									
82		Pass									
83		Pass									
84		Pass									
85		Pass									
86		Pass									
87		Pass									
88		Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
89		Pass									
90		Pass									
91		Pass									
92		Pass									
93		Pass									
94		Pass									
95		Pass									
96		Pass									





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September 2026
Date: Sep 24, 2026 7:52 am
Inspector: Logan Adams

Site		Controller		Water Days as of Sep 24, 2026	
Name	Avalon Groves CDD	Name	Village 3-Shared	Program A	Tue , Fri
Address	17555 Sawgrass Bay Blvd.	Location		Program B	
City	Clermont	Model		Program C	
ST	Florida	Modules	2	Program D	
Zip	34714	Controller ID	244293		

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	2 Mp	Pass									
2	5 Mp	Pass									
3	6 Mp	Pass									
4	10 MP	Pass									





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September 2026
Date: Sep 24, 2026 7:50 am
Inspector: Logan Adams

Site		Controller		Water Days as of Sep 24, 2026	
Name	Avalon Groves CDD	Name	Edgemont	Program A	Sun , Tue , Fri
Address	17555 Sawgrass Bay Blvd.	Location		Program B	
City	Clermont	Model		Program C	
ST	Florida	Modules	12	Program D	
Zip	34714	Controller ID	244295		

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Drip	Pass									
2	Drip	Pass									
3	Turf spray	Pass									
4	Bubblers	Pass									
5	Turf spray	Pass									
6	Bubblers	Pass									
7	Drip/Bubblers	Pass						2			
8	Drip	Pass									
9	Bubblers	Pass									
10	Bubblers	Pass									
11	Drip	Pass									
12	Bubblers	Pass									
13	Drip	Pass									



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Bubblers	Pass						1			
15	Drip	Pass									
16	Bubblers	Pass									
17	Drip	Pass									
18		Pass									
19		Pass									
20		Pass									
21		Pass									
22		Pass									
23		Pass									
24		Pass									



Down To Earth Lawn & Ornamental Report

 Property: Avalon Groves

 Date: 8-14-26

Applicator Information:

 Name: Paul Kottick

 Turf Application ☒

 Time in 8:50

 I.D. Card # - JE281116

 Ornamental Application ☐

 Time out ☐

Turf Application Information

Ornamental Application Information

Fertilization

 Liquid: ☒

 Granular: ☒

 Analysis: Iron

 Application Rate: 2 1/2 Gal
(lbs. N or K / 1000 Sq. Ft.)

 Analysis: 19-0-8

 Application Rate: 1-Bag
(lbs. N or K / 1000 Sq. Ft.)

Analysis: _____

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

Area(s) Treated: _____

Area(s) Treated: _____

 SqFt Treated: 2504

Gal/Lbs. _____

Comments & Observations:

Weed Control

 Liquid: ☐

Herbicide(s) Used:

 1) Mango

 Rate/ M 5.00

Rate/ M _____

Rate/ M _____

Rate/ M _____

(Per 1000 Sq. Ft.)

Area(s) Treated: _____

Area(s) Treated: _____

 Granular: ☐

Herbicide Used:

1) _____

Area(s) Treated: _____

Area(s) Treated: _____

Total Sq.Ft. Treated

 Total Gal/Lbs. 2504

Disease & Insect

 Insect Control:
(per 1000 Sq. Ft.)

 1) Bifen

 Rate/ M 13.00

 Rate/ M merit

 Rate/ M 6.00

 Rate/ M Cypr

 Rate/ M 6.00

Target Pest: _____

 Diseases Control
(Per 1000 Sq. Ft.)

 1) PBO-Y

 Rate/ M 8.00

Rate/ M _____

Rate/ M _____

Target Pest: _____

 Total Sq.Ft. Treated 2504

Total Lbs. _____

Fertilization

 Liquid: ☐

 Granular: ☐

1) Analysis: _____

2) Analysis: _____

3) Analysis: _____

4) Analysis: _____

5) Analysis: _____

6) Analysis: _____

 Palms: ☐

 Annuals: ☐

 Plants: All ☐

 Selected ☐

Total usage: _____

Products used per 100gal:

1) _____

Rate/100 gal _____

2) _____

Rate/100 gal _____

3) _____

Rate/100 gal _____

4) _____

Rate/100 gal _____

5) _____

Rate/100 gal _____

6) _____

Rate/100 gal _____

Target Pest: _____

Target Pest: _____

Plants(s) Treated: _____

Plants(s) Treated: _____

Total gallons used _____

Technician's Signature

Wind Direction/Speed

Turf was treated for chinch bugs and weeds. Liquid fertilizer was also included.









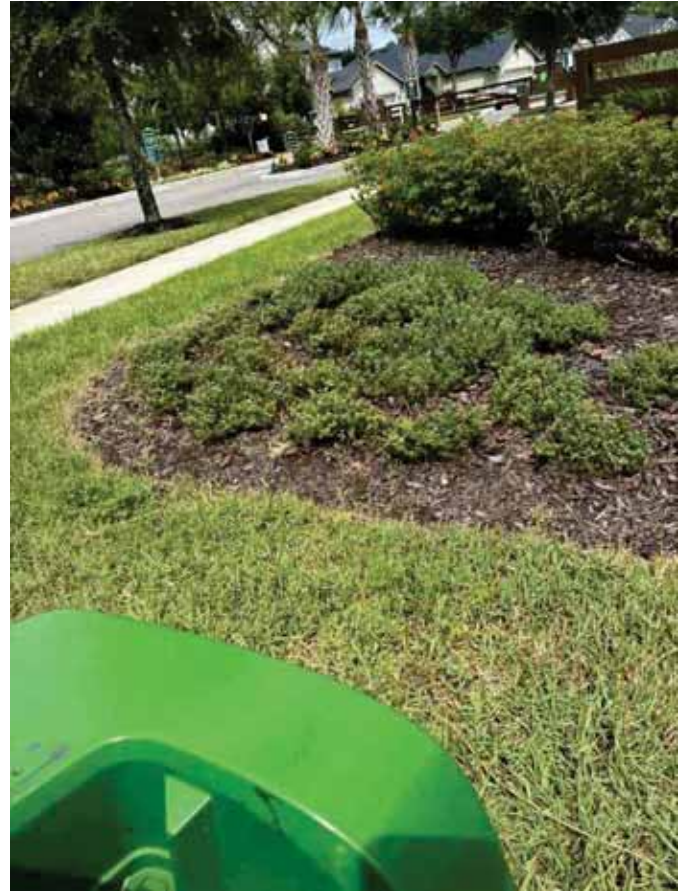
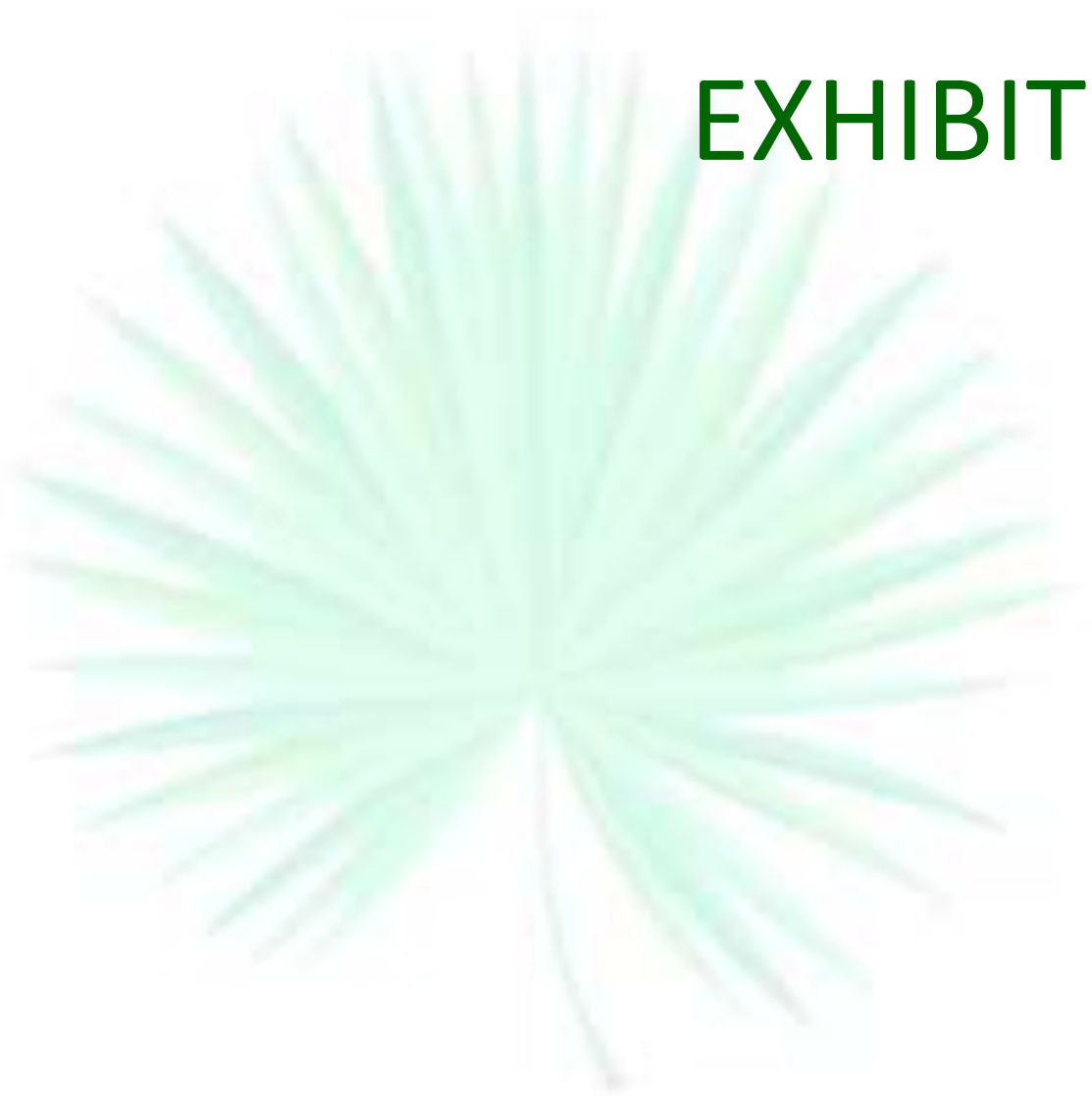








EXHIBIT 5



Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
331	10/13/2026	Rojas	17830 Blazing Star Circle	Behind our house we have a pond with some trees. We bought this property because we liked the view from our back porch. The trees have grown so much and they are in need to be trimmed. They are droopy and partially blocking the water view. I will appreciate your assistance with this matter. Thank you PS- I tried to add a picture but I couldn't copy and paste		
328	10/5/2026	Harper	3792 Paragon Lane	There is a leak at the Edgemont entrance road in the backyard between 3792 and 3796. It is behind the bushes in the common area.	10/5 Beckett email: Thank you for sending this over. Our landscaping crew will be out to get this repaired.	
325	9/29/2026	Roberts		Several sprinkler heads are completely broken, spewing water. Sprinkler heads are also overspray on the sidewalk and need to be adjusted. The irrigation team needs to come out and run a test to check all irrigation heads. I started taking photos, but there are too many to keep track of. This is up and down Sawgrass Bay Boulevard between the clubhouse and Serenoa Lakes Village three.	9/29 Weston email: Thanks for sending this through along with the photos and details. We've received your maintenance request regarding the irrigation issues along Sawgrass Bay Boulevard, and we'll make sure it's reviewed and routed to the appropriate irrigation team for inspection and do asap follow-up. We appreciate you flagging this so clearly, especially with multiple locations affected. The team will look into the broken sprinkler heads and overspray concerns and carry out the necessary testing as part of the assessment. Thanks again for communicating to us and allowing us to know immediately.	
323	9/24/2026	O'Halloran	17861 Blazing Star Circle	The Flood Control Device located is once again getting overgrown by weeds. This is the same one I reported in the past. It took an extended amount of time to address; do not know the root cause of that delay. Please get this simple maintenance under control & inspect periodically like the pond inspections already allegedly performed monthly.	9/24 Weston email: Thank you for bringing this issue to my attention. I will review historical maintenance data and compare how similar facilities are maintained throughout the CDD. My objective is to better understand the root cause of this recurring issue and identify an effective long-term solution. I appreciate your feedback and will follow up as I learn more.	
322	9/16/2026	Noyes	17624 Saw Palmetto Ave Clermont Florida 34714	Hi How often do they mow behind the homes in Village 3 facing the wetlands? It hasn't been done here along the back of our house for over 3 weeks. I have had to do it myself. Can you please advise. Thanks	9/17 Vendor response: This area has been saturated the last few weeks. Hoping it will be dry enough to mow next week.	
316	9/12/2026	Ruperez	17287 Saw Palmetto Ave.	Good afternoon, we recently approved the proposal to replace the Oleander plants along the village three fencing all plant material was not replaced and some are dead. Please inspect and advise. Several areas along, Sawgrass Bay are not getting edged with mowing service since I stepped off the board. Several beds have weed taller than the actual plants. This has been reported and I've noticed regression since Stepping off the board. New area behind Austin's apartment appears to be somewhat neglected in the Maintenance route. Open field where tree was reported down by me at a meeting remains an addressed, and the grass is now about 4 feet tall. Just a quick reminder that the district spans further than just the palms.	9/16 Beckett email: Good afternoon, Gabe I was on property today. Gene and I drove the area and it appears that the edging is complete, the weeds were being pulled from the beds in while on property and village 3 area was completed when Gene and I were there. I will follow up with Justin on the Oleander plants along village 3 fence, the area behind the apartments and the tree.	
315	9/12/2026	Craig	17574 Blazing Star Circle	There is a large piece of orange colored netting embedded in the trail on the eastern facing side of pond 8 sticking well out of the ground. We have a lot of wildlife that walks along that trail and we fear they could become entangled in it. Could we please get it removed? Thank you! Note: We believe it is pond 8. Please check the map behind 17574 Blazing Star first to make sure we are correct. Again, thank you!		
313	9/1/2026	Ford	17886 BLAZING STAR CIRCLE	Soaker hose by tree in rear has been attacked by a lawnmower and in in need of replacement. Thank you.		
312	8/30/2026	Weston	Between Edgemont and PAS	Dead fronds from one palm tree. Please assess the health of this palm tree.	8/13 vendor email: This palm was struck by lightning. District management has approved removal, work schedule for this week	
311	8/30/2026	Weston	17644 Saw Palmetto Ave	Justin, The pine tree is dead is located behind 17644 Saw Palmetto Ave. This will need to be replaced like for like. Please provide proposal for the next board meeting September 24th. Thanks!		

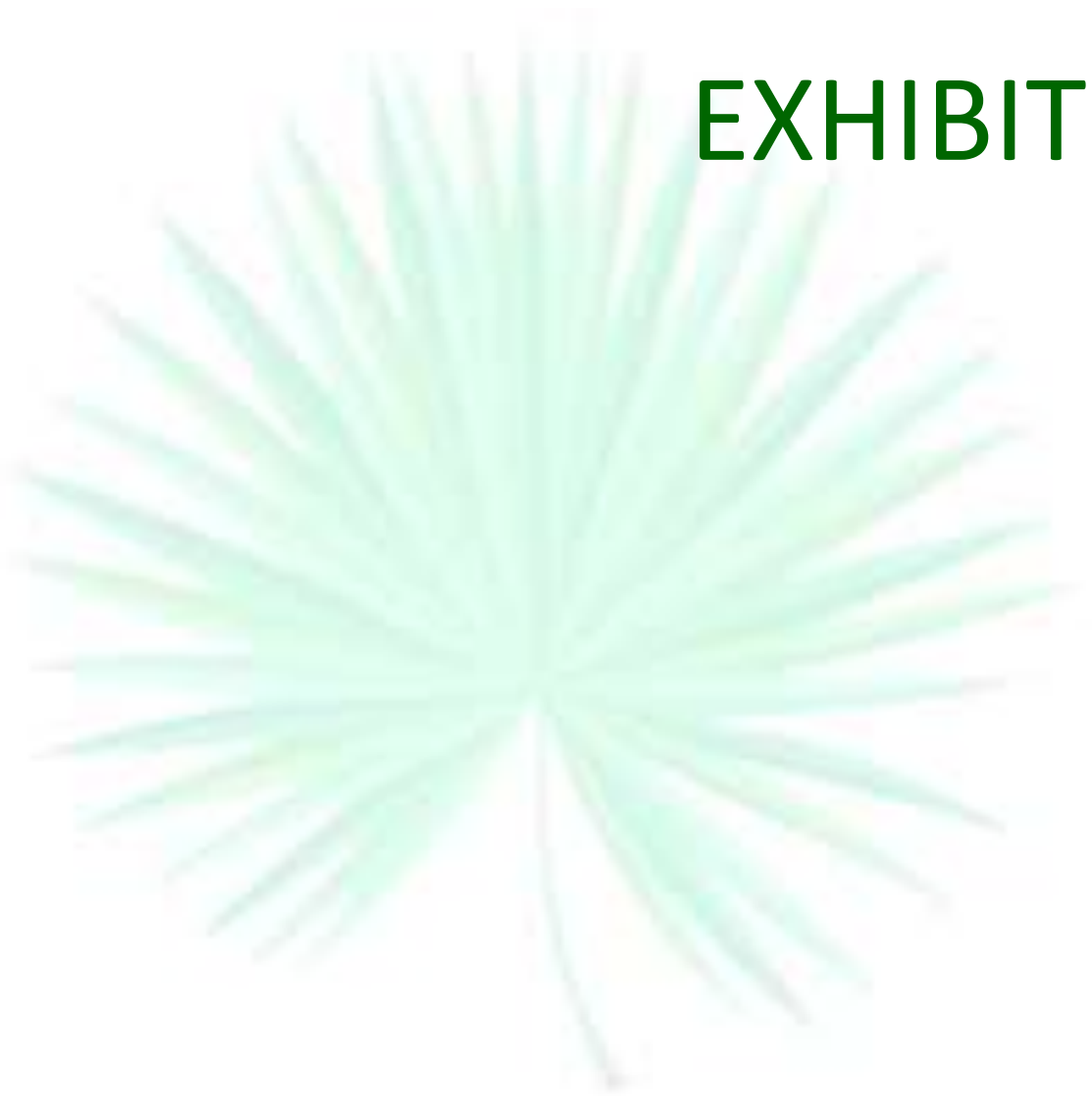
Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
309	8/27/2026	Sawin	17972 Passionflower Circle	The large pine tree between our house and the conservation area has died. It has been slowly dying since the freeze this past winter. At this time, all of the foliage has died.	8/27 Weston email: Thank you for submitting a work order regarding the declining condition of the pine tree located near your property and the conservation area. I appreciate you bringing this matter to our attention. I would be glad to visit the site and assess the tree's condition to determine the appropriate course of action. Please be aware that all conservation areas within the community are subject to the guidelines and regulations of the St. Johns River Water Management District. I plan to be in the area this Saturday and will inspect the tree at that time. Following my assessment, I will determine the next steps and provide any necessary recommendations. Thank you for your patience and for helping us maintain the community.	
307	8/25/2026	Jusino	17644 Saw Palmetto Ave	The grass area on Southlawn Lane, by the sidewalk and in front of the conservation area near the cul-de-sac needs to be mowed soon and mowed more often. This area doesn't seem to be getting mowed as needed and often the grass is really tall. Besides being a cosmetic issue it poses a safety issue. That area at night is very dark, and with the grass being so tall, it makes it hard to see what is in the grass next to the sidewalk until you are next to it.		
304	8/19/2026	Romero	3550 Lovegrass Way Clermont Florida	Landscape around pond number 13 has been ignored for sometime now. Not sure of the frequency of mowing but it looks like it has not been done in a month.		
302	8/15/2026	Johnson	17836 Passionflower Cir	The barbed wire/post fence between lake/orange, behind passionflower, that was left behind from the original land owners/orange groves is not being maintained by the landscapers. Grass, vines and pines are growing along the fence line. Request that the CDD consider removing the fence as it serves no purpose or at the very least ensure that the landscapers remove the overgrown plant material and consistently trim to keep this area neat. Eventually the wood posts will rot and fall over, removal should be strongly considered if long-term maintenance is not accounted for.	8/15 Weston email: Good afternoon, Josh. Thank you for bringing this matter to our attention. I will stop by on Monday to conduct an initial site inspection and evaluate what course of action may be appropriate. I appreciate you taking the time to report this concern.	
300	8/14/2026	Morris	17643 Blazing Star Circle	Once again the weeds (as there is no grass) around the retention pond behind my house are knee high. The area has not been mowed in several weeks. The mowing and weed control of this area this summer has been awful. This is not the level of service we are paying for.		
295	2026-08-05 11:11	Weston	17686 blazing star cir	Last week, the conserve and pond areas were not mowed within PAS community. This is the second incident that has happened in a month. Because of the lack of mowing, there are piles of grass clippings throughout the community. An indication that the mowers are not following fulfilling the contract.		
294	2026-07-31 1:11	Boes	3895 Winged Elm Ct.	Missed mow area on CDD property as shown in pictures below.	7/31 Beckett email: Good afternoon, Thank you for bringing this to our attention. We have touched base with the landscaping company. Thanks,	
292	2026-07-30 1:11	McKenzie	2532 Alligator Flag Ct	Yet again, landscapers have stopped cutting behind our lot in the common area. The grass has not been cut in months, so much so that vines now climb up the fence. Also, bushes/trees in common area have become overgrown and expanding. Please provide attention to the area. Thanks!		
291	2026-07-29 11:11	Mastrangeli	17908 Passionflower Circle	A large tree branch has broken off a tree in the conservation area behind my home and is currently resting on both CDD property behind my home my fence. I would request that the landscape contractor remove the branch by cutting it up and clearing it from the area, including removing it from the fence. At this time, I do not believe there is any damage to the fence; however, I will be able to better assess the condition once the branch has been removed. After the branch is cleared, please inspect the fence and confirm whether any damage has occurred as a result of the fallen tree limb. Thank you for your assistance in addressing this issue.		
290	2026-07-27 11:11	Parker	3826 Myrtle Oak Court	Will you please cut the grass down that is growing in the back of my house near/in the conservation area. It is getting pretty long and I can't see if there are snakes hiding there.		
289	2026-07-26 2:11	Glass	17569 Summersweet Way	Large tree behind our house on pond bank has branches overhanging our property line fence and needs to be trimmed so it doesn't encroach on our property. Pine tree next to it has very low hanging branches that should be removed as well. Thank you!	Healthy tree encroachment is H/O responsibility - encroaching vegetation may be trimmed at H/O expense up to the property line	

Landscape

Entry #	Date Created	Name	Address	Message	Response	Resolution / Date
287	2026-07-22 11:11	11 Cabrera	17421 Blazing Star cir.	Good afternoon. I have a huge oak tree in my back yard that is overgrown and a few branches are encroaching my property, since we are in hurricane season I'm concerned that some of the branches can cause damage to my property, since the tree is in CDD territory I'm requesting an inspection and possible removal of these branches. Below are photographs of said tree. Thank you.	HO responsible for trimming encroaching vegetation (healthy trees) to property line	
286	2026-07-22 11:11	11 Taylor	17425 Blazing Star Circle	I have a couple of beautiful oak trees behind my property line (and fence). While I enjoy the shade and beauty of the trees, some of their branches have encroached over my backyard and are growing very close to my own trees in my yard. If the branches are not trimmed back, they will eventually reach over my roof, which for obvious reasons, I do not want to occur. Can the CDD-Avalon Groves trim back these branches since the oaks are part of the CDD area? I have also enclosed pictures for you to see what I am referring too.	HO responsible for trimming encroaching vegetation (healthy trees) to property line	
284	2026-07-15 11:11	11 Johnson	17836 Passionflower Cir	There is an old farm fence on the border of Lake/Orange that runs behind mine and several houses. This is getting overgrown with grass and other plants, the landscapers are not trimming along this fence line. Can the CDD evaluate if this fence is required and remove if unnecessary. In the meantime, can the landscapers be advised to consistently string trim along the fence line and remove the overgrown plant materials from the wire and posts?		
282	2026-07-10 11:11	11 Surrre	17681 Passionflower Circle	Pond on passionflower circle. Grass had not been cut for weeks. Pls have them take care of this.		
277	2026-06-29 11:11	11 Weston	17346 Balzing Star Circ.	Received a text message from a passerby observed a main irrigation box flooding easement area. HOA called Sunshine and they came out. However, I was told that the main irrigation box is not HOA but belongs to CDD. Inside the box do show a pipe break. If correct, Sunshine did turn off the main meter to prevent water from being released into its surrounding area. The pipe will need to be repaired.		
275	2026-06-23 11:11	11 Rubino	2528 alligator flag ct	Landscape crew failed to properly trim grass again. Completely ignored grass in the middle. The only reason grass is gone near fence is because I removed it this weekend by hand. You can see the tire marks from mower in picture. His needs a permanent solution. Additionally, I was never contacted after last complaint on same topic.	Duplicate of 269 [*Fenceline is HO responsibility]	

EXHIBIT 6



A series of thin, light brown lines crisscross the upper half of the page, creating an abstract geometric pattern of overlapping polygons and triangles.

FIELD OPERATIONS REPORT
FOR
AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT
OCTOBER 2026



AVALON GROVE

- Miscellaneous Signs.
 - Removed a handful of signs on CDD property.
- Conservation Signs
 - Replaced vinyl on 10 signs in the community.
 - Reached out to more vendor to get pricing.
- Benches.
 - Reached out to vendors to get reasonable pricing for anchoring them into the concrete.
- Playground.
 - All equipment has been inspected for damage or loose hardware.
 - Mulch barrier spikes hammered down if needed.
 - Water fountain still functioning properly.
- Lights.
 - Adjusted new solar lights as needed.
 - They are working properly and have not had any issues.
 - Or reported issues.
- Rust Doctor.
 - Continuing to monitor the sidewalks in this area for improvement.



Conservation Signs
that need to be
replaced.



Playground area cul
de sac



Pond
59





Edgemont
Entrance
Landscaping



Edgemont
Entrance
Landscaping



Pond 20.

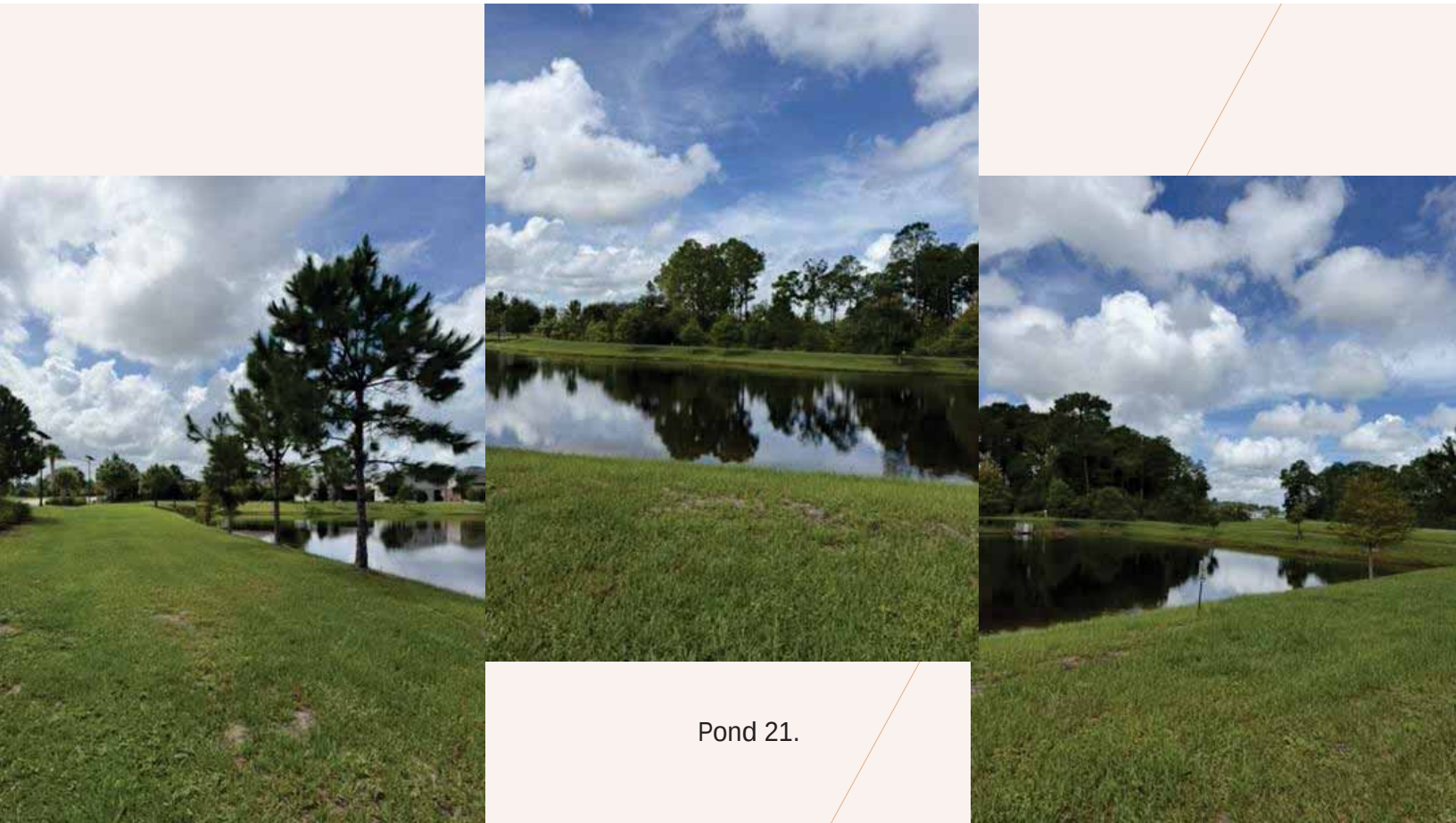


Pond 22.



Pond 21.





Pond 21.





Basswood
Lane
Greenspace.

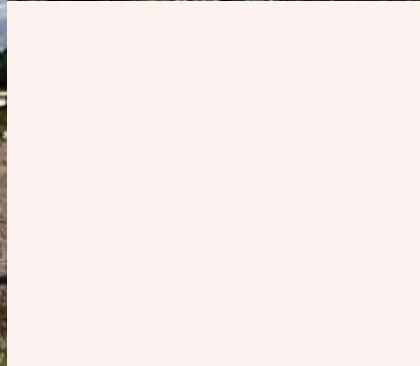
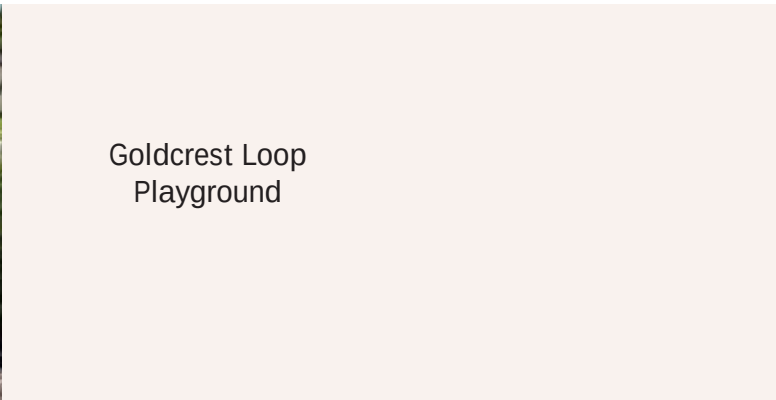




Goldcrest Loop
Playground



Goldcrest Loop
Playground





Pond 28





Village 3
Entrance.



Village 3
Entrance.





Ponds 44, 45,
46.

Village 3
Entrance.



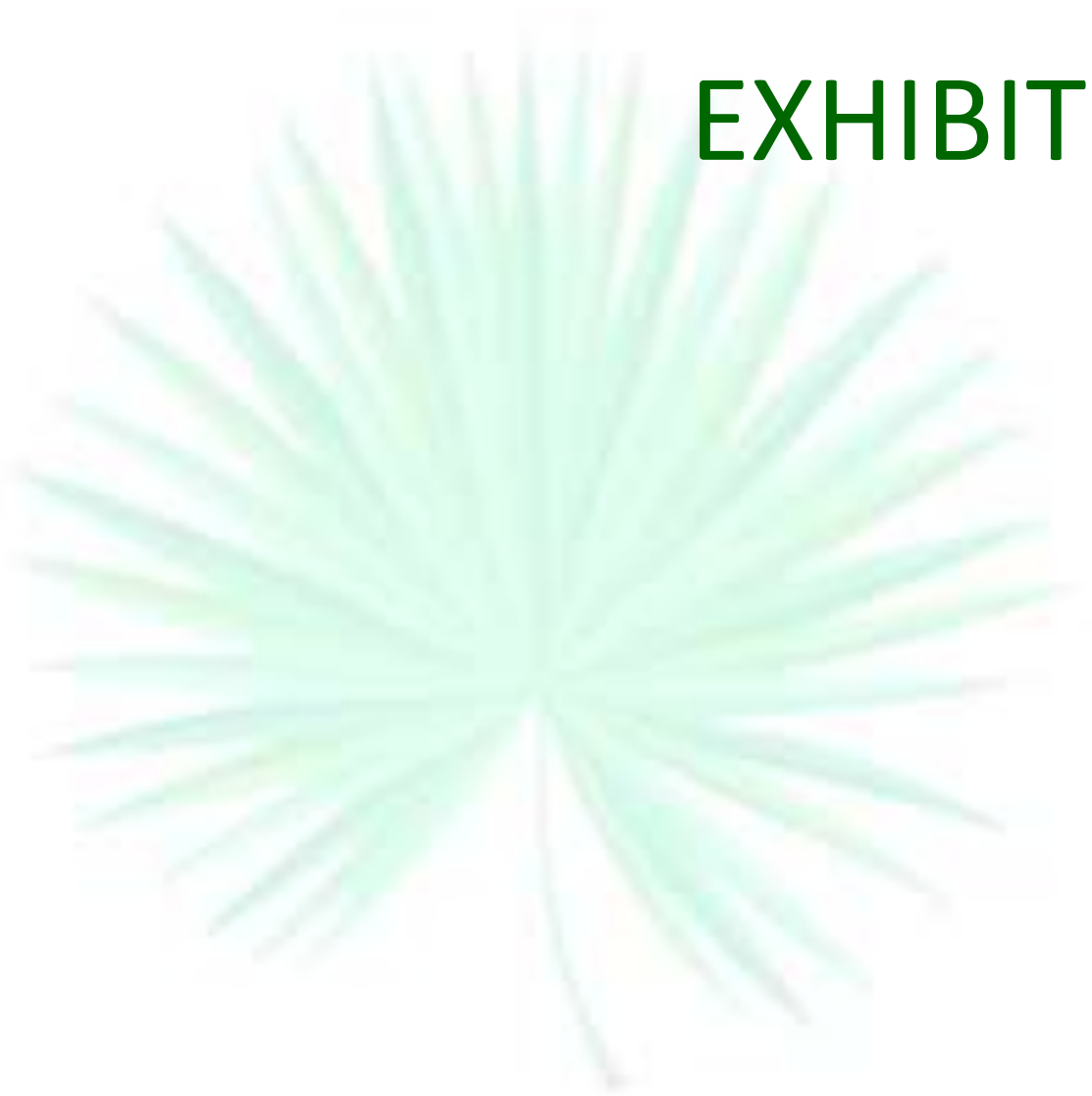


THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM

EXHIBIT 7

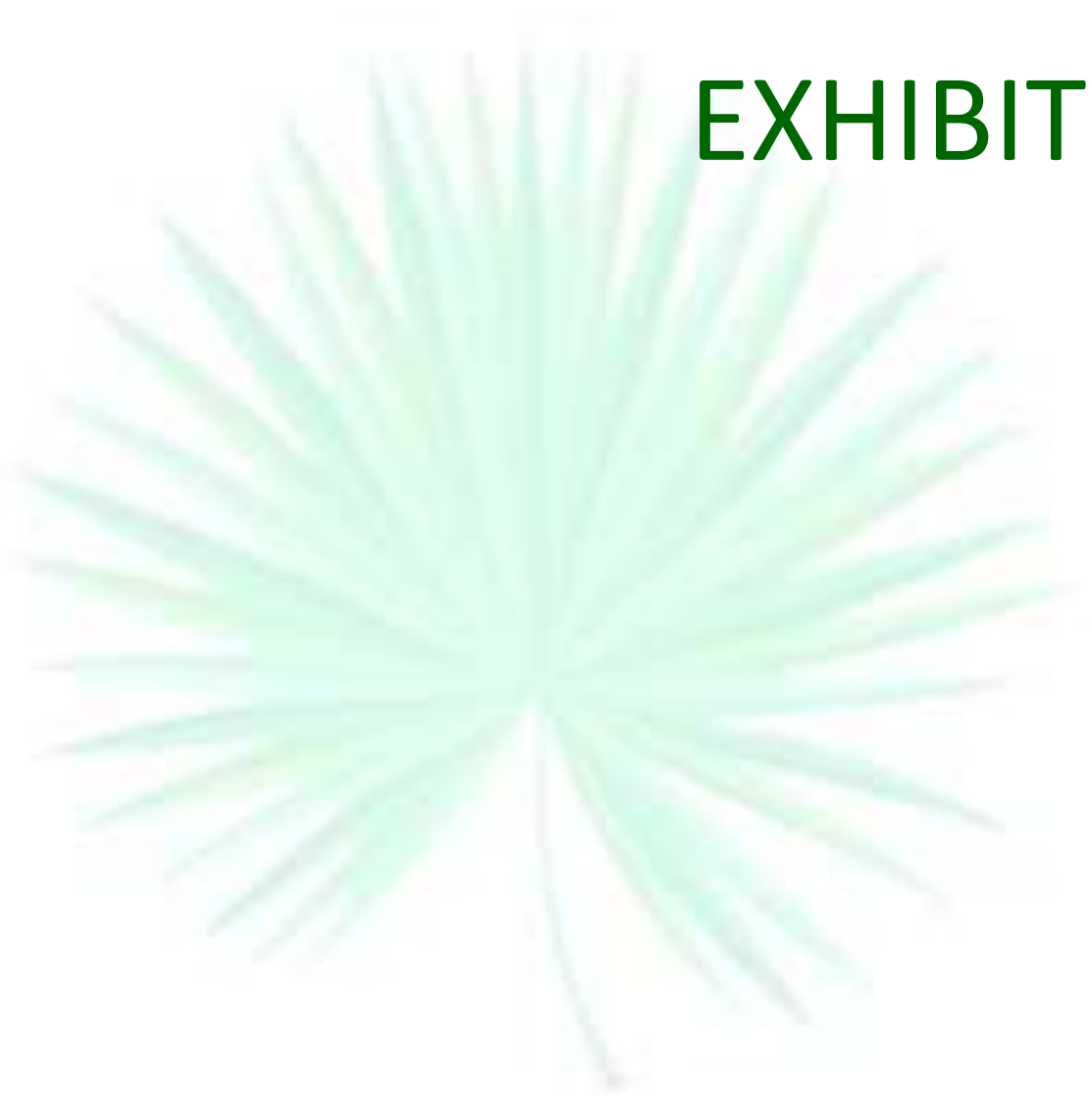


Field Operations

Entry #	Date Create	Name	Address	Message	Response	Resolution / Date
332	10/13/2026	Weston	Bay Cedar and Blazing Star Cir.	This is a second incident of a person or persons who made a man-made fire pit. See pics. The management of Palms at Serenoa has been informed of the ongoing incident.	<i>Board can discuss authorizing POA CAM to contact law enforcement and request trespass citation when trespassers are present</i>	
330	10/5/2026	Mastrangeli	178908 Passionflower Circle	I'm submitting this field maintenance request on behalf of a resident in V3. Up and down Sawgrass Bay from the roundabout to RT27 the speed signage posted is 35 MPH, there is one street sign on Sawgrass Bay just at the exit of V3 that is listed at 40 MPH which was probably never changed when the speed was reduced to 35 MPH along the road. This is causing confusion to the residents.	10/5 Forwarded to District Engineer 10/15 Submitted concern to Lake County	
327	10/1/2026	Weston	3440 Yellowtop	Dead raccoon was taken out of pond 17 and thrown into the conservation. This was done yesterday. I have received two reports from resident saying that the dead raccoon that was in the conservation and is now back into the pond 17. In addition, the alligator that took, the raccoon, went to retrieve it from the conservation and brought it back to Pond 17. The smell is overwhelming from the dead raccoon.		
324	9/28/2026	Weston	Bay Cedar and Blazing Star Cir.	A representative of PAS Landscape Cmte. provided me pics of human made fire pit in the conservation area adjacent to PAS property. The location is marked on the map attached to the file for your review.	<i>Lake County law enforcement requires presence of trespasser and authorized District representative to issue warning/citation</i>	
310	8/30/2026	Agosto	2515 Alligator Flag Court	Goldcrest Loop (1st Street when coming from US27) [broken sidewalk and curb]	9/1 Beckett email: Thank you for sharing this with us. Supervisor Holden has mad calls to Lake County to have them look at this. 9/6 Holden email: Good morning. Lake County Public Works came out Tuesday to inspect the damage. I believe that it will be repaired as soon as possible by Lake County. You might want to place it on the next agenda so the other Supervisors can be aware this concern has been addressed. I am sure they will see it and be concerned. 10/15 Submitted follow up request to Lake County	



EXHIBIT 8

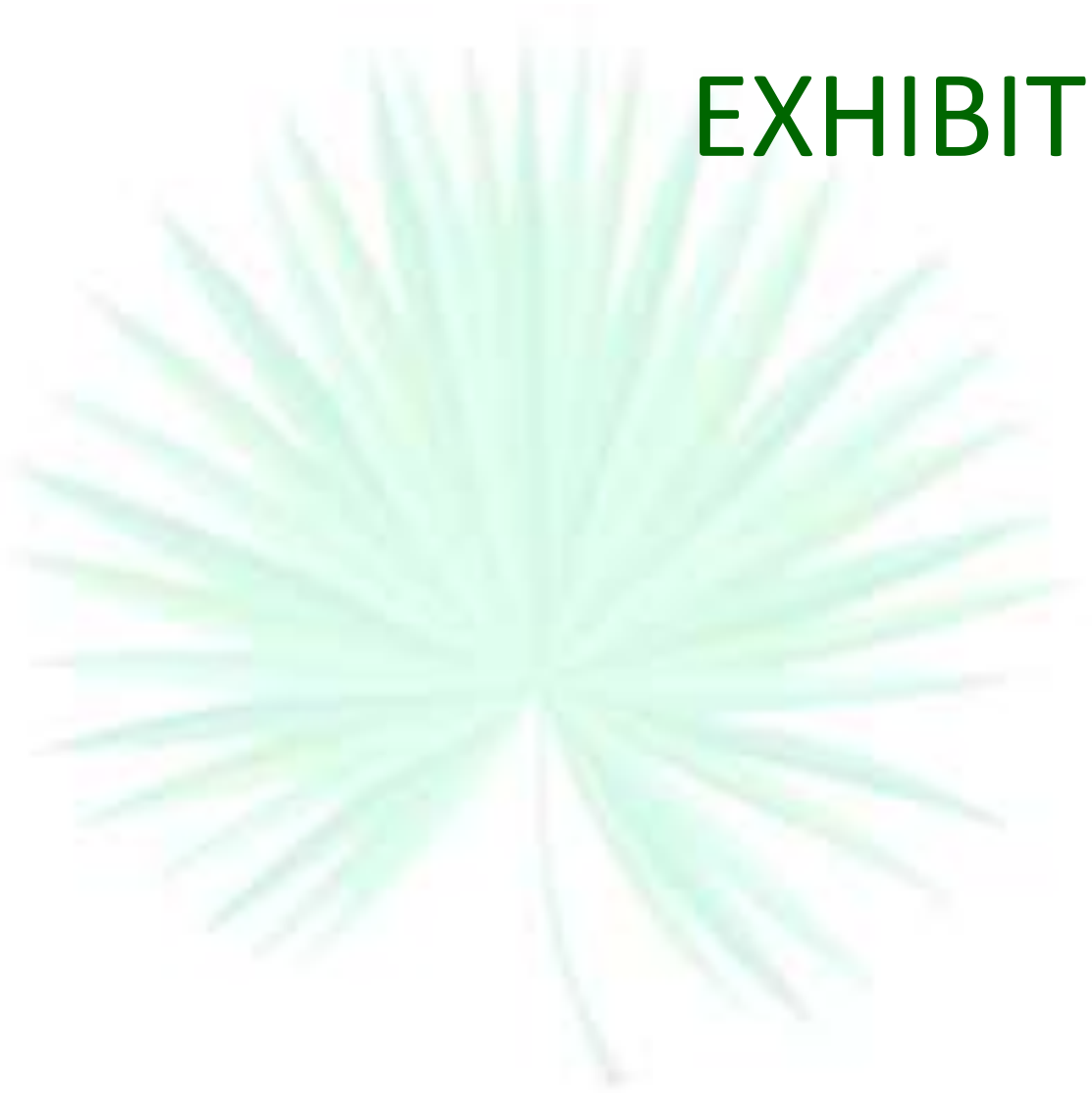


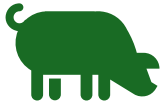
Streetlights

Entry #	Date Create	Name	Message	Response	Resolution /
70	9/23/2026	Landry	#145 pole damage	9/23 Vendor notified	
36	8/12/2025		North corner of 2425 Southlawn Ln in village 3 Bell missing	Vendor sourcing parts 9/16 vendor email: We have requested from the manufacturer if they can replace this fixture. ..awaiting for an answer	



EXHIBIT 9





Avalon Groves Hog Trapping Update

Swine Solutions, FL

April 2024 – December 2024 – 36	April 2025 – December 2025 – 45
	October 2025 – 4
	November 2025 – 3
	December 2025 – 6
January 2025 – 0	January 2026 – 0
February 2025 – 0	February 2026 – 0
March 2025 - 2	March 2026 – 1
April 2025 – 21	April 2026 – 0
May 2025 – 6	May 2026 – 6
June 2025 - 2	June 2026 – 0
July 2025 – 1	July 2026 – 1
August 2025 – 0	August 2026 – 1
September 2025 – 2	September 2026 – 5



EXHIBIT 10



**Avalon Groves
Community Development District
Performance Measures/Standards
& Annual Reporting Form
October 1, 2025 – September 30, 2026**

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 ☐



Avalon Groves Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

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, 2025 – September 30, 2026**

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☒ No ☐

The above Performance Measures and Standards for FY 2026 were established by Avalon Groves Community Development District Board of Supervisors on September 25, 2025.

Heath Beckett

Heath Beckett, District Manager

Eugene Mastrangeli

Eugene Mastrangeli (Sep 30, 2025 23:19:36 EDT)

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

The Avalon Groves Community Development District FY 2026 Report of Achieved Goals and Objectives was approved on _____.

Heath Beckett, District Manager

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

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, August 13, 2026, at 10:00 a.m., at the Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, FL 34714. No decisions were made, nor action taken, on behalf of the CDD at this workshop.

FIRST ORDER OF BUSINESS: CALL TO ORDER

Present were:

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

SECOND ORDER OF BUSINESS: SELECTION OF WORKSHOP SECRETARY

Supervisor Mastrangeli was designated as secretary to record the workshop Minutes.

THIRD ORDER OF BUSINESS: AUDIENCE COMMENTS

A comments on item IV.E.1. Supervisor Code of Conduct was deferred until the discussion.

FOURTH ORDER OF BUSINESS: DISCUSSION ITEMS

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

Irrigation debris, contractor cleanup issues, resident complaints, accountability, and follow-up actions for management and contractors were discussed. The matter of the irrigation debris will be relayed to District Management.

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

The matter of a sinkhole under the right-of-way in Village 2 was discussed. The POA is contesting their maintenance responsibility for the stormwater system under the right-of-way, as outlined in the plat, and discussion between the District and POA attorneys will likely follow.

The rust inhibitor system at Village 3 and the rust staining on the monuments were discussed.

It was noted that Vesta is working on a new platform to manage field requests.

Supervisors discussed the cost-benefit of having the District Manager attend the workshops, and the value of holding workshops.

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

An update was provided on the road openings, school traffic, transportation projects and future development impacts.

D. Finance – *Gene Mastrangeli/Robert Wolski*

Supervisor Wolski advised that the District has remained under budget for seven months which may allow for some capital projects to be considered. He noted that the assessments will not increase for FY 2027.

E. Other Items

1. EXHIBIT 1: Supervisor Code of Conduct (Holden)

A public comment was made regarding the repetitive discussions on the Supervisor Code of Conduct and recommendations on text edits were presented. Supervisors discussed the wording, enforcement, accountability and intent of the Code of Conduct and additional public comments were made on the matter.

Supervisors discussed legal billing, requests for legal opinions, approval authority and transparency in attorney expenses. Clarification regarding Supervisors contacting counsel and incurring legal costs for the District without Board authorization will be requested at the next regular meeting. Supervisors agreed that assignments within District Counsel invoices warranted further review.

Supervisor Ruperez left the workshop at approximately 11:35 a.m.

Comments were made regarding public safety related to access points from neighboring communities and possible fencing solutions.

The conveyance status of the Edgemont fence was discussed.

Supervisors discussed monument ownership, a prior removal decision, and asset mapping.

FIFTH ORDER OF BUSINESS:

NEXT MEETING ANNOUNCEMENTS

The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on August 20, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

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

SIXTH ORDER OF BUSINESS:

ADJOURNMENT

The workshop was adjourned at 12:03 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*

70 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
71 *based.*

72 **Workshop Minutes were accepted by vote of the Board of Supervisors at a publicly**
73 **noticed meeting held on October 22, 2026.**

74 _____
75 Heath Beckett, Assistant Secretary

Eugene Mastrangeli, 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 24, 2026 at 10:00 a.m., at the Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS:

ROLL CALL

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

Present and constituting a quorum were:

Carl Weston (S1)	Board Supervisor, Vice Chair
Robert Wolski (S4)	Board Supervisor, Assistant Secretary
Eugene Mastrangeli (S5)	Board Supervisor, Chair

Also present were:

John Holden (S2)	Board Supervisor, Assistant Secretary (Joined in-progress)
Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Bennett Davenport	District Counsel, Kutak Rock LLP
Greg Woodcock	District Engineer, Stantec (<i>Virtually</i>)
Justin Sarka	Account Manager, Down to Earth Landscape & Irrigation
Matt Goldrick	Steadfast Environmental

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

There being none, the next item followed.

THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

A. Community Managers

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

Supervisor Mastrangeli read a statement from Mr. Landry explaining that the “POA is a private organization and its operations records and application are available only to its members. Non-members cannot access internal POA information. Residents seeking information or assistance related to the POA should be referred to the POA

community manager. Those with CDD-related requirements should be directed to the CDD."

B. District Engineer – *Greg Woodcock, Stantec*

Mr. Woodcock explained that he had reviewed the remaining Edgemont punch list items and nine (9) street signs still needed to be straightened and raised to the correct height in order to certify the Edgemont project complete. He advised that Site Masters' cost to correct the signs is \$300 per sign. Discussion followed on funding, future certification of signs to allow for a traffic enforcement agreement with Lake County, and the maintenance responsibility for the rights-of-way. Mr. Woodcock will review available documents to determine assignment of maintenance responsibility. It was noted that if the District is responsible for road maintenance then the Reserve Study would need to be updated. Mr. Davenport reviewed the Board's previous decision to utilize the remaining construction funds to offset the punch list expenditures rather than pursuing legal action against the developer.

On a MOTION by Supervisor Holden, SECONDED by Supervisor Mastrangeli, WITH ALL IN FAVOR, the Board approved the straightening and raising of nine (9) street signs in the Edgemont village for an amount not to exceed \$2,700.00, for Avalon Groves Community Development District.

Mr. Woodcock advised that a site review did identify areas of erosion on the banks of pond 45, 46, and 47. A report was prepared and distributed to vendors with a request for proposals. The first proposal received estimated the repair at \$20,600.00. Rip-rap was recommended to reinforce and protect approximately 100-ft of bank. Additional proposals are pending. He explained that the erosion was likely a result of drought conditions exposing sand below the normal water line. The budget allocation for stormwater repairs was discussed and Mr. Woodcock will discuss pricing with the vendors to see if they will match the current allocation.

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

Mr. Goldrick presented the Aquatic Maintenance Report. Mr. Woodcock agreed to forward the pond 45, 46, and 47 erosion report to enable Steadfast to provide a quote for the repair.

1. Presentation of Pond Requests – *None Outstanding*
2. Consideration of Steadfast Proposals

There being none, the next item followed.

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

Mr. Sarka presented the Landscape Maintenance Report and responded to Supervisor questions. He explained that some areas in village 3 have not been

mowed according to the schedule due to ground saturation. Fertilizer applications will begin once the [fertilizer ban](#) is lifted.

The practice of allowing Bahia to reseed naturally was discussed, and Mr. Sarka was asked to keep Mr. Beckett informed of adjustments in the mowing schedule so that information can be communicated to residents.

The impact of spraying during rainy season was discussed. Mr. Sarka explained that spraying in the morning allows the product to dry and be sufficiently absorbed by the plants to not be severely impacted by afternoon rains.

Mr. Sarka provided an update on the Blazing Star project and reviewed the plants to be installed. Irrigation should be installed the following week.

Discussion followed on materials and porta potties placed on County owned areas, Mr. Beckett was tasked with contacting Lake County regarding their removal.

Supervisor Holden informed Mr. Sarka that residents had provided him with videos of mowing being performed without the guards being down.

1. EXHIBIT 3: Presentation of Landscape Requests
2. EXHIBIT 4: Consideration of Down To Earth Proposal #155076 for Landscape Mulch Refreshment - \$46,050.00

Discussion followed on the cost benefit of replenishing the mulch.

On a MOTION by Supervisor Weston, SECONDED by Supervisor Mastrangeli, ~~OPPOSED by Supervisor Holden~~, WITH ALL IN FAVOR, the Board approved Down To Earth proposal #155076 for landscape mulch refreshment in the amount of \$46,050.00, for Avalon Groves Community Development District.

Upon further discussion and confirmation that mulch replenishment was a budgeted expense, Supervisor Holden requested his vote be changed to aye.

3. EXHIBIT 5: Consideration of Down To Earth Proposal #154968 For Plant Bed Infill - \$8,017.48

Mr. Sarka advised the beds were identified as highly visible and were located along Sawgrass Bay Blvd and Goldcrest Loop playground, the plants would fill in where gaps currently exist and include the Village 2 entrance. Mr. Sarka stated he was willing to mark up a Google map locating the planting areas with the number of plants installed. He confirmed the planting would occur prior to mulch installation.

On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the Board approved Down To Earth proposal #154968 for plant bed infill, the village 2 entrance

replenishment, and a planting map, in the amount of \$8,017.48, for Avalon Groves Community Development District.

Supervisor Wolski recommended cautious spending until the beginning of the calendar year and prioritizing the District's operating expenses until revenues are received for the new fiscal year. He also noted a number of homes for sale in the Palms that may translate to later payments of property taxes.

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

Mr. Bush reviewed the items on the Field Operations Report and provided updates on the playground equipment, monument solar lights, conservation signs, and rust inhibitor.

1. Presentation of Field Requests – *None Outstanding*

2. Presentation of Streetlight Requests – *No New Requests*

3. EXHIBIT 7: Presentation of Hog Activity Report

4. EXHIBIT 8: Consideration of Tampa SWAP Proposal to Install 4 Benches – NTE \$1,400.00

Consideration of this item was postponed pending either a price reduction to \$200 per bench or another estimate.

5. EXHIBIT 9: Consideration of Tampa SWAP Proposal to Replace Conservation Sign Decals - \$3,000.00 - \$6,000.00

This item was tabled. A reduced price for the signs was requested.

Discussion ensued on a process for following-up on unresolved agenda items and adding page numbers to the agenda packet.

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

1. EXHIBIT 10: Adoption of Resolution 2026-15 Re-designating Local Records Office

Mr. Davenport explained the resolution re-designated Serenoa Club Amenity Center as the local records office. Mr. Beckett affirmed that the POA was amenable to the District utilizing the Amenity Center as a meeting location when needed to respond to a public record request.

On a MOTION by Supervisor Holden, SECONDED by Supervisor Mastrangeli, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-15 Re-designating Local Records Office**, for Avalon Groves Community Development District.

Mr. Davenport advised that staff are coordinating a response to a subpoena for the production of records connected to a legal dispute between Recovered Energy Technologies and HV Solar. He responded to Supervisor questions regarding the nature of the dispute and subpoena requirements.

145 Discussion followed items listed on the spreadsheet created by District
146 Management based on information provided in the legal services invoices.

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

148 1. EXHIBIT 11: Consideration of LLS Tax Solutions Proposal for Bond Series
149 2017 (AA1) Arbitrage Reporting for 2027 and 2028 - \$650.00/Yr

150 On a MOTION by Supervisor Weston, SECONDED by Supervisor Holden, WITH ALL IN FAVOR, the
151 Board approved LLS Tax Solutions proposal for Bond Series 2017 (AA1) arbitrage reporting for
152 2027 and 2028 in the amount of \$650.00 per year, for Avalon Groves Community Development
153 District.

154 **FOURTH ORDER OF BUSINESS: CONSENT AGENDA**

155 A. EXHIBIT 12: Acceptance of the Minutes of the Board of Supervisors Workshop
156 Held August 13, 2026

157 Supervisor Holden stated his belief that Supervisor Ruperez violated the *Personal*
158 *Code of Conduct/Ethics* during the Workshop, requested the Board address the
159 violation and also requested the following statements be added to the Minutes:

160 “Supervisor Ruperez walked out of the meeting and was asked not to leave.”

161 “Supervisor Holden presented the 5/26 legal bills to be discussed and said they
162 were accurate and satisfactory.”

163 Mr. Beckett reminded Supervisor Holden that the Minutes do not provide a
164 verbatim record of the meeting, but the recording is available through a public
165 record request.

166 Mr. Davenport advised that the arrival and departure of a Supervisor can be
167 noted with a time stamp in the Minutes.

168 On a MOTION by Supervisor Holden, SECONDED by Supervisor Weston, WITH ALL IN FAVOR, the
169 Board approved the August 13, 2026 Workshop Minutes with amendments, for Avalon Groves
170 Community Development District.

171 B. EXHIBIT 13: Approval of the Minutes of the Board of Supervisors Regular
172 Meeting Held August 20, 2026

173 C. EXHIBIT 14: Acceptance of the August 2026 Unaudited Financial Report

174 D. EXHIBIT 15: Acceptance of Arbitrage Rebate Report for Bonds, Series 2017 (AA1)
175 Period Ending April 5, 2026, Indicating No Cumulative Rebate Requirement
176 Liability

177 Mr. Beckett and Mr. Davenport explained that interest on tax-exempt bond is
178 capped at a certain percentage and any overage on that threshold must be paid
179 back to the US Treasury.

180 Mr. Davenport further explained the various funds associated with the Bond that
181 hold funds as insurance should the District default on the Bond repayment, and
182 the Bond funds are held by a Trustee and held separately from the general
183 operating account and construction account.

184 Mr. Beckett referred Supervisors to the Financial Statement to review Bond
185 payments. The Arbitrage Report was further discussed with Supervisors
186 requesting clarification of their fiduciary responsibility pertaining to the Bond
187 process through a presentation by Mr. Muether at a future workshop.

188 E. EXHIBIT 16: Ratification of Approval for Down To Earth Proposal #155722 to
189 Remove Two (2) Dead Sabal Palms - \$869.99

190 Mr. Beckett noted he had approved the removal of the two palms as they had
191 been struck by lightning and posed a potential safety hazard.

192 *Supervisor Weston left the meeting at 12:25 p.m. after items VIII. NEXT WORKSHOP*
193 *ATTENDANCE CHECK and IX. NEXT MEETING QUORUM CHECK were addressed.*
194 *Quorum was maintained.*

195 Clarification was provided in response to a question on the term "ratification."

196 On a MOTION by Supervisor Holden, SECONDED by Supervisor Mastrangeli, WITH ALL IN FAVOR,
197 the Board approved Consent Agenda, item A as revised and items B-E as presented, for Avalon
198 Groves Community Development District.

199 **FIFTH ORDER OF BUSINESS:**

SUPERVISOR REQUESTS

200 A. Review of Budget (*August Meeting*)

201 Supervisor Wolski stated the District was approximately 15% below the budget for
202 the year, and he was happy that there was no increase in assessments for the next
203 fiscal year. Mr. Davenport added that Supervisors managed the transition to a
204 resident-led Board far more effectively than what is typically observed.

205 Mr. Beckett responded to a question on the District's budget and how unassigned
206 funds are handled at the end of the fiscal year. Supervisor Mastrangeli noted that
207 60-70% of the budget is assigned to 3-4 contracts. Supervisor Wolski referred to
208 the Financial Summary page provided by Vesta's Accounting Team.

209 B. Discussion on Prospective Projects (*August Meeting*)

210 Mr. Beckett suggested the Board start a discussion at the November workshop
211 and create a shortlist of projects to be prioritized and approved according to
212 available funding in May/June.

213 C. Discussion on Village 2 Entrance Landscaping and hog damage (*Holden/Weston*)

214 Mr. Beckett noted the Village 2 entrance was addressed in the previously
215 approved proposal and recommended discussion on hog damage be postponed

216 to the next meeting when Supervisor Weston will be present to lead the
217 discussion.

218 Mr. Davenport reminded the Board that the landscape maintenance agreement
219 expires at the end of FY 2027 and the RFP will need to run in February and be
220 concluded around April so that the budget can be adjusted accordingly. Any
221 amendments to the current landscape maintenance scope of services would
222 need to be completed for inclusion in the project manual.

223 D. Next Workshop Agenda Items

224 • Landscaping RFP (Scope of Services)

225 Enforcement of the Code of Conduct were discussed. Mr. Davenport stated the
226 Personal Code of Conduct documented what was previously an unwritten code
227 so everyone was aware of expected conduct for Supervisors, and that a
228 Supervisor could present a statement rebutting inaccurate allegations and/or
229 outlining Code violations which would then be entered into the District's record.
230 Mr. Davenport advised that the Board was not the entity to address personal
231 conflict and if a Supervisor has safety concerns they should contact the police.

232 Supervisors discussed a letter read at the last meeting. Opinions differed as to
233 the purpose of the letter – a political gesture or an expression of gratitude for
234 work performed on behalf of the District during the Supervisor's term. It was
235 noted that Mr. Ruperez was not running for re-election but the letter's author
236 was a qualified candidate.

237 • Goldcrest Loop Playground changes (Mastrangeli) – November workshop

238 E. Next Meeting Agenda Items

239 **SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS**

240 **SEVENTH ORDER OF BUSINESS: NEXT WORKSHOP ATTENDANCE CHECK**

241 *The next Avalon Groves Community Development District workshop is scheduled for 10 a.m. on*
242 *October 8, 2026 at Palms at Serenoa Clubhouse, 17244 Bay Cedar Way, Clermont, Florida*
243 *34714.*

244 *This item was addressed prior to V. SUPERVISOR REQUESTS.*

245 Supervisors Holden and Weston affirmed their intent to attend the workshop in person.

246 **EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

247 *The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on*
248 *October 22, 2026 at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida*
249 *34714.*

250 *This item was addressed prior to V. SUPERVISOR REQUESTS.*

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

252 **NINTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY**

253 **District Manager**

- 254 • Confirm ownership/maintenance responsibility for Edgemont roads
- 255 • Reach out to Lake County regarding the port-a-potties etc. on County
- 256 property
- 257 • Add page numbers to each page of the agenda
- 258 • Schedule Logan to call into workshop to explain bond process

259 **TENTH ORDER OF BUSINESS: ADJOURNMENT**

260 On a MOTION by Supervisor Wolski, SECONDED by Supervisor Mastrangeli, WITH ALL IN FAVOR,
261 the Board adjourned the meeting at 1:12 p.m., for Avalon Groves Community Development
262 District.

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

267 **Meeting Minutes were approved by vote of the Board of Supervisors at a publicly noticed**
268 **meeting held on October 22, 2026.**

269 _____
270 Heath Beckett, Secretary

Eugene Mastrangeli, Chair



EXHIBIT 13



*Avalon Groves
Community Development District*

*Financial Statements
(Unaudited)*

September 30, 2026



Avalon Groves CDD
Balance Sheet
September 30, 2026

	General Fund	Debt Service 2017	Debt Service 2017 A-1	Debt Service 2019	Debt Service 2021 Ph 3/4	Debt Service 2021	Debt Service 2022	TOTAL
1 ASSETS								
2 Operating Account	\$ 687,832	\$ -	\$ 20	\$ -	\$ -	\$ -	\$ -	687,852
3 Trust Accounts:								
4 Revenue Fund	-	79,376	246,926	191,096	71,721	128,155	57,487	774,760
5 Interest Fund	-	18	0	20	18	30	43	128
6 Reserve Fund	-	210,112	621,866	105,297	19,310	168,200	12,868	1,137,653
7 Prepayment Fund	-	19	14,879	1,652	-	259	-	16,810
8 Sinking Fund	-	13	39	59	31	36	30	208
9 Principal	-	-	-	108	23	-	-	131
10 Cost Of Issuance	-	-	-	-	-	-	(1)	(1)
11 Bond Redemption	-	-	-	55	-	0	-	55
12 Acquisition & Construction	-	0	1	21,829	5	98,092	31,318	151,245
13 Accounts Receivable	-	-	-	-	-	-	-	-
14 On-Roll Assessments Receivable	-	-	-	-	-	-	-	-
15 Due From Other Funds	-	-	-	-	-	-	-	-
16 Undeposited Funds	-	-	-	-	-	-	-	-
17 Prepaid Expenses	1,560	-	-	-	-	-	-	1,560
18 Deposits	541	-	-	-	-	-	-	541
19 TOTAL ASSETS	689,933	289,539	883,731	320,115	91,108	394,773	101,744	2,770,943
20 LIABILITIES								
21 Accounts Payable	17,036	-	-	-	-	-	-	17,036
22 On-Roll Deferred Revenue	-	-	-	-	-	-	-	-
23 Accrued Expenses	-	-	-	-	-	-	-	-
24 Due To Other Funds	-	-	-	-	-	-	-	-
25 TOTAL LIABILITIES	17,036	-	-	-	-	-	-	17,036
26 FUND BALANCE								
27 Nonspendable	-	-	-	-	-	-	-	-
28 Prepaid & Deposits	-	-	-	-	-	-	-	-
29 Capital Reserves	-	-	-	-	-	-	-	-
30 Operating Capital	220,425	-	-	-	-	-	-	220,425
31 Unassigned	452,472	289,539	883,731	320,115	91,108	394,773	101,744	2,533,481
32 TOTAL FUND BALANCE	672,897	289,539	883,731	320,115	91,108	394,773	101,744	2,753,907
33 TOTAL LIABILITIES & FUND BALANCE	689,933	289,539	883,731	320,115	91,108	394,773	101,744	2,770,943



Avalon Groves CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to September 30, 2026

	FY 2026 Adopted Budget	FY 2026 Month of September	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Special Assessment	\$ 1,319,762	\$ -	\$ 1,321,836	\$ 2,074	100%
3 Serenoa POA Cost Share Agreement	2,790	-	-	(2,790)	0%
4 Interest Income	-	-	-	-	0%
5 Light Pole Restitution	-	-	-	-	-
6 Misc. Revenue	-	-	13,310	13,310	0%
7 TOTAL REVENUES	\$ 1,322,552	\$ -	\$ 1,335,146	\$ 12,594	100.16%
8 EXPENDITURES					
9 GENERAL ADMINISTRATIVE					
10 Supervisor Compensation	\$ 12,000	\$ 800	\$ 10,000	\$ (2,000)	83%
11 District Management Services	36,338	3,028	36,338	(0)	100%
12 Bank Fees	150	-	-	(150)	0%
13 Auditing	3,400	-	3,400	-	100%
14 Regulatory and Permit Fees	175	-	175	-	100%
15 Legal Advertisements	4,000	-	1,119	(2,881)	28%
16 Engineering Services	40,000	1,821	15,838	(24,162)	40%
17 Legal Services	45,000	-	35,040	(9,960)	78%
18 Technology & Website Admin.	2,015	-	1,860	(155)	92%
19 Miscellaneous (Appraisal, Mailing, Etc.)	1,500	-	5,503	4,003	367%
20 TOTAL GENERAL ADMINISTRATIVE	144,578	5,650	109,273	(35,305)	75.58%
21 INSURANCE					
22 Insurance	35,181	-	32,326	(2,855)	92%
23 TOTAL INSURANCE	35,181	-	32,326	(2,855)	91.88%
24 DEBT SERVICE ADMIN.					
25 Disclosure Report	6,624	-	7,624	1,000	115%
26 Arbitrage Rebate Report	2,000	-	1,300	(700)	65%
27 Trustee Fees	24,500	-	28,000	3,500	114%
28 TOTAL DEBT SERVICE ADMINISTRATION	33,124	-	36,924	3,800	111.47%
29 UTILITIES:					
30 Utilities-Electricity	12,000	854	9,273	(2,727)	77%
31 Streetlights	295,000	22,303	267,560	(27,440)	91%
32 Utility Water	35,000	2,595	14,468	(20,532)	41%
33 TOTAL UTILITIES:	342,000	25,752	291,301	(50,699)	85.18%
34 PHYSICAL ENVIRONMENT:					
35 Lake & Pond Maintenance	60,000	3,460	41,520	(18,480)	69%
36 Landscape Maintenance	314,715	27,672	332,059	17,344	106%
37 Landscape - Replenishment	76,000	5,214	82,266	6,266	108%
38 Wetland Mitigation & Monitoring	45,000	-	22,918	(22,082)	51%
39 Field Management	6,814	568	6,814	0	100%
40 Field Contingency	88,900	10,979	82,156	(6,744)	92%
41 Hardscape Repairs & Maint.	15,000	-	16,779	1,779	112%
42 Stormwater Reporting	25,000	-	-	(25,000)	0%
43 Porter Services	10,000	660	7,830	(2,170)	78%
44 Pond Plantings and Erosion Control	15,000	-	6,300	(8,700)	42%

		FY 2026 Adopted Budget	FY 2026 Month of September	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
45	Fountain Repair	2,700	-	463	(2,237)	17%
46	Midge Fly Treatment	45,000	-	-	(45,000)	0%
47	Playground Repairs & Maint.	9,000	-	6,522	(2,478)	72%
48	Wildlife Removal	18,600	1,650	19,700	1,100	106%
48	TOTAL PHYSICAL ENVIRONMENT	731,729	50,202	625,326	(178,734)	85.46%
49	RESERVE:					
50	Reserve Study	5,000	-	5,150	150	103%
51	Reserve Contribution	30,940	-	-	(30,940)	0%
50	TOTAL RESERVE	35,940	-	5,150	(285,137)	14.33%
51	TOTAL EXPENDITURES	1,322,552	81,603	1,100,300	(370,197)	83.20%
52	REVENUES OVER (UNDER) EXPENDITURES	-	(81,603)	234,846	382,791	
53	OTHER FINANCING SOURCES & USES					
54	Transfers In	-	-	-	-	
55	Transfers Out	-	-	-	-	
56	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
57	NET CHANGE IN FUND BALANCE	-	(81,603)	234,846	234,846	
58	Fund Balance - Beginning			438,051	438,051	
59	FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 672,897	\$ 672,897	



Avalon Groves CDD
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to September 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 170,338	\$ 170,605	\$ 268
3 Lot Closings	-	-	-
4 Interest	-	9,420	9,420
5 Prepayments	-	-	-
6 TOTAL REVENUES	170,338	180,025	9,688
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	60,981	60,138	(844)
10 May 1, 2026	60,981	60,138	(844)
11 November 1, 2026	59,856	-	(59,856)
12 Principal Retirement			
13 May 1, 2026	45,000	45,000	-
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	165,838	165,275	(563)
16 REVENUES OVER (UNDER) EXPENDITURES	4,500	14,750	10,250
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
21 NET CHANGE IN FUND BALANCE	4,500	14,750	10,250
22 Fund Balance - Beginning		274,789	
23 FUND BALANCE - ENDING - PROJECTED	\$ 4,500	\$ 289,539	\$ 285,039

* financed by prior year revenues

Avalon Groves Community Development District
Debt Service 2017A1 - 2 (AA2)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to September 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 500,600	\$ 501,387	\$ 787
3 Lot Closings	-	29,464	29,464
4 Interest	-	28,813	28,813
5 Prepayments	-	-	-
6 TOTAL REVENUES	500,600	559,664	59,064
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	185,303	184,419	(884)
10 May 1, 2026	185,303	184,644	(659)
11 August 1, 2026	-	225	225
12 November 1, 2026	181,809	-	(181,809)
13 Principal Retirement			
14 May 1, 2026	130,000	130,000	-
15 Principal Prepayment	-	15,000	15,000
16 TOTAL EXPENDITURES	497,113	514,288	17,175
17 REVENUES OVER (UNDER) EXPENDITURES	3,487	45,376	41,889
18 OTHER FINANCING SOURCES (USES)			
19 Transfers In	-	-	-
20 Transfers Out	-	-	-
21 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
22 NET CHANGE IN FUND BALANCE	3,487	45,376	41,889
23 Fund Balance - Beginning		838,109	
24 FUND BALANCE - ENDING - PROJECTED	\$ 3,487	\$ 883,485	\$ 879,998
<i>* financed by prior year revenues</i>			



Avalon Groves Community Development District
Debt Service 2019 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to September 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 210,250	\$ 210,580	\$ 330
3 Lot Closings	-	-	-
4 Interest	-	8,528	8,528
5 Prepayments	-	-	-
6 TOTAL REVENUES	210,250	219,109	8,859
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	66,074	66,074	0
10 May 1, 2026	64,686	64,686	0
11 November 1, 2026	64,686	-	(64,686)
12 Principal Retirement			
13 * November 1, 2025	75,000	75,000	-
14 November 1, 2026	80,000	-	(80,000)
15 Principal Prepayment	-	-	-
16 TOTAL EXPENDITURES	209,373	205,760	(3,612)
17 REVENUES OVER (UNDER) EXPENDITURES	878	13,349	12,471
18 OTHER FINANCING SOURCES (USES)			
19 Transfers In	-	-	-
20 Transfers Out	-	(3,903)	(3,903)
21 TOTAL OTHER FINANCING SOURCES (USES)	-	(3,903)	(3,903)
22 NET CHANGE IN FUND BALANCE	878	9,446	8,568
23 Fund Balance - Beginning		288,840	
24 FUND BALANCE - ENDING - PROJECTED	\$ 878	\$ 298,286	\$ 297,408
<i>* financed by prior year revenues</i>			



Avalon Groves Community Development District
Debt Service 2021 Ph 3 & 4 (AA1)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to September 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 193,100	\$ 193,403	\$ 303
3 Lot Closings	-	-	-
4 Interest	-	2,458	2,458
5 Prepayments	-	-	-
6 TOTAL REVENUES	193,100	195,861	2,761
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	55,469	55,469	-
10 May 1, 2026	55,470	55,469	(1)
11 November 1, 2026	54,569	-	(54,569)
12 Principal Retirement			
13 May 1, 2026	80,000	80,000	-
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	190,039	190,938	899
16 REVENUES OVER (UNDER) EXPENDITURES	3,062	4,924	1,862
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	-	-
20 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-
21 NET CHANGE IN FUND BALANCE	3,062	4,924	1,862
22 Fund Balance - Beginning		86,179	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,062	\$ 91,103	\$ 88,041

* financed by prior year revenues

Avalon Groves Community Development District
Debt Service 2021 (AA3)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to September 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 336,400	\$ 336,929	\$ 529
3 Lot Closings	-	-	-
4 Interest	-	9,416	9,416
5 Prepayments	-	-	-
6 TOTAL REVENUES	336,400	346,344	9,944
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	99,622	99,622	-
10 May 1, 2026	99,623	99,622	(1)
11 November 1, 2026	98,019	-	(98,019)
12 Principal Retirement			
13 May 1, 2026	135,000	135,000	-
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	332,642	334,244	1,602
16 REVENUES OVER (UNDER) EXPENDITURES	3,758	12,101	8,342
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	(6,234)	(6,234)
20 TOTAL OTHER FINANCING SOURCES (USES)	-	(6,234)	(6,234)
21 NET CHANGE IN FUND BALANCE	3,758	5,866	2,108
22 Fund Balance - Beginning		290,814	
23 FUND BALANCE - ENDING - PROJECTED	\$ 3,758	\$ 296,680	\$ 292,922

* financed by prior year revenues

Avalon Groves Community Development District
Debt Service 2022 (AA4)
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to September 30, 2026

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments	\$ 128,675	\$ 128,877	\$ 202
3 Lot Closings	-	-	-
4 Interest	-	2,104	2,104
5 Prepayments	-	-	-
6 TOTAL REVENUES	128,675	130,981	2,306
7 EXPENDITURES			
8 Interest Expense			
9 * November 1, 2025	43,838	43,838	0
10 May 1, 2026	43,838	43,838	0
11 November 1, 2026	43,038	-	(43,038)
12 Principal Retirement			
13 May 1, 2026	40,000	40,000	-
14 Principal Prepayment	-	-	-
15 TOTAL EXPENDITURES	126,875	127,675	800
16 REVENUES OVER (UNDER) EXPENDITURES	1,800	3,306	1,506
17 OTHER FINANCING SOURCES (USES)			
18 Transfers In	-	-	-
19 Transfers Out	-	(19,404)	(19,404)
20 TOTAL OTHER FINANCING SOURCES (USES)	-	(19,404)	(19,404)
21 NET CHANGE IN FUND BALANCE	1,800	(16,098)	(17,898)
22 Fund Balance - Beginning		86,524	
23 FUND BALANCE - ENDING - PROJECTED	\$ 1,800	\$ 70,426	\$ 68,626

* financed by prior year revenues

Avalon Groves Community Development District
Construction in Progress
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 to September 30, 2026

	2017 (AA1) Actual Year-to-Date	2017A-1 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 PH 3/4 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2022 (AA4) Actual Year-to-Date	Total
1 REVENUES							
2 Developer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Insurance Claim	-	-	-	-	-	-	-
4 Interest	-	-	669	0	3,344	901	4,914
5 TOTAL REVENUES	-	-	669	0	3,344	901	4,914
6 EXPENDITURES							
7 Dissemination Agent	-	-	-	-	-	-	-
8 Trust Fund Accounting	-	-	-	-	-	-	-
9 Arbitrage	-	-	-	-	-	-	-
10 Trustee Fees	-	-	-	-	-	-	-
11 Requisitions	-	-	-	-	-	-	-
12 TOTAL EXPENDITURES	-	-	-	-	-	-	-
13 REVENUES OVER (UNDER) EXPENDITURES	-	-	669	0	3,344	901	4,914
14 OTHER SOURCES (USES)							
15 Transfer In	-	-	3,903	-	6,234	19,404	29,541
16 Transfer Out	-	-	-	-	-	-	-
17 TOTAL OTHER SOURCES (USES)	-	-	3,903	-	6,234	19,404	29,541
18 NET CHANGE IN FUND BALANCE	-	-	4,573	0	9,578	20,305	34,456
19 Fund Balance - Beginning	0	21	17,256	5	88,514	11,013	116,809
20 FUND BALANCE - ENDING - PROJECTED	\$ 0	\$ 21	\$ 21,829	\$ 5	\$ 98,092	\$ 31,318	\$ 151,265

Avalon Groves Community Development District
Check Register
FY2026

Date	Number	Name	Memo	Deposit	Payments	Balance
9/30/2025		Beginning of Year				469,001.20
10/01/2025	100443	Down to Earth	Invoice: 152177 (Reference: Landscape Maintenance Sept 25.)		27,110.25	441,890.95
10/01/2025	100444	Steadfast Alliance	Invoice: SA-14921 (Reference: Routine Aquatic Maintenance Sept 25.)		3,460.00	438,430.95
10/02/2025	100445	Down to Earth	Invoice: 156096 (Reference: Main line repairs.)		330.11	438,100.84
10/02/2025	100447	Down to Earth	Invoice: 156243 (Reference: Mulch installation.)		21,000.00	417,100.84
10/02/2025	100225ACH1	Sunshine Water Services	Goldcrest Loop Playground 7/22/25 - 8/19/25		23.43	417,077.41
10/02/2025	100225ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/23/25 - 8/20/25		20.59	417,056.82
10/02/2025	100225ACH3	SECO Energy	16920 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		198.00	416,858.82
10/02/2025	100225ACH4	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 08/14/2025 TO 09/15/2025		48.00	416,810.82
10/02/2025	100225ACH5	SECO Energy	17325 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		384.00	416,426.82
10/02/2025	100225ACH6	SECO Energy	17052 Basswood Lane 08/14/2025 TO 09/15/2025		50.00	416,376.82
10/02/2025	100225ACH7	SECO Energy	17650 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		139.00	416,237.82
10/07/2025	100448	Kutak Rock LLP	Invoice: 3628584 (Reference: General Counsel Aug 25.)		3,582.02	412,655.80
10/07/2025	100449	Vesta District Services	Invoice: 428923 (Reference: Management Fees Oct 25.)		3,596.00	409,059.80
10/08/2025	1779	Egis Insurance and Risk Advisors	Insurance FY 10/1/25 - 10/1/26 Policy # 100125288		32,326.00	376,733.80
10/10/2025	100450	HV Solar Lighting	Invoice: 517 (Reference: Street Lights Oct 25.) Invoice: 518 (Reference: Street Light Project..		21,990.40	354,743.40
10/10/2025	100451	Vesta District Services	Invoice: 429040 (Reference: Billable Expenses - Sept 2025.)		43.64	354,699.76
10/14/2025	1780	Custom Reserves, LLC	Reference: Reserve Study.		2,350.00	352,349.76
10/14/2025	100452	Vesta District Services	Invoice: 428971 (Reference: FY2026 Dissmination Agent Fee.)		6,624.00	345,725.76
10/14/2025	100453	Orlando Sentinel	Invoice: 124788662000 (Reference: Legal Advertising.)		331.93	345,393.83
10/14/2025	100454	Fountain Design Group, Inc.	Invoice: 37376A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	345,218.83
10/14/2025	100455	Down to Earth	Invoice: 156530 (Reference: Irrigation Repairs.)		25,631.77	319,587.06
10/14/2025	101425ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/29/25 - 8/28/25		303.29	319,283.77
10/16/2025	100456	Stantec Consulting Services, Inc	Invoice: 2466262 (Reference: Engineering Services Sept 25.)		1,139.11	318,144.66
10/23/2025	100457	Clean Star Services	Invoice: 16342 (Reference: Monthly Trash Service for Oct 25.)		610.00	317,534.66
10/23/2025	100458	Kutak Rock LLP	Invoice: 3641617 (Reference: General Counsel Sept 25.)		4,549.69	312,984.97
10/28/2025	1781	SchoolNow	Reference: ADA Website Management.		1,515.00	311,469.97
10/28/2025	1782	Disclosure Technology Services LLC	DTS MUNI - CDASaaS, 1 Year Subscription FY25/26		1,000.00	310,469.97
10/30/2025	100459	Mighty Clean Pressure Washing	Invoice: 1421 (Reference: Pressure washing.)		750.00	309,719.97
10/30/2025	103025ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 8/27/25 - 9/24/25		16.61	309,703.36
10/30/2025	103025ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 8/26/25 - 9/23/25		41.53	309,661.83
10/30/2025	103025ACH3	Sunshine Water Services	17851 Blazing Star Circle Irrigation 8/27/25 - 9/24/25		16.61	309,645.22
10/30/2025	103025ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/20/25 - 9/18/25		20.61	309,624.61
10/30/2025	103025ACH5	Sunshine Water Services	Goldcrest Loop Playground 8/19/25 - 9/18/25		24.13	309,600.48
10/31/2025	103125ACH5	SECO Energy	17650 Sawgrass Bay Blvd 09/15/2025 TO 10/14/2025		115.00	309,485.48
10/31/2025	103125ACH4	SECO Energy	17052 Basswood Lane 09/15/2025 TO 10/14/2025		46.00	309,439.48
10/31/2025	103125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 09/15/2025 TO 10/14/2025		336.00	309,103.48
10/31/2025	103125ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 09/15/2025 TO 10/14/2025		44.00	309,059.48
10/31/2025	103125ACH1	SECO Energy	16920 Sawgrass Bay Blvd 08/14/2025 TO 09/15/2025		148.00	308,911.48
10/31/2025	100460	Steadfast Alliance	Invoice: SA-15960 (Reference: Routine Aquatic Maintenance Oct 25.)		3,460.00	305,451.48
10/31/2025	100461	Down to Earth	Invoice: 155382 (Reference: Landscape Maintenance Oct 25.) Invoice: 156271 (Reference: Landsc...		27,671.59	277,779.89
10/31/2025			Deposit	2,308.26		280,088.15
10/31/2025			Deposit	1,985.35		282,073.50
10/31/2025		End of Month		4,293.61	191,221.31	282,073.50
11/03/2025	100462	HV Solar Lighting	Invoice: 539 (Reference: Light Installation Nov 25.) Invoice: 537 (Reference: Light Installat...		21,990.40	260,083.10
11/04/2025	1783	Carl M. Weston	BOS Meeting 10/30/25		200.00	259,883.10
11/04/2025	1784	Eugene J. Mastrangeli	BOS Meeting 10/30/25		200.00	259,683.10
11/04/2025	1785	Gabriel Ruperez	BOS Meeting 10/30/25		200.00	259,483.10
11/04/2025	1786	Robert J. Wolski	BOS Meeting 10/30/25		200.00	259,283.10
11/04/2025	110425ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/28/25 - 9/24/25		277.69	259,005.41
11/06/2025	100463	Down to Earth	Invoice: 158847 (Reference: Erosion Control Project.)		6,280.05	252,725.36

Date	Number	Name	Memo	Deposit	Payments	Balance
11/06/2025	100464	HV Solar Lighting	Invoice: 552 (Reference: Street Light Poles.)		550.00	252,175.36
11/07/2025			Deposit	7,350.00		259,525.36
11/10/2025	100465	Vesta District Services	Invoice: 429491 (Reference: Management Fees Nov 25.)		3,596.00	255,929.36
11/10/2025	100466	Swine Solutions, LLC	Invoice: 658 (Reference: Monthly Trapping Services.)		1,550.00	254,379.36
11/10/2025	100467	Down to Earth	Invoice: 159181 (Reference: Irrigation Repairs.)		1,337.00	253,042.36
11/12/2025	100468	Orlando Sentinel	Invoice: 126446648000 (Reference: Legal Advertising.)		230.75	252,811.61
11/12/2025	100469	Deeson Outdoor Solutions	Invoice: 240 (Reference: Light Replacement.)		7,300.00	245,511.61
11/18/2025			Deposit	31,084.70		276,596.31
11/18/2025			Deposit	27,624.69		304,221.00
11/21/2025	1787	David Jordan Lake County Tax Collector	Account #2424260001-000-01800		5,184.00	299,037.00
11/21/2025	1789	DEPT OF ECONOMIC OPPORTUNITY	Special District Annual Filing Fee FY 25/26		175.00	298,862.00
11/25/2025	100470	Stantec Consulting Services, Inc	Invoice: 2481859 (Reference: Engineering Services Oct 25.)		454.77	298,407.23
11/25/2025	100471	Vesta District Services	Invoice: 429430 (Reference: Billable Expenses - October 2025.)		573.33	297,833.90
11/25/2025	100472	Kutak Rock LLP	Invoice: 3657768 (Reference: General Counsel Oct 25.)		3,917.37	293,916.53
11/28/2025			Deposit	137,368.97		431,285.50
11/28/2025			Deposit	120,252.97		551,538.47
11/30/2025		End of Month		323,681.33	54,216.36	551,538.47
12/01/2025	100473	Swine Solutions, LLC	Invoice: 667 (Reference: Monthly Trapping Service.)		1,650.00	549,888.47
12/01/2025	8501123461	Serenoa POA		2,790.00		552,678.47
12/02/2025	100474	Steadfast Alliance	Invoice: SA-16874 (Reference: Routine Aquatic Maintenance Nov 25.)		3,460.00	549,218.47
12/02/2025	100475	Clean Star Services	Invoice: 16585 (Reference: Trash Service Nov 25.)		690.00	548,528.47
12/02/2025	100476	Down to Earth	Invoice: 158440 (Reference: Landscape Maintenance Nov 25.)		27,671.59	520,856.88
12/02/2025	120225ACH1	SECO Energy	16920 Sawgrass Bay Blvd 10/14/25 - 11/13/25		104.00	520,752.88
12/02/2025	120225ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/14/25 - 11/13/25		47.00	520,705.88
12/02/2025	120225ACH3	SECO Energy	17325 Sawgrass Bay Blvd 10/14/25 - 11/13/25		362.00	520,343.88
12/02/2025	120225ACH5	SECO Energy	17650 Sawgrass Bay Blvd 10/14/25 - 11/13/25		156.00	520,187.88
12/02/2025	120225ACH4	SECO Energy	17052 Basswood Lane 10/14/25 - 11/13/25		47.00	520,140.88
12/03/2025	120325ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 9/24/25 - 10/28/25		16.61	520,124.27
12/03/2025	120325ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 9/23/25 - 10/24/25		41.55	520,082.72
12/03/2025	120325ACH3	Sunshine Water Services	17851 Blazing Star Circle Irrigation 9/24/25 - 10/28/25		16.61	520,066.11
12/03/2025	120325ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/18/25 - 10/21/25		21.11	520,045.00
12/03/2025	120325ACH5	Sunshine Water Services	Goldcrest Loop Playground 9/18/25 - 10/21/25		17.61	520,027.39
12/04/2025	100477	HV Solar Lighting	Invoice: 554 (Reference: Street Light Project Dec 25.) Invoice: 555 (Reference: Street Light ...		22,302.90	497,724.49
12/08/2025	120825ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 9/24/25 - 10/28/25		211.70	497,512.79
12/09/2025	1790	Carl M. Weston	BOS Meeting 12/4/25		200.00	497,312.79
12/09/2025	1791	Eugene J. Mastrangeli	BOS Meeting 12/4/25		200.00	497,112.79
12/09/2025	1792	Gabriel Ruperez	BOS Meeting 12/4/25		200.00	496,912.79
12/09/2025	1793	John Holden	BOS Meeting 12/4/25		200.00	496,712.79
12/09/2025	1794	Robert J. Wolski	BOS Meeting 12/4/25		200.00	496,512.79
12/10/2025	100478	Down to Earth	Invoice: 161775 (Reference: Irrigation Repairs.)		875.00	495,637.79
12/10/2025	100479	BIO-TECH CONSULTING, INC.	Invoice: 187368 (Reference: Mitigation Monitoring.)		4,400.00	491,237.79
12/11/2025	100480	Stivender Surveying, Inc.	Invoice: 2599 (Reference: Surveying Services.)		2,575.00	488,662.79
12/15/2025	100481	Vesta District Services	Invoice: 429979 (Reference: Management Fees Dec 25.)		3,596.00	485,066.79
12/19/2025	100482	Down to Earth	Invoice: 162488 (Reference: Pine Tree Removal.)		1,500.00	483,566.79
12/19/2025			Deposit	91,967.60		575,534.39
12/19/2025			Deposit	106,593.24		682,127.63
12/22/2025	100483	Outdoor Ninja LLC	Invoice: 1429 (Reference: Fence Repair.)		3,900.00	678,227.63
12/23/2025	1795	John Holden	BOS Meeting 10/30/25		200.00	678,027.63
12/24/2025	100484	Clean Star Services	Invoice: 16907 (Reference: Monthly Trash Service Dec 25.)		630.00	677,397.63
12/29/2025	1796	Swine Solutions, LLC	Reference: Monthly Trapping Service.		1,550.00	675,847.63
12/29/2025	100485	Stantec Consulting Services, Inc	Invoice: 2498808 (Reference: Engineering Services Nov 25.)		945.00	674,902.63
12/30/2025	100486	Steadfast Alliance	Invoice: SA-17759 (Reference: Routine Aquatic Maintenance Dec 25.)		3,460.00	671,442.63
12/30/2025	100487	Swine Solutions, LLC	Invoice: 679 (Reference: Trapping Services.)		1,650.00	669,792.63
12/30/2025	100488	Down to Earth	Invoice: 160492 (Reference: Landscape Maintenance Dec 25.)		27,671.59	642,121.04
12/31/2025	123125ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/13/25 - 12/12/25		117.00	642,004.04
12/31/2025	123125ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 11/13/25 - 12/12/25		44.00	641,960.04
12/31/2025	123125ACH3	SECO Energy	17325 Sawgrass Bay Blvd 11/13/25 - 12/12/25		348.00	641,612.04

Date	Number	Name	Memo	Deposit	Payments	Balance
12/31/2025	123125ACH4	SECO Energy	17052 Basswood Lane 11/13/25 - 12/12/25		46.00	641,566.04
12/31/2025	123125ACH5	SECO Energy	17650 Sawgrass Bay Blvd 11/13/25 - 12/12/25		176.00	641,390.04
12/31/2025			Deposit	1,115,587.48		1,756,977.52
12/31/2025			Deposit	931,511.60		2,688,489.12
12/31/2025		End of Month		2,248,449.92	111,499.27	2,688,489.12
01/05/2026	010526ACH	Sunshine Water Services	17851 Blazing Star Circle Irrigation 10/28/25 - 11/25/25		16.61	2,688,472.51
01/05/2026	010526ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 10/24/25 - 11/25/25		41.65	2,688,430.86
01/05/2026	010526ACH3	Sunshine Water Services	17344 Blazing Star Circle Irrigation 10/28/25 - 11/25/25		16.61	2,688,414.25
01/05/2026	010526ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/21/25 - 11/21/25		21.18	2,688,393.07
01/05/2026	010526ACH5	Sunshine Water Services	Goldcrest Loop Playground 10/21/25 - 11/21/25		19.33	2,688,373.74
01/06/2026	100489	HV Solar Lighting	Invoice: 581 (Reference: Street Light Project Jan 25.) Invoice: 580 (Reference: Street Light ...		22,302.90	2,666,070.84
01/08/2026	100490	Vesta District Services	Invoice: 430295 (Reference: Management Fees Jan 26.)		3,596.00	2,662,474.84
01/15/2026	100491	Vesta District Services	Invoice: 430370 (Reference: Billable Expenses - December 2025.)		120.55	2,662,354.29
01/15/2026	100492	Fountain Design Group, Inc.	Invoice: 38151A (Reference: Fountain Cleaning Jan - Mar 26.)		187.00	2,662,167.29
01/20/2026	100493	Down to Earth	Invoice: 164461 (Reference: Irrigation Repairs.)		551.00	2,661,616.29
01/20/2026	100494	Orlando Sentinel	Invoice: 130176135000 (Reference: Legal Advertising.)		196.92	2,661,419.37
01/20/2026	012026ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 10/28/25 - 11/25/25		797.90	2,660,621.47
01/28/2026	1797	Site Masters of Florida	Edgemont Infrastructure Punch List		9,650.00	2,650,971.47
01/28/2026	100495	Vesta District Services	Invoice: 429876 (Reference: Billable Expenses - November 2025.)		31.50	2,650,939.97
01/28/2026	100496	Kutak Rock LLP	Invoice: 3688817 (Reference: General Counsel Nov 25.)		2,000.88	2,648,939.09
01/29/2026	100497	Clean Star Services	Invoice: 17153 (Reference: Trash Service Jan 26.)		710.00	2,648,229.09
01/30/2026	100498	Down to Earth	Invoice: 163662 (Reference: Landscape Maintenance Jan 26.)		27,671.59	2,620,557.50
01/30/2026	100499	Steadfast Alliance	Invoice: SA-18982 (Reference: Aquatic Maintenance Jan 26.)		3,460.00	2,617,097.50
1/31/2026		End of Month		0.00	71,391.62	2,617,097.50
02/02/2026	020226ACH1	SECO Energy	16920 Sawgrass Bay Blvd 12/12/25 - 1/14/26		99.00	2,616,998.50
02/02/2026	020226ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 12/12/25 - 1/14/26		49.00	2,616,949.50
02/02/2026	020226ACH3	SECO Energy	17325 Sawgrass Bay Blvd 12/12/25 - 1/14/26		396.00	2,616,553.50
02/02/2026	020226ACH4	SECO Energy	17052 Basswood Lane 12/12/25 - 1/14/26		50.00	2,616,503.50
02/02/2026	020226ACH5	SECO Energy	17650 Sawgrass Bay Blvd 12/12/25 - 1/14/26		200.00	2,616,303.50
02/02/2026	1798	Carl M. Weston	BOS Meeting 1/22/26		200.00	2,616,103.50
02/02/2026	1799	Eugene J. Mastrangeli	BOS Meeting 1/22/26		200.00	2,615,903.50
02/02/2026	1800	Gabriel Ruperez	BOS Meeting 1/22/26		200.00	2,615,703.50
02/02/2026	1802	John Holden	BOS Meeting 1/22/26		200.00	2,615,503.50
02/02/2026	1803	Robert J. Wolski	BOS Meeting 1/22/26		200.00	2,615,303.50
02/02/2026	100500	HV Solar Lighting	Invoice: 601 (Reference: Street Light Project Feb 26.) Invoice: 599 (Reference: Street Light ...		22,302.90	2,593,000.60
02/02/2026			Deposit	56,991.90		2,649,992.50
02/02/2026			Deposit	49,379.63		2,699,372.13
02/04/2026			Deposit	1,079.76		2,700,451.89
02/04/2026	100501	Vesta District Services	Invoice: 430640 (Reference: Management Fees Feb 26.)		3,596.00	2,696,855.89
02/04/2026	100502	Kutak Rock LLP	Invoice: 3689456 (Reference: General Counsel Dec 25.)		4,247.88	2,692,608.01
02/04/2026	100503	Down to Earth	Invoice: 166547 (Reference: Fence Line Cutback.) Invoice: 166546 (Reference: Replace Well Pum...		2,285.00	2,690,323.01
02/04/2026	020426ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 11/25/25 - 12/23/25		41.56	2,690,281.45
02/04/2026	020426ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 11/21/25 - 12/18/25		2,108.68	2,688,172.77
02/04/2026	020426ACH3	Sunshine Water Services	17851 Blazing Star Circle Irrigation 11/25/25 - 12/24/25		16.61	2,688,156.16
02/04/2026	020426ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/21/25 - 12/18/25		19.51	2,688,136.65
02/04/2026	020426ACH5	Sunshine Water Services	Goldcrest Loop Playground 11/21/25 - 12/18/25		17.07	2,688,119.58
02/10/2026	021026ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 11/25/25 - 12/30/25		849.31	2,687,270.27
02/10/2026	1804	Regions Bank.	Annual Trustee Fees Series 2021		3,500.00	2,683,770.27
02/10/2026	100504	Stantec Consulting Services, Inc	Invoice: 2518157 (Reference: Engineering Services Dec 25.)		2,403.40	2,681,366.87
02/11/2026	021126ACH1	Sunshine Water Services	17344 Blazing Star Circle Irrigation 11/25/25 - 12/24/26		35.46	2,681,331.41
02/17/2026	100505	Down to Earth	Invoice: 167214 (Reference: Irrigation Repairs.)		712.00	2,680,619.41
02/17/2026	100506	Vesta District Services	Invoice: 430877 (Reference: Billable Expenses - January 2026.)		45.98	2,680,573.43
02/18/2026	100507	Outdoor Ninja LLC	Invoice: 1429-a (Reference: Fence Repair and Painting.)		3,900.00	2,676,673.43
02/20/2026			Deposit	539.86		2,677,213.29
02/24/2026	100508	Swine Solutions, LLC	Invoice: 700 (Reference: Trapping Service Feb 26.)		1,650.00	2,675,563.29
02/24/2026	100509	Ronald L Vail Plumbing Inc.	Invoice: 40409404 (Reference: Backflow Testing.)		178.00	2,675,385.29
02/24/2026	100510	Custom Reserves, LLC	Invoice: F1555.25 (Reference: Reserve Study - Final Payment.)		2,800.00	2,672,585.29

Date	Number	Name	Memo	Deposit	Payments	Balance
02/25/2026	100511	Kutak Rock LLP	Invoice: 3701864 (Reference: General Counsel Jan 26.)		4,066.83	2,668,518.46
02/26/2026	100512	Clean Star Services	Invoice: 17404 (Reference: Trash Service Feb 26.)		640.00	2,667,878.46
02/26/2026	100513	Steadfast Alliance	Invoice: SA-19596 (Reference: Routine Aquatic Maintenance Feb 26.)		3,460.00	2,664,418.46
02/26/2026	100514	Down to Earth	Invoice: 165731 (Reference: Landscape Maintenance Feb 26.)		27,671.59	2,636,746.87
02/27/2026	022726ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 12/30/25 - 1/28/26		481.93	2,636,264.94
02/27/2026	100515	Swine Solutions, LLC	Invoice: 689 (Reference: Trapping Services Jan 26.)		1,650.00	2,634,614.94
2/28/2026		End of Month		107,991.15	90,473.71	2,634,614.94
03/02/2026	100516	Vesta District Services	Invoice: 431087 (Reference: Management Fees March 26.)		3,596.00	2,631,018.94
03/02/2026			Deposit	27,665.45		2,658,684.39
03/02/2026			Deposit	23,368.51		2,682,052.90
03/04/2026	1806	Carl M. Weston	BOS Meeting 2/26/26		200.00	2,681,852.90
03/04/2026	1807	Eugene J. Mastrangeli	BOS Meeting 2/26/26		200.00	2,681,652.90
03/04/2026	1808	Gabriel Ruperez	BOS Meeting 2/26/26		200.00	2,681,452.90
03/04/2026	1809	John Holden	BOS Meeting 2/26/26		200.00	2,681,252.90
03/04/2026	1810	Robert J. Wolski	BOS Meeting 2/26/26		200.00	2,681,052.90
03/04/2026	030426ACH1	SECO Energy	16920 Sawgrass Bay Blvd 1/13/26 - 2/12/26		103.00	2,680,949.90
03/04/2026	030426ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 1/13/26 - 2/12/26		46.00	2,680,903.90
03/04/2026	030426ACH3	SECO Energy	17325 Sawgrass Bay Blvd 1/14/26 - 2/12/26		349.00	2,680,554.90
03/04/2026	030426ACH4	SECO Energy	17052 Basswood Lane 1/13/26 - 2/12/26		47.00	2,680,507.90
03/04/2026	030426ACH5	SECO Energy	17650 Sawgrass Bay Blvd 1/14/26 - 2/12/26		112.00	2,680,395.90
03/05/2026	030526ACH1	Sunshine Water Services	17851 Blazing Star Circle Irrigation 12/24/25 - 1/26/26		16.61	2,680,379.29
03/05/2026	030526ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 12/23/25 - 1/23/26		41.74	2,680,337.55
03/05/2026	030526ACH3	Sunshine Water Services	17344 Blazing Star Circle Irrigation 12/24/25 - 1/26/26		16.61	2,680,320.94
03/05/2026	030526ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 12/18/25 - 1/20/26		20.70	2,680,300.24
03/05/2026	030526ACH5	Sunshine Water Services	Goldcrest Loop Playground 12/18/25 - 1/20/26		16.87	2,680,283.37
03/06/2026	100517	Stantec Consulting Services, Inc	Invoice: 2524914 (Reference: Engineering Services Jan 26.)		636.65	2,679,646.72
03/09/2026	1811	Regions Bank.	Annual Trustee Fees Series 2017A-1		3,500.00	2,676,146.72
03/09/2026	1812	Regions Bank.	Annual Trustee Fees Series 2017		3,500.00	2,672,646.72
03/10/2026	100518	Down to Earth	Invoice: 169603 (Reference: Irrigation Repairs.)		1,085.00	2,671,561.72
03/11/2026	100519	Vesta District Services	Invoice: 431328 (Reference: Billable Expenses - February 2026.)		1,087.85	2,670,473.87
03/17/2026	1813	Site Masters of Florida	Edgemont Infrastructure Punch List - Final Payment		9,650.00	2,660,823.87
03/23/2026	100520	Steadfast Alliance	Invoice: SA-21349 (Reference: Erosion repair and mitigation.)		1,200.00	2,659,623.87
03/26/2026	100521	Down to Earth	Invoice: 168392 (Reference: Landscape Maintenance Mar 26.)		27,671.59	2,631,952.28
03/26/2026	100522	Steadfast Alliance	Invoice: SA-20625 (Reference: Routine Aquatic Maintenance Mar 26.)		3,460.00	2,628,492.28
03/26/2026	100523	Clean Star Services	Invoice: 17661 (Reference: Trash & Pet Waste Collection Mar 26.)		640.00	2,627,852.28
03/27/2026	032726ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 1/28/26 - 2/25/26		368.52	2,627,483.76
03/30/2026	100524	Swine Solutions, LLC	Invoice: 712 (Reference: Monthly Trapping Service Mar 26.)		1,650.00	2,625,833.76
03/30/2026	100525	Outdoor Ninja LLC	Invoice: 1656 (Reference: Monument Repair, Painting & Lighting Upgrade.)		5,240.00	2,620,593.76
03/31/2026			Deposit	539.86		2,621,133.62
03/31/2026			Deposit	20,903.31		2,642,036.93
03/31/2026			Deposit	16,859.85		2,658,896.78
3/31/2026		End of Month		89,336.98	65,055.14	2,658,896.78
04/02/2026	040226ACH1	SECO Energy	16920 Sawgrass Bay Blvd 2/12/26 - 3/16/26		139.00	2,658,757.78
04/02/2026	040226ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 2/12/26 - 3/16/26		48.00	2,658,709.78
04/02/2026	040226ACH3	SECO Energy	17325 Sawgrass Bay Blvd 2/12/26 - 3/16/26		385.00	2,658,324.78
04/02/2026	040226ACH4	SECO Energy	17052 Basswood Lane 2/12/26 - 3/16/26		50.00	2,658,274.78
04/02/2026	040226ACH5	SECO Energy	17650 Sawgrass Bay Blvd 2/12/26 - 3/16/26		135.00	2,658,139.78
04/02/2026	040226ACH6	Sunshine Water Services	17344 Blazing Star Circle Irrigation 1/26/26 - 2/23/26		16.61	2,658,123.17
04/02/2026	040226ACH7	Sunshine Water Services	17735 Blazing Star Circle Irrigation 1/23/26 - 2/23/26		41.53	2,658,081.64
04/02/2026	040226ACH8	Sunshine Water Services	17851 Blazing Star Circle Irrigation 1/26/26 - 2/23/26		16.63	2,658,065.01
04/02/2026	040226ACH9	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 1/20/26 - 2/18/26		19.91	2,658,045.10
04/02/2026	040226ACH10	Sunshine Water Services	Goldcrest Loop Playground 1/20/26 - 2/18/26		21.31	2,658,023.79
04/06/2026	100526	Stantec Consulting Services, Inc	Invoice: 2541960 (Reference: Engineering Services Mar 26.)		1,686.93	2,656,336.86
04/06/2026	100527	Vesta District Services	Invoice: 431768 (Reference: Management Fees Apr 26.)		3,596.00	2,652,740.86
04/07/2026	1814	Carl M. Weston	BOS Meeting 23/26/26		200.00	2,652,540.86
04/07/2026	1815	Eugene J. Mastrangeli	BOS Meeting 23/26/26		200.00	2,652,340.86
04/07/2026	1816	John Holden	BOS Meeting 23/26/26		200.00	2,652,140.86

Date	Number	Name	Memo	Deposit	Payments	Balance
04/07/2026	1817	Robert J. Wolski	BOS Meeting 23/26/26		200.00	2,651,940.86
04/07/2026	1818	Regions Bank.			1,486,776.09	1,165,164.77
04/08/2026	100528	Down to Earth	Invoice: 172151 (Reference: Irrigation Repairs.)		813.50	1,164,351.27
04/16/2026	100529	Vesta District Services	Invoice: G143460454 (Reference: Billable Expenses - March 2026.)		1,268.61	1,163,082.66
04/16/2026	100530	BIO-TECH CONSULTING, INC.	Invoice: 189102 (Reference: Quarterly Mitigation.)		10,500.00	1,152,582.66
04/16/2026	100531	HV Solar Lighting	Invoice: 633 (Reference: Street Light Project Apr 26.) Invoice: 619 (Reference: Street Light ...		44,605.80	1,107,976.86
04/17/2026			Deposit (Cardona/Munoz - Edgemont Fence)	10.00		1,107,986.86
04/17/2026			Deposit	536.36		1,108,523.22
04/21/2026	1819	Regions Bank.	Annual Trustee Fees Series 2022		3,500.00	1,105,023.22
04/27/2026			Deposit (Finnegan - Edgemont Fence)	5.00		1,105,028.22
04/27/2026			Deposit (Green - Edgemont Fence)	5.00		1,105,033.22
04/27/2026			Deposit (Rojas - Edgemont Fence)	5.00		1,105,038.22
04/27/2026	100532	Fountain Design Group, Inc.	Invoice: 39010A (Reference: Quarterly Fountain Cleaing.)		187.00	1,104,851.22
04/29/2026	100533	Steadfast Alliance	Invoice: SA-21760 (Reference: Routine Aquatic Maintenance Apr 26.)		3,460.00	1,101,391.22
04/30/2026	100534	Down to Earth	Invoice: 171040 (Reference: Landscape Maintenance Apr 26.)		27,671.59	1,073,719.63
04/30/2026	100535	Steadfast Alliance	Invoice: SA-23034 (Reference: Installation of native aquatic plants.)		5,100.00	1,068,619.63
04/30/2026	100536	Swine Solutions, LLC	Invoice: 724 (Reference: Trapping Services Apr 26.)		1,650.00	1,066,969.63
04/30/2026	043026ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 2/25/26 - 3/23/26		261.24	1,066,708.39
04/30/2026			Deposit	8,884.43		1,075,592.82
04/30/2026			Deposit	7,394.65		1,082,987.47
4/30/2026	End of Month			16,840.44	1,592,749.75	1,082,987.47
05/04/2026	050426ACH1	SECO Energy	16920 Sawgrass Bay Blvd 3/16/26 - 4/15/26		146.00	1,082,841.47
05/04/2026	050426ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 3/12/26 - 4/16/26		45.00	1,082,796.47
05/04/2026	050426ACH3	SECO Energy	17325 Sawgrass Bay Blvd 3/16/26 - 4/15/26		368.00	1,082,428.47
05/04/2026	050426ACH4	SECO Energy	17052 Basswood Lane 3/16/26 - 4/15/26		47.00	1,082,381.47
05/04/2026	050426ACH5	SECO Energy	17650 Sawgrass Bay Blvd 3/16/26 - 4/15/26		126.00	1,082,255.47
05/05/2026	100537	Clean Star Services	Invoice: 17917 (Reference: Trash & Pet Waste Collection Apr 26.)		680.00	1,081,575.47
05/06/2026			Deposit (Itokazu - Edgemont Fence)	5.00		1,081,580.47
05/06/2026	050626ACH1	Sunshine Water Services	17851 Blazing Star Circle Irrigation 2/23/26 - 3/23/26		16.61	1,081,563.86
05/06/2026	050626ACH2	Sunshine Water Services	17735 Blazing Star Circle Irrigation 2/23/26 - 4/1/26		42.04	1,081,521.82
05/06/2026	050626ACH3	Sunshine Water Services	17344 Blazing Star Circle Irrigation 2/23/26 - 3/23/23		16.61	1,081,505.21
05/06/2026	050626ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 2/18/26 - 3/19/26		19.93	1,081,485.28
05/06/2026	050626ACH5	Sunshine Water Services	Goldcrest Loop Playground 2/18/26 - 3/19/26		18.19	1,081,467.09
05/07/2026			Deposit (LaBelle - Edgemont Fence)	5.00		1,081,472.09
05/11/2026	100538	HV Solar Lighting	Invoice: 650 (Reference: Street Light Project May 26.) Invoice: 649 (Reference: Street Light ...		22,302.90	1,059,169.19
05/12/2026	100539	Vesta District Services	Invoice: 432459 (Reference: Management Fees May 26.)		3,596.00	1,055,573.19
05/13/2026			Deposit (Syang - Edgemont Fence)	5.00		1,055,578.19
05/14/2026	100540	Eugene J. Mastrangeli	Invoice: 042326 BOS (Reference: BOS Meeting 4/23/26.)		200.00	1,055,378.19
05/14/2026	100541	John Holden	Invoice: 042326 BOS (Reference: BOS Meeting 4/23/26.)		200.00	1,055,178.19
05/14/2026	100542	Robert J. Wolski	Invoice: 042326 BOS (Reference: BOS Meeting 4/23/26.)		200.00	1,054,978.19
05/14/2026	100543	Carl M. Weston	Invoice: 042326 BOS (Reference: BOS Meeting 4/23/26.)		200.00	1,054,778.19
05/15/2026			Deposit	3,204.16		1,057,982.35
05/15/2026			Deposit (Malspina - Edgemont Fence)	5.00		1,057,987.35
05/15/2026	100544	Down to Earth	Invoice: 175516 (Reference: Irrigation Repairs.)		923.50	1,057,063.85
05/19/2026	100545	Vesta District Services	Invoice: 432418 (Reference: Billable Expenses - April 2026.)		614.17	1,056,449.68
05/26/2026	100546	Swine Solutions, LLC	Invoice: 739 (Reference: Monthly Trapping Services May 26.)		1,650.00	1,054,799.68
05/26/2026	052626ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 3/23/26 - 4/27/26		343.01	1,054,456.67
05/29/2026	052926ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 4/1/26 - 4/27/26		41.53	1,054,415.14
05/29/2026	052926ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 3/19/26 - 4/23/26		20.75	1,054,394.39
05/29/2026	052926ACH3	Sunshine Water Services	Goldcrest Loop Playground 3/19/26 - 4/23/26		17.23	1,054,377.16
05/29/2026	100547	Steadfast Alliance	Invoice: SA-22871 (Reference: Routine Aquatic Maintenance May26.)		3,460.00	1,050,917.16
05/29/2026	100548	Clean Star Services	Invoice: 18176 (Reference: Trash Service May 26.)		650.00	1,050,267.16
05/29/2026	100549	Down to Earth	Invoice: 173389 (Reference: Landscape Maintenance May 26.)		27,671.59	1,022,595.57
5/31/2026	End of Month			3,224.16	63,616.06	1,022,595.57
06/01/2026			Deposit	17,022.03		1,039,617.60
06/01/2026			Deposit	14,468.72		1,054,086.32
06/02/2026	100550	Down to Earth	Invoice: 177423 (Reference: Convert drip line zone to sprays.)		8,290.00	1,045,796.32

Date	Number	Name	Memo	Deposit	Payments	Balance
06/02/2026	060226ACH1	SECO Energy	16920 Sawgrass Bay Blvd 4/15/26 - 5/14/26		206.00	1,045,590.32
06/02/2026	060226ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 4/15/26 - 5/14/26		44.00	1,045,546.32
06/02/2026	060226ACH3	SECO Energy	17325 Sawgrass Bay Blvd 4/15/26 - 5/14/26		390.00	1,045,156.32
06/02/2026	060226ACH4	SECO Energy	17052 Basswood Lane 4/15/26 - 5/14/26		46.00	1,045,110.32
06/02/2026	060226ACH5	SECO Energy	17650 Sawgrass Bay Blvd 4/15/26 - 5/14/26		136.00	1,044,974.32
06/03/2026	100551	Robert J. Wolski	Invoice: 052826 (Reference: BOS Meeting 5/28/26.)		200.00	1,044,774.32
06/03/2026	100552	Eugene J. Mastrangeli	Invoice: 052826 (Reference: BOS Meeting 5/28/26.)		200.00	1,044,574.32
06/03/2026	100553	John Holden	Invoice: 052826 (Reference: BOS Meeting 5/28/26.)		200.00	1,044,374.32
06/03/2026	100554	Gabriel Ruperez	Invoice: 052826 (Reference: BOS Meeting 5/28/26.)		200.00	1,044,174.32
06/03/2026	100555	Carl M. Weston	Invoice: 052826 (Reference: BOS Meeting 5/28/26.)		200.00	1,043,974.32
06/09/2026	100556	Vesta District Services	Invoice: 432877 (Reference: Billable Expenses - May 2026.)		31.50	1,043,942.82
06/09/2026	100557	Platinum Exterior Services LLC	Invoice: 1513 (Reference: Deposit.)		4,658.57	1,039,284.25
06/09/2026	100558	LAKE COUNTY PROPERTY APPRAISER	Invoice: 2026NonAd024 (Reference: Non-Ad Valorem Assessments.)		50.00	1,039,234.25
06/09/2026	100559	HV Solar Lighting	Invoice: 666 (Reference: Street Light Project June 26.) Invoice: 664 (Reference: Street Light...		22,302.90	1,016,931.35
06/11/2026	100560	Regions Bank.	Invoice: 131341 (Reference: Trustee Fees.)		3,500.00	1,013,431.35
06/11/2026	100561	Vesta District Services	Invoice: 433028 (Reference: Management Fees June 26.)		3,596.00	1,009,835.35
06/11/2026	100562	Orlando Sentinel	Invoice: 96997 (Reference: Legal Advertising.)		404.13	1,009,431.22
06/11/2026	100563	Dibartolomeo, McBee, Hartley & Barnes, P.	Invoice: 90119479 (Reference: Audit Services thru September 2025.)		3,400.00	1,006,031.22
06/11/2026	100564	Down to Earth	Invoice: 177870 (Reference: Irrigation Repairs.)		572.00	1,005,459.22
06/12/2026	100565	BIO-TECH CONSULTING, INC.	Invoice: 189864 (Reference: Mitigation Monitoring.)		2,400.00	1,003,059.22
06/12/2026	100566	Arc Plumbing & Septic	Invoice: 109776141 (Reference: Bubbler Service call.) Invoice: 109793287 (Reference: Installa...		1,932.22	1,001,127.00
06/12/2026			Deposit	5.00		1,001,132.00
06/25/2026	062526ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 4/27/26 - 5/29/26		358.35	1,000,773.65
06/26/2026	100567	Ronald L Vail Plumbing Inc.	Invoice: 40410679 (Reference: Plumbing- Back flow tests.)		410.00	1,000,363.65
06/26/2026	100568	Swine Solutions, LLC	Invoice: 751 (Reference: Trapping Service.)		1,650.00	998,713.65
06/29/2026	100569	Steadfast Alliance	Invoice: SA-24012 (Reference: Routine Aquatic Maintenance Jun26.)		3,460.00	995,253.65
06/29/2026	100570	Down to Earth	Invoice: 176192 (Reference: Landscape and general Maintenance.)		27,671.59	967,582.06
06/30/2026			Deposit	16,119.90		983,701.96
06/30/2026			Deposit	14,688.18		998,390.14
6/30/2026	End of Month			62,303.83	86,509.26	998,390.14
07/01/2026	070126ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 4/27/26 - 5/29/26		41.53	998,348.61
07/01/2026	070126ACH2	Sunshine Water Services	Basswood Ln Island Irrigation 4/23/26 - 5/28/26		3,232.64	995,115.97
07/01/2026	070126ACH3	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 4/23/26 - 5/28/26		20.68	995,095.29
07/01/2026	070126ACH4	Sunshine Water Services	Goldcrest Loop Playground 4/23/26 - 5/28/26		16.76	995,078.53
07/02/2026	070226ACH1	SECO Energy	16920 Sawgrass Bay Blvd 5/14/26 - 6/15/26		258.00	994,820.53
07/02/2026	070226ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 5/14/26 - 6/15/26		49.00	994,771.53
07/02/2026	070226ACH3	SECO Energy	17325 Sawgrass Bay Blvd 5/14/26 - 6/15/26		402.00	994,369.53
07/02/2026	070226ACH4	SECO Energy	17052 Basswood Lane 5/14/26 - 6/15/26		50.00	994,319.53
07/02/2026	070226ACH5	SECO Energy	17650 Sawgrass Bay Blvd 5/14/26 - 6/15/26		164.00	994,155.53
07/02/2026	100571	Down to Earth	Invoice: 180153 (Reference: Conservation Cutbacks.) Invoice: 180154 (Reference: Conservation ...		12,960.00	981,195.53
07/02/2026	100572	Clean Star Services	Invoice: 18437 (Reference: Trash & Pet Waste Collection June 26.)		650.00	980,545.53
07/02/2026	100573	HV Solar Lighting	Invoice: 690 (Reference: Street Light Project July 26.) Invoice: 689 (Reference: Street Light...		22,302.90	958,242.63
07/02/2026	100574	Vesta District Services	Invoice: 433134 (Reference: Management Fees July 26.)		3,596.00	954,646.63
07/06/2026	100575	Stantec Consulting Services, Inc	Invoice: 2583483 (Reference: Engineering Service May 26.) Invoice: 2557660 (Reference: Engine...		2,793.12	951,853.51
07/07/2026	100576	Eugene J. Mastrangeli	Invoice: 062526 BOS (Reference: BOS Meeting 6/25/26.)		200.00	951,653.51
07/07/2026	100577	John Holden	Invoice: 062526 BOS (Reference: BOS Meeting 6/25/26.)		200.00	951,453.51
07/07/2026	100578	Gabriel Ruperez	Invoice: 062526 BOS (Reference: BOS Meeting 6/25/26.)		200.00	951,253.51
07/07/2026	100579	Robert J. Wolski	Invoice: 062526 BOS (Reference: BOS Meeting 6/25/26.)		200.00	951,053.51
07/07/2026	100580	Carl M. Weston	Invoice: 062526 BOS (Reference: BOS Meeting 6/25/26.)		200.00	950,853.51
07/08/2026	100581	LLS Tax Solutions Inc.	Invoice: 004178 (Reference: Arbitrage Services.)		650.00	950,203.51
07/08/2026			Deposit	3,460.00		953,663.51
07/10/2026	1820	Sunshine Water Services	Construction & Meter Fee Install 17530 Blazing Star Circle		3,425.72	950,237.79
07/13/2026	100582	Regions Bank.	Invoice: 132079 (Reference: Trustee Fees.)		3,500.00	946,737.79
07/22/2026	100583	Vesta District Services	Invoice: 433441 (Reference: Billable Expenses - June 2026.)		3,583.76	943,154.03
07/22/2026	100584	Down to Earth	Invoice: 180735 (Reference: Irrigation Repairs.) Invoice: 180733 (Reference: Irrigation Inspe...		1,951.48	941,202.55
07/22/2026	100585	Stantec Consulting Services, Inc	Invoice: 2589258 (Reference: Engineering Services June 26.)		6,787.88	934,414.67
07/23/2026			Deposit	5.00		934,419.67

Date	Number	Name	Memo	Deposit	Payments	Balance
07/28/2026	072826ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 5/30/26 - 7/01/26		41.53	934,378.14
07/28/2026	072826ACH2	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 6/06/26 - 7/01/26		19.51	934,358.63
07/28/2026	072826ACH3	Sunshine Water Services	Goldcrest Loop Playground 6/6/26 - 7/01/26		16.66	934,341.97
07/28/2026	100586	Swine Solutions, LLC	Invoice: 765 (Reference: Trapping Services.)		1,650.00	932,691.97
07/28/2026	100587	Down to Earth	Invoice: 181516 (Reference: Tree & Plant Replacements.)		2,360.95	930,331.02
07/28/2026	100588	Carl M. Weston	Invoice: 072326 BOS (Reference: BOS Meeting 7/23/26.)		200.00	930,131.02
07/28/2026	100589	Robert J. Wolski	Invoice: 072326 BOS (Reference: BOS Meeting 7/23/26.)		200.00	929,931.02
07/28/2026	100590	John Holden	Invoice: 072326 BOS (Reference: BOS Meeting 7/23/26.)		200.00	929,731.02
07/28/2026	100591	Gabriel Ruperez	Invoice: 072326 BOS (Reference: BOS Meeting 7/23/26.)		200.00	929,531.02
07/30/2026	100592	Steadfast Alliance	Invoice: SA-25296 (Reference: Routine Aquatic Maintenance July 26.)		3,460.00	926,071.02
07/30/2026	100593	Down to Earth	Invoice: 178893 (Reference: Landscape Maintenance July 26.)		27,671.59	898,399.43
07/31/2026			Deposit	15,163.58		913,563.01
07/31/2026	End of Month			18,628.58	103,455.71	913,563.01
08/03/2026	080326ACH1	SECO Energy	16920 Sawgrass Bay Blvd 6/15/26 - 7/15/26		202.00	913,361.01
08/03/2026	080326ACH2	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 6/15/26 - 7/15/26		46.00	913,315.01
08/03/2026	080326ACH3	SECO Energy	17325 Sawgrass Bay Blvd 6/15/26 - 7/15/26		357.00	912,958.01
08/03/2026	080326ACH4	SECO Energy	17052 Basswood Lane 6/15/26 - 7/15/26		47.00	912,911.01
08/03/2026	080326ACH5	SECO Energy	17650 Sawgrass Bay Blvd 6/15/26 - 7/15/26		157.00	912,754.01
08/03/2026	100594	Down to Earth	Invoice: 182962 (Reference: Irrigation Repairs.) Invoice: 182960 (Reference: Irrigation Repai...		884.20	911,869.81
08/03/2026	100595	Platinum Exterior Services LLC	Invoice: 1528 (Reference: Final Payment.)		11,369.99	900,499.82
08/03/2026	100596	HV Solar Lighting	Invoice: 697 (Reference: Light Installation Aug 26.) Invoice: 698 (Reference: Light Installat...		22,302.90	878,196.92
08/03/2026	100597	Vesta District Services	Invoice: 433761 (Reference: Management Fees Aug 26.)		3,596.00	874,600.92
08/03/2026	100598	Steadfast Alliance	Invoice: SA-26981 (Reference: Pond Bank Clean up.)		6,360.00	868,240.92
08/03/2026	100599	Clean Star Services	Invoice: 18703 (Reference: Trash & Pet Waste Collection July 26.)		640.00	867,600.92
08/04/2026	080426ACH1	Sunshine Water Services	Paragon Ln - Playground Irrigation 4/27/26 - 5/29/26		374.32	867,226.60
08/06/2026	100600	Fountain Design Group, Inc.	Invoice: 39914A (Reference: Fountain Cleaning Service - Quarterly.) Invoice: 39915A (Referenc...		276.06	866,950.54
08/06/2026			Deposit	3,460.00		870,410.54
08/10/2026			Deposit	5.00		870,415.54
08/10/2026	100601	Ronald L Vail Plumbing Inc.	Invoice: 40411158 (Reference: Plumbing repairs.)		1,289.00	869,126.54
08/11/2026	100602	Vesta District Services	Invoice: 434066 (Reference: Billable Expenses - July 2026.)		80.65	869,045.89
08/12/2026	081226ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 7/2/26 - 8/5/26		83.05	868,962.84
08/17/2026	100603	Rust Doctors FL LLC	Invoice: 13411 (Reference: Rust Control & Power Washing.)		2,300.00	866,662.84
08/18/2026	100604	Kutak Rock LLP	Invoice: 3778476 (Reference: Legal Services June 26.) Invoice: 3762927 (Reference: Legal Serv...		20,807.13	845,855.71
08/24/2026	100605	LLS Tax Solutions Inc.	Invoice: 004254 (Reference: Arbitrage Services.)		650.00	845,205.71
08/25/2026	1821	Regions Bank.			50,470.75	794,734.96
08/25/2026	100606	Robert J. Wolski	Invoice: 082026 BOS (Reference: BOS Meeting 8/20/26.)		200.00	794,534.96
08/25/2026	100607	Eugene J. Mastrangeli	Invoice: 082026 BOS (Reference: BOS Meeting 8/20/26.)		200.00	794,334.96
08/25/2026	100608	John Holden	Invoice: 082026 BOS (Reference: BOS Meeting 8/20/26.)		200.00	794,134.96
08/26/2026	100609	Swine Solutions, LLC	Invoice: 781 (Reference: Trapping Services Aug 26.)		1,650.00	792,484.96
08/27/2026	082726ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 7/2/26 - 8/5/26		43.86	792,441.10
08/27/2026	082726ACH2	Sunshine Water Services	Paragon Ln - Playground Irrigation 7/2/26 - 8/5/26		391.54	792,049.56
08/27/2026	082726ACH3	Sunshine Water Services	Goldcrest Loop Playground 7/02/26 - 8/5/26		16.70	792,032.86
08/27/2026	082726ACH4	Sunshine Water Services	17344 Blazing Star Circle Irrigation 7/2/26 - 8/5/26		6.55	792,026.31
08/27/2026	082726ACH5	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/2/26 - 8/5/26		20.81	792,005.50
08/27/2026	100610	Down to Earth	Invoice: 181856 (Reference: Landscape Maintenance Aug 26.)		27,671.59	764,333.91
08/27/2026	100611	Steadfast Alliance	Invoice: SA-26545 (Reference: Aquatic Maintenance Aug 26.)		3,460.00	760,873.91
08/27/2026	100612	Stantec Consulting Services, Inc	Invoice: 2603588 (Reference: Engineering Services July & Aug 26.)		3,926.42	756,947.49
08/27/2026	082726BOS1	Carl M. Weston	BOS Meeting 8/20/26		200.00	756,747.49
08/31/2026			Deposit	6,854.90		763,602.39
08/31/2026			Deposit	5,861.21		769,463.60
08/31/2026	End of Month			16,181.11	160,280.52	769,463.60
09/01/2026	100613	HV Solar Lighting	Invoice: 714 (Reference: Street Light Project Sept 26.) Invoice: 713 (Reference: Streetlight ...		22,302.90	747,160.70
09/02/2026	090226ACH1	SECO Energy	7/15/26 - 8/14/26 16920 Sawgrass Bay Blvd		199.00	746,961.70
09/02/2026	090226ACH2	SECO Energy	7/15/26 - 8/14/26 17494 Sawgrass Bay Blvd (Well #2)		45.00	746,916.70
09/02/2026	090226ACH3	SECO Energy	7/15/26 - 8/14/26 17325 Sawgrass Bay Blvd		354.00	746,562.70
09/02/2026	090226ACH4	SECO Energy	7/15/26 - 8/14/26 17052 Basswood Lane		47.00	746,515.70
09/02/2026	090226ACH5	SECO Energy	7/15/26 - 8/14/26 17650 Sawgrass Bay Blvd		144.00	746,371.70

Date	Number	Name	Memo	Deposit	Payments	Balance
09/02/2026	100614	Clean Star Services	Invoice: 18968 (Reference: Trash & Pet Waste Collection Aug 26.)		630.00	745,741.70
09/09/2026	100615	Vesta District Services	Invoice: 434665 (Reference: Billable Expenses - August 2026.)		31.50	745,710.20
09/10/2026	1822	Steadfast Alliance			6,920.00	738,790.20
09/14/2026	100616	Vesta District Services	Invoice: 434815 (Reference: Management Fees Sept 26.)		3,596.00	735,194.20
09/14/2026	100617	Down to Earth	Invoice: 186221 (Reference: Irrigation Repairs.) Invoice: 186223 (Reference: Irrigation Inspe...		984.80	734,209.40
09/14/2026	100618	Rust Doctors FL LLC	Invoice: 14050 (Reference: Rust Control.)		300.00	733,909.40
09/17/2026	100619	Orlando Sentinel	Invoice: 164830 (Reference: Legal Advertising.)		287.32	733,622.08
09/17/2026	100620	Down to Earth	Invoice: 186338 (Reference: Dead Tree Removal.)		869.99	732,752.09
09/17/2026	100621	SchoolNow	Invoice: INV-SN-1605 (Reference: ADA-Compliant website.)		1,560.00	731,192.09
09/24/2026	1823	Regions Bank.			6,846.40	724,345.69
09/25/2026	100622	Swine Solutions, LLC	Invoice: 791 (Reference: Trapping Services Sept 26.)		1,650.00	722,695.69
09/25/2026	092526ACH1	Sunshine Water Services	17735 Blazing Star Circle Irrigation 7/2/26 - 8/5/26		41.56	722,654.13
09/25/2026	092526ACH2	Sunshine Water Services	Paragon Ln - Playground Irrigation 8/06/26 - 9/3/26		339.71	722,314.42
09/25/2026	092526ACH3	Sunshine Water Services	Goldcrest Loop Playground 8/06/26 - 9/3/26		16.63	722,297.79
09/25/2026	092526ACH4	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/6/26 - 9/3/26		19.99	722,277.80
09/25/2026	092526ACH5	Sunshine Water Services	17851 Blazing Star Circle Irrigation 8/06/26 - 9/3/26		15.86	722,261.94
09/25/2026	092526ACH6	Sunshine Water Services	17344 Blazing Star Circle Irrigation 8/06/26 - 9/3/26		16.61	722,245.33
09/28/2026	100623	Stantec Consulting Services,Inc	Invoice: 2620703 (Reference: Engineering Services Sept 26.)		1,821.34	720,423.99
09/29/2026	092926BOS1	Carl M. Weston	BOS Meeting 091826BOS		200.00	720,223.99
09/30/2026	100624	Eugene J. Mastrangeli	Invoice: 092426 BOS (Reference: BOS Meeting 9/24/26.)		200.00	720,023.99
09/30/2026	100625	John Holden	Invoice: 092426 BOS (Reference: BOS Meeting 9/24/26.)		200.00	719,823.99
09/30/2026	100626	Robert J. Wolski	Invoice: 092426 BOS (Reference: BOS Meeting 9/24/26.)		200.00	719,623.99
09/30/2026	100627	Steadfast Alliance	Invoice: SA-27673 (Reference: Routine Aquatic Maintenance Sept 26.)		3,460.00	716,163.99
09/30/2026	100628	Clean Star Services	Invoice: 19237 (Reference: Trash & Pet Waste Collection Sept 26.)		660.00	715,503.99
09/30/2026	100629	Down to Earth	Invoice: 184553 (Reference: Landscape Maintenance Sept 26.)		27,671.59	687,832.40
09/30/2026		End of Month		0.00	81,631.20	687,832.40

Avalon Groves CDD
Cash Reconciliation - General Fund
September 30, 2026

	Bank United (Operating Account)
Balance per Bank Statement	\$ 746,018.23
Construction Cash in Operating Account	20.00
Plus: Deposits in Transit	-
Less: Outstanding Checks	58,165.83
<i>Adjusted Bank Balance</i>	<u>\$ 687,832.40</u>
Beginning Bank Balance per Books	769,463.60
Deposits	-
Disbursements	81,631.20
<i>Balance per Book</i>	<u>\$ 687,832.40</u>



Avalon Groves CDD Summary for September 2026

At the end of August there was spendable cash in the amount of \$670,796. This cash balance is net of items, such as, accounts payable and any monies due to others. There are no assessments outstanding because only of assessments have been collected by the tax collector and forwarded to the District.

By the end of September, 100% of the annual budget is "expected" to be expended. Expenses through the month of September amount to \$1,100,300 which is 83.20% of the budget for the fiscal year. This means the District is under budget through September.

The largest expenditures are for physical environment at \$625,326. This category covers maintenance of lakes and ponds; landscaping; repairs and maintenance; porter services; and wildlife removal.

The total expenses uses 83.20 % which is less than 100 % of the budget already this year. The district has made their one time insurance payment and one time fire district taxes payment.

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

Miscellaneous expenses are also overbudget at 367% of budgeted amount due to Fire District taxes imposed on the District.

Landscape Replenishment is over at budget at 108% and Hardscapes Repairs & Maintenance is over budget at 112%

Wildlife Removal is over budget at 106%.

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



Avalon Groves Financial Summary September 30, 2026

Cash & Asset Re-cap							
	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Cash Balance	\$ 687,832						
Trust Balances (Restricted to DS)		289,539	883,730	298,286	91,103	296,680	70,426
Trust Balances (Restricted to A&C)		0	1	21,829	5	98,092	31,318
Accounts Receivable	\$ -						
Less: Accounts Payable	17,036	-	-	-	-	-	-
Less: Due to Other Funds	-	-	-	-	-	-	-
Net Cash Balance	\$ 670,796	\$ 289,539	\$ 883,731	\$ 320,115	\$ 91,108	\$ 394,773	\$ 101,744
Plus: Prepaids & Deposits	2,101	-	-	-	-	-	-
Plus: Assessments Receivable	-	-	-	-	-	-	-
Plus: Due from Other Funds	-	-	-	-	-	-	-
Less: Deferred Revenue	-	-	-	-	-	-	-
Net Current Assets	672,897	289,539	883,731	320,115	91,108	394,773	101,744
Cash Available to Spend	670,796						
Analysis of Revenues & Expenditures							
	General Fund	DS 2017	DS 2017A-1	DS 2019	DS 2021 Ph 3-4	DS 2021	DS 2022
Revenues:	1,335,146	180,025	559,664	219,778	195,861	349,688	131,882
Expenses:							
Administrative	109,273						
Insurance	32,326						
Debt Service Administration	36,924						
Utilities	291,301						
Physical Environment	625,326						
Reserve	5,150						
Principal Payments		45,000	145,000	75,000	80,000	135,000	40,000
DS Interest		120,275	369,288	130,760	110,938	199,244	87,675
Prepayment				-			
Total Expenses:	1,100,300	165,275	514,288	205,760	190,938	334,244	127,675
Transfers In/Out	-	-	-	-	-	-	-
Profit (Loss)	\$ 234,846	\$ 14,750	\$ 45,376	\$ 14,018	\$ 4,924	\$ 15,444	\$ 4,207

